

# TOTALPOINT URGENT CARE

1517 E RUSK STREET JACKSONVILLE, TX



OFFERED  
FOR SALE  
\$2,460,000  
7.00% CAP



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Total Point Urgent Care in Jacksonville, TX. This 8,300 SF asset has been 100% occupied by Total Point Urgent Care since January of 2021 with strong positioning along Rt 79 (E Rusk Street) just outside of downtown Jacksonville.

The 20-year lease was signed in 2021 with rent commencing on 1/8/2021. Total Point is currently paying \$172,194 with 1.75% annual increases and includes two (2), ten (10) year options. This investment combines the advantages of zero landlord responsibilities, a stable and passive income stream, with a long-term lease.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	1/1/2025 - 12/31/2025	\$172,194
Base Rent Increase (1.75%)	1/1/2026 - 12/31/2026	\$175,208
Base Rent Increase (1.75%)	1/1/2027 - 12/31/2027	\$178,274
Base Rent Increase (1.75%)	1/1/2028 - 12/31/2028	\$181,393
Tenant has 1.75% Annual Increases thereafter		
1st Option (with 1.75% Increases)	1/1/2041 - 12/31/2049	\$227,284
2nd Option (with 1.75% Increases)	1/1/2050 - 12/31/2059	\$265,692

NOI	\$172,194
CAP	7.00%
PRICE	\$2,460,000

## ASSET SNAPSHOT

Tenant Name	Total Point Urgent Care
Address	1517 E Rusk Street, Jacksonville, TX
Building Size	8,300 SF
Land Size	0.42 AC
Year Built	2023
Signator/Guarantor	Your Choice Healthcare, LLC
Lease Type	Abs NNN
Landlord Responsibilities	None
Lease Expiration Date	12/31/2040
Remaining Term	15 Years, 7 Months
Current Annual Rent	\$172,194



 14,901 PEOPLE  
IN 3 MILE RADIUS

 \$67,242 AHFI  
IN 3 MILE RADIUS

 16,351 VPD ON  
E RUSK ST (US-79)





### ABSOLUTE NNN LEASE

Absolute NNN lease calls for no landlord responsibilities providing a fully passive investment



### ATTRACTIVE RENTAL INCREASES

1.75% annual rent increases beginning at the start of every lease year, providing a hedge against inflation



15+ YRS

### EXTENSIVE TERM REMAINING

Initial 20 Year Term with over 15 years of term remaining provides surety of long term cash flow

**TOTAL  
POINT**  
URGENT CARE

### STRENGTH OF GUARANTOR

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



### NEW CONSTRUCTION

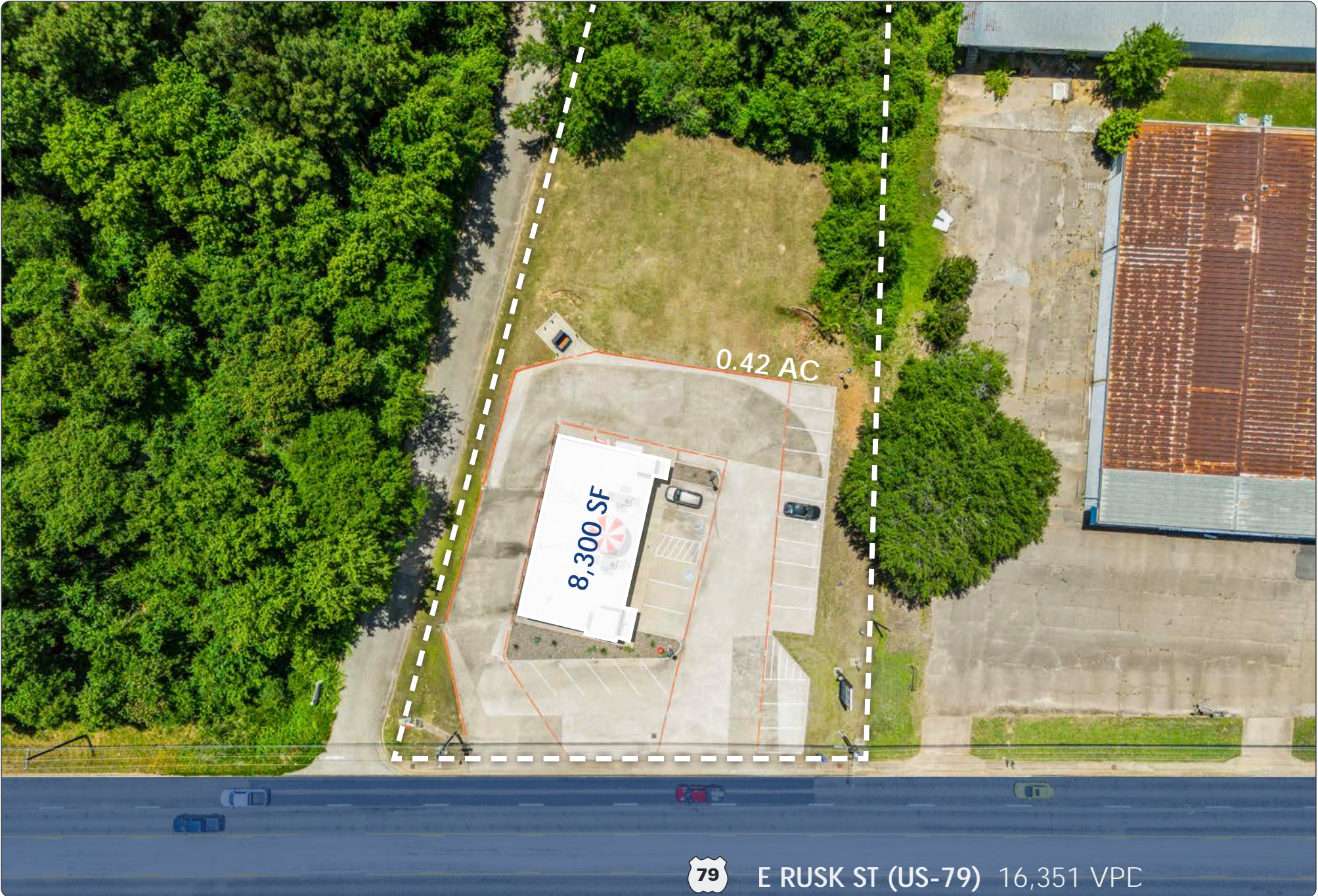
Newly built property limits a new owner's exposure to capital repairs during the hold period



### MINIMAL MARKET COMPETITION

The site benefits from limited market competition as there are only two other Urgent Care facilities in the immediate trade area







JACKSONVILLE HIGH SCHOOL  
1,460 STUDENTS

PEBBLEBROOK  
APARTMENTS  
128 UNITS

CardinalHealth  
176-BEDS

Walmart  
Supercenter

Super 1 Foods

UTHealth  
Jacksonville

69

JACKSONVILLE

EAST SIDE ELEMENTARY  
610 STUDENTS

PRO  
STORAGE

FIRST BAPTIST CHURCH  
OF JACKSONVILLE TEXAS

E RUSK ST (US-79) 16,351 VPD

79

TOTAL POINT  
URGENT CARE

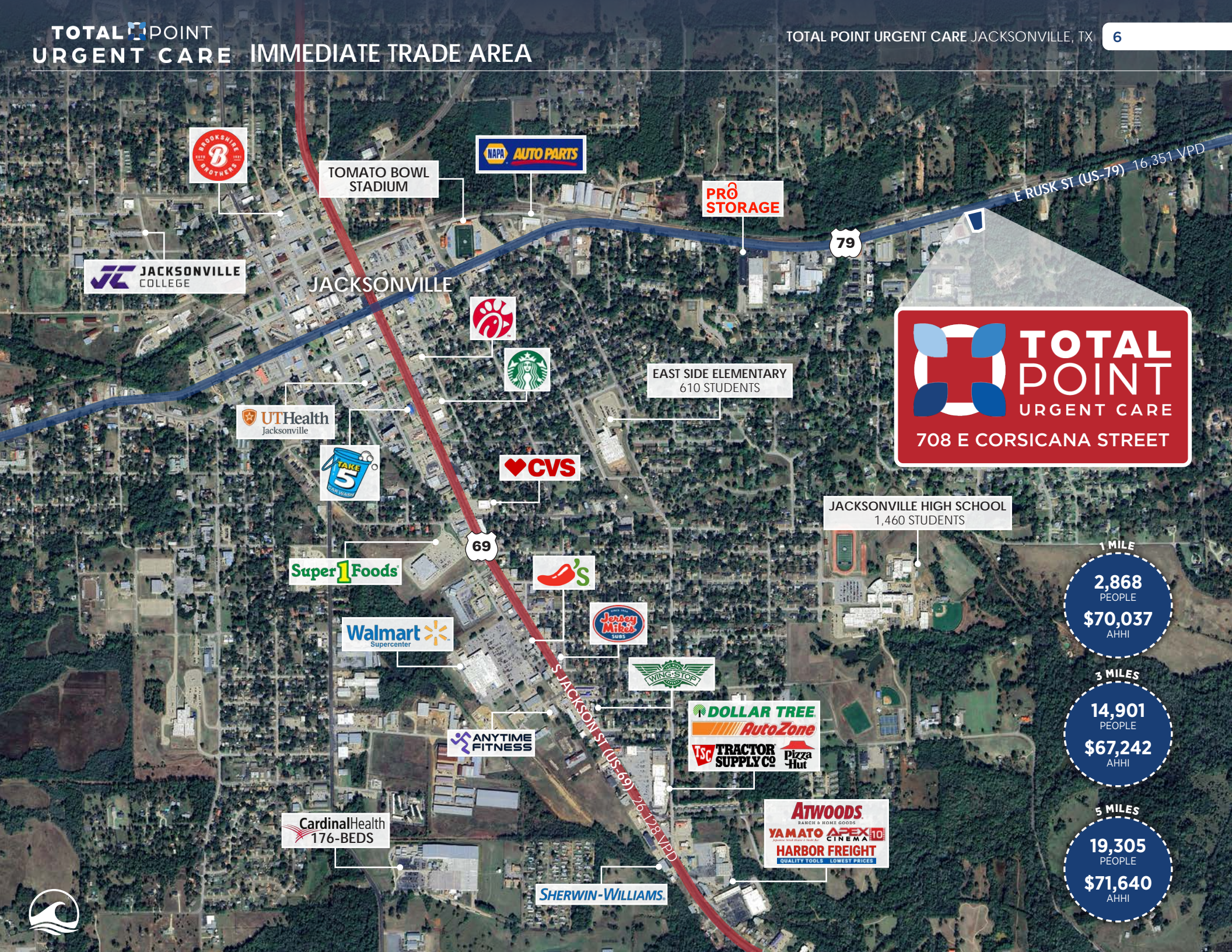
1517 E RUSK STREET JACKSONVILLE, TX

8,300 SF | 0.42 AC



TOTAL POINT  
URGENT CARE IMMEDIATE TRADE AREA

TOTAL POINT URGENT CARE JACKSONVILLE, TX



TOMATO BOWL STADIUM



PRO STORAGE

79

E RUSK ST (US-79) 16,351 VPD



JACKSONVILLE



EAST SIDE ELEMENTARY  
610 STUDENTS



JACKSONVILLE HIGH SCHOOL  
1,460 STUDENTS

69



CardinalHealth  
176-BEDS





**EAST TEXAS SERVES AS A SIGNIFICANT HEALTHCARE HUB FOR THE STATE OF TEXAS.**

This region plays a crucial role in providing healthcare services, training healthcare professionals, and conducting research. The area's expanding infrastructure and commitment to innovation continue to solidify its status as a medical leader in Texas. It is home to top-tier medical systems which serve not only local residents but patients from surrounding rural communities.



**ATHENS**

175

**TYLER**

69

Jacksonville, Texas, a vibrant city in Cherokee County, has a population of approximately 14,186, with the broader metropolitan statistical area (MSA) boasting around 52,875 residents. The city serves as a regional hub, supported by a diverse economy with key industries including healthcare, manufacturing, and education. Major employers in the area include healthcare providers like CHRISTUS Trinity Mother Frances, manufacturers such as Cardinal Health and International Paper, and educational institutions like Jacksonville ISD. The city's attractiveness as a place to live stems from its small-town charm, abundant parks, and a family-friendly environment in the heart of East Texas. Located at the intersection of US 69 and US 79, Jacksonville offers a peaceful escape from urban hustle while providing access to natural resources, outdoor recreation, and a strong community spirit. Its manufacturing base, particularly in plastics, copper, and timber, continues to draw investment, supported by development-friendly policies and competitive labor rates. Commercial real estate development is active, catering to diverse investor needs. The city's strategic location and infrastructure make it a hub for retailers and restaurants, enhancing its economic vitality and making Jacksonville a promising spot for both residents and businesses seeking growth opportunities.





