

TOTAL POINT URGENT CARE

EXECUTIVE SUMMARY

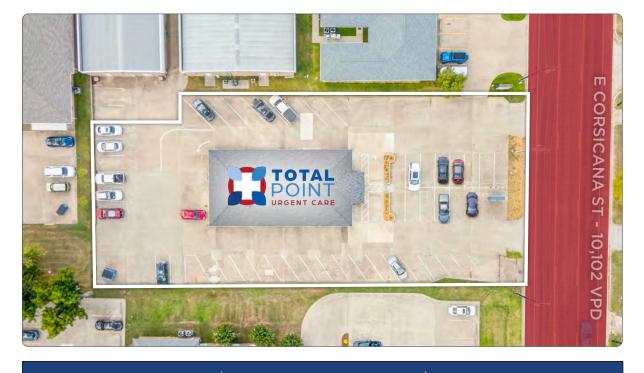
Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Total Point Urgent Care in Athens, TX. This 3,303 SF asset has been 100% occupied by Total Point Urgent Care since July of 2023 with strong positioning along Rt 175 (E Corsicana Street) adjacent to Athen's High School 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	7.60%	
PRICE	\$3,290,000	

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		











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

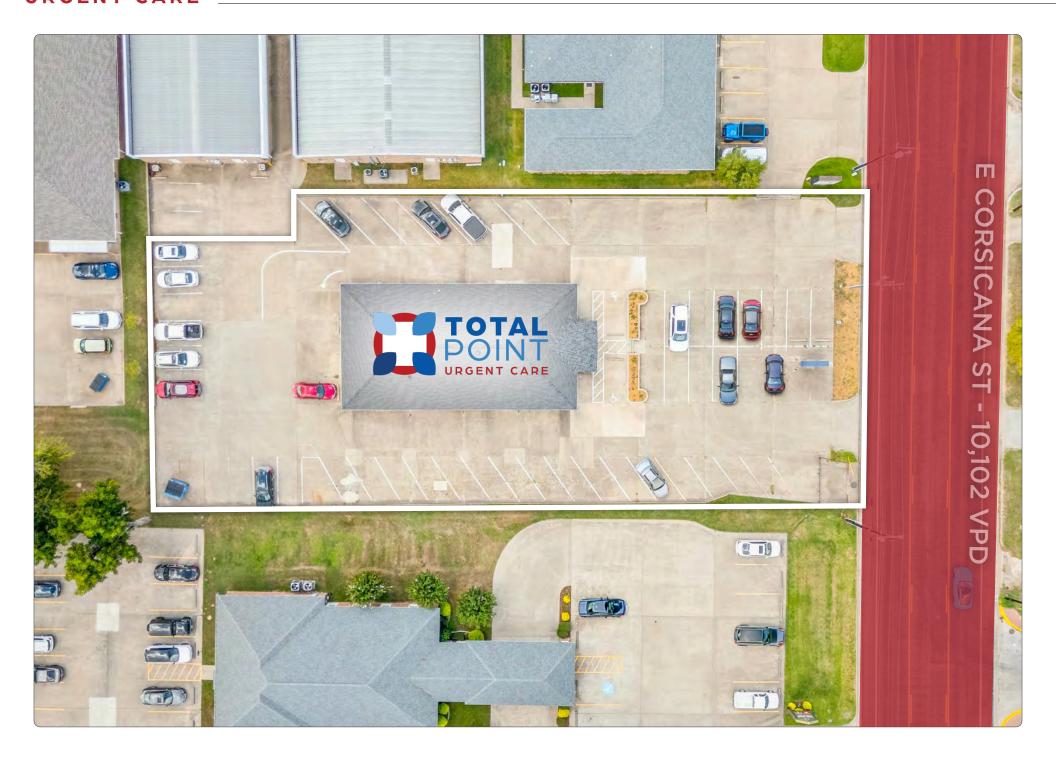
Fully renovated property limiting a new owner's exposure to capital repairs during the hold period



MARKET INCENTIVES

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











TENANT SUMMARY



TOTAL POINT

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





LEASE ABSTRACT

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 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 responisble for common area charges					
REPAIRS & MAINTENANCE	Tenant at its sole cost and expense shall be responsible for all reapirs 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 arra	nging and paying for	all utilities directly to	o 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					



708 E CORSICANA STREET ATHