

TOTAL POINT URGENT CARE

708 E CORSICANA STREET ATHENS TX

OFFERED
FOR SALE
\$3,450,000
7.25% CAP

E TYLER ST - 16,573 VPD

E CORSICANA ST - 10,102 VPD

CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Total Point Urgent Care in Athens, TX. This 3,303 SF asset has been 100% occupied by Total Point Urgent Care since July of 2023 with strong positioning along Rt 175 (E Corsicana Street) adjacent to Athen's High School in the downtown area of the city servicing all local patrons.

The 20-year lease was signed in 2023 with rent commencing on 7/3/2023. Total Point is currently paying \$249,900 with 2% annual increases and includes four (4) five (5) year options. This investment offers combines the advantages of zero landlord responsibilities and a stable long-term passive income stream.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term (2% Annual Increases)	7/3/2023 - 6/30/2043	\$249,900
1st Extension Term (2 % Annual Increases)	7/1/2043 - 6/30/2048	\$364,057
2nd Extension Term (2% Annual Increases)	7/1/2048 - 6/30/2053	\$401,948
3rd Extension Term (2% Annual Increases)	7/1/2053 - 6/30/2058	\$443,784
4th Extension Term (2% Annuals Increases)	7/1/2058 - 6/30/2063	\$489,973

NOI	\$249,900
CAP	7.25%
PRICE	\$3,450,000

ASSET SNAPSHOT

Tenant Name	Total Point Urgent Care
Address	708 E Corsicana Street, Athens, TX
Building Size	3,303 SF
Land Size	0.63 AC
Year Built/Renovated	2023
Signator/Guarantor	Rocinante Equity, Inc.
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Expiration Date	6/30/2043
Remaining Term	18 Years, 9 Months
Current Annual Rent	\$249,900



 14,143 PEOPLE
IN 3 MILE RADIUS

 \$83,142 AHHI
IN 3 MILE RADIUS

 10,102 VPD
ON E CORSICANA





ATTRACTIVE RENTAL INCREASES

2% annual rent increases beginning at the start of every lease year



LOW MARKET COMPETITION

Situated in a low-competition environment, the site enjoys a favorable position with few competitors within a 3-mile radius. Total Point is to be only the third urgent care/medical office location within 20 miles



LOCATED IN DOWNTOWN ATHENS

The property is located on the East side of Palestine Street in the dense retail corridor along with CVS, Brookshires Grocery Store, and several other national chains



GUARANTY FROM INVESTMENT GRADE TENANT

Total Point is a growing brand with over 13 units supported by Elysium Capital LLC, a Texas-based private equity firm with \$700M Under Management



RECENTLY UPGRADED

Fully renovated property limiting a new owner's exposure to capital repairs during the hold period



MARKET INCENTIVES

Athens, TX has an array of local and state incentives for property and business owners, making this a growing & robust development market



E CORSICANA ST - 10,102 VPD



Walmart
Supercenter
DOLLAR TREE
WING-STOP
CINEMARK

ATHENS VILLAGE
SHOPPING CENTER
bealls
BOOT BARN
F&C
McDonald's

Brookshire's
food & pharmacy
Office DEPOT

Walgreens

Holiday Inn
Express

PANDA EXPRESS
Starbucks

KFC

Pepper's
McALISTER'S
DELICIOUS

TAKE 5
RESTAURANT

SHERWIN-WILLIAMS

CVS

TOTAL
POINT
URGENT CARE
708 E CORSICANA STREET

E CORSIANA ST - 10,102 VPD

E TYLER ST - 16,573 VPD



HERITAGE SQUARE
enterprise
Little Caesars

Brookshire's
food & pharmacy
Office DEPOT

Walmart
Supercenter

ATHENS VILLAGE SHOPPING CENTER
bealls
BOOT BARN
R&C
McDonald's

POPEYES

H
Holiday Inn Express

DOLLAR TREE
WING STOP
T-Mobile

PAKE
5

KFC

Walgreens

CVS

E TYLER ST - 16,573 VPD

TACO BELL

pepper's

DQ

PANDA EXPRESS
Starbucks

Applebee's
GRILL + BAR

MCALISTER'S
DELI

E CORSICANA ST - 10,102 VPD

3 MILES

14,143
PEOPLE
\$83,142
AHHI

ATHENS
HIGH SCHOOL

ANYTIME FITNESS

TOTAL POINT URGENT CARE
708 E CORSICANA STREET

5 MILES

17,944
PEOPLE
\$84,502
AHHI

piggly wiggly

S PALESTINE ST - 11,551 VPD



Total Point Urgent Care is a healthcare provider known for offering quick and convenient medical care for non-life-threatening conditions. They focus on delivering high-quality, compassionate services, including treatment for common illnesses, minor injuries, and general health concerns. Total Point Urgent Care locations are equipped with on-site labs, X-rays, and other diagnostic tools, allowing for efficient and accurate assessments. Patients can walk in without an appointment, making it a convenient alternative to emergency rooms for immediate medical needs. The staff, composed of experienced healthcare professionals, ensures personalized care in a comfortable setting. Total Point Urgent Care also offers extended hours, making it accessible for those needing care outside of typical office hours. Their emphasis on affordability and convenience makes them a trusted choice for urgent healthcare services.

TOTAL POINT QUICK FACTS

Founded	2021
Headquarters	Dallas, TX
Locations	13
Guarantor	Elysian Capital
Website	www.totalpointcare.com



LESSEE	Total Point Urgent Care			
LAND	0.63 AC (27,443 SF)			
LEASE TERM	18 Years, 9 Months			
RENT COMMENCEMENT DATE	7/3/2022			
EXPIRATION DATE	6/30/2043			
BASE RENT	PERIOD (LEASE YEARS)	ANNUAL	MONTHLY	PSF
Current Term (2% Annual Increases)	7/3/2023 - 6/30/2043	\$249,900	\$20,825	\$75.66
1st Extension Term (2 % Annual Increases)	7/1/2043 - 6/30/2048	\$364,057	\$30,338	\$110.22
2nd Extension Term (2% Annual Increases)	7/1/2048 - 6/30/2053	\$401,948	\$33,496	\$121.69
3rd Extension Term (2% Annual Increases)	7/1/2053 - 6/30/2058	\$443,784	\$36,982	\$134.36
4th Extension Term (2% Annuals Increases)	7/1/2058 - 6/30/2063	\$489,973	\$40,831	\$148.34
SIGNATOR/GUARANTOR	Rocinante Equity, Inc. d/b/a Elysian Capital, Inc.			
RENEWAL TERM(S)	Tenant has four (4) five (5) year renewal options			
REQUIRED PARKING	None			
USE RESTRICTIONS	The premises shall be used for the use of a medical facility and all related purposes such as ingress, egress, and parking and uses incidental thereto			
TERMINATION OPTION(S)	None			
REAL ESTATE TAXES	Tenant is fully responsible for all taxes accruing during the lease term			
COMMON AREA EXPENSES	Tenant at its sole cost and expense shall be responsible for common area charges			
REPAIRS & MAINTENANCE	Tenant at its sole cost and expense shall be responsible for all repairs and maintenance to the land and improvements. This includes all upkeep, repairs, and remodeling of the building, structural fixtures, and new construction. Tenant shall no alter the exterior, structural, plumbing or electrical elements of the building			
UTILITIES	Tenant is responsible for arranging and paying for all utilities directly to the service provider			
INSURANCE	Tenant at its sole cost and expense shall maintain insurance against loss or damage in amounts not less than 100% of the full insurable replacement cost; Commercial General Liability Insurance covering Landlord and Tenant against bodily injury, property damage, liability and personal and advertising injury, liquor liability coverage (in an amount no less than \$1,000,000), garage liability coverage, garagekeepers liability or bailee customers personal property coverage (not less than \$1,000,000 per occurrence) in amounts of not less than \$1,000,000 per occurrence for bodily injury and property damage, and \$2,000,000 general aggregate; Statutory Worker's Compensation Insurance in an amount no less than \$1,000,000; Rental Value Insurance equal to 100% of the Base Annual Rental for no less than twelve (12) months; Automobile Liability Insurance not less than \$1,000,000 per occurrence; Equipment Breakdown Insurance in an amount equal to the lesser of 25% of the 100% replacement cost of Property or \$5,000,000			
ASSIGNMENT, SUBLETTING & GO DARK	Tenant shall not assign or sublet the premises without written consent from Landlord			
ESTOPPEL CERTIFICATE	Each party within 10 days after notice shall execute and deliver to the other party an estoppel certificate			
HOLDING OVER	Holdover tenancy will be considered Month to Month at a rate of 150% of the monthly amount due during the last calendar month preceding the expiration			

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7.25% CAP

Exclusively Offered By



PRIMARY DEAL CONTACTS

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