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	18
Guarantor	Elysian Capital
Website	<a href="http://www.totalpointcare.com">www.totalpointcare.com</a>





LESSEE	Total Point Urgent Care			
SIZE	8,300 SF			
LEASE TERM	Twenty (20) Years			
RENT COMMENCEMENT DATE	January 8, 2021			
EXPIRATION DATE	December 31, 2040			
BASE RENT	PERIOD (LEASE YEARS)	ANNUAL	MONTHLY	PSF
Current Term	1/1/2025 - 12/31/2025	\$172,194	\$14,350	\$20.75
Base Rent Increase (1.75%)	1/1/2026 - 12/31/2026	\$175,208	\$14,601	\$21.11
Base Rent Increase (1.75%)	1/1/2027 - 12/31/2027	\$178,274	\$14,856	\$21.48
Base Rent Increase (1.75%)	1/1/2028 - 12/31/2028	\$181,393	\$15,116	\$21.85
Tenant has 1.75% Annual Increases thereafter				
1st Option (with 1.75% Annual Increases)	1/1/2041 - 12/31/2049	\$227,284	\$18,940	\$27.38
2nd Option (with 1.75% Annual Increases)	1/1/2050 - 12/31/2059	\$265,692	\$22,141	\$32.01
SECURITY DEPOSIT:	None.			
SIGNATOR/GUARANTOR:	Your Choice Healthcare, LLC			
RENEWAL TERM(S):	Two (2), Ten (10) Year Options			
REQUIRED PARKING:	None.			
USE RESTRICTIONS:	During the Lease Term, the Property shall be used solely for the operation of a Permitted Facility. Tenant shall not, by itself or through any assignment, sublease or other type of transfer, convert the Property to an alternative use during the Lease Term without Landlord's prior written consent, which consent shall not be unreasonably withheld.[Lease Section 9.01 & 9.02]			
TERMINATION OPTION(S):	None.			
REAL ESTATE TAXES:	Tenant shall pay for all real estate taxes.[Lease Section 7.01]			
COMMON AREA EXPENSES:	Tenant to self maintain all Common Areas.			
REPAIRS & MAINTENANCE:	Tenant shall, at its sole cost and expense, be responsible for: keeping all of the building, structures and improvements erected on the Property in good order and repair, free from actual or constructive waste, including without limitation, the roof and the HVAC and other electrical and mechanical systems; the repair or reconstruction of any building, structures or improvements erected on the Property damaged or destroyed by a Casualty; making all necessary structural, non-structural, exterior and interior repairs and replacements to any building, structures or improvements erected on the Property; paying all operating costs of the Property in the ordinary course of business. Tenant waives any right to require Landlord to maintain, repair or rebuild all or any part of the Property or make repairs at the expense of Landlord pursuant to any Legal Requirements at any time in effect.[Lease Section 8.01]			
UTILITIES:	Tenant shall contract, in its own name, for and pay when due all charges for the connection and use of water, gas, electricity, telephone, garbage collection, sewer use and other utility services supplied to the Property during the Lease Term.[Lease Section 7.02]			
INSURANCE:	Throughout the Lease Term, Tenant shall maintain, with respect to the Property, at Tenant's sole expense, the following types of insurance: Property, General Liability, Workers Compensation, Rental Value, Equipment Breakdown, Automobile Liability, and Builder's Risk.[Lease Section 7.03]			
ASSIGNMENT, SUBLETTING & GO DARK:	No assignment, subletting or transfer without prior consent of Landlord.			
ESTOPPEL CERTIFICATE:	Tenant shall, promptly and in no event later than ten (10) days after a request from Landlord or any Lender, execute and deliver an estoppel certificate.[Lease Section 10.07]			
HOLDING OVER:	Tenant shall be on a month-to-month basis and shall continue to pay rentals and monetary obligations in the amounts herein provided, except that the base monthly rental shall be automatically increased to one hundred fifty percent (150.00%) of the last base monthly rental payable.[Lease Section 5.07]			



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7.00% CAP

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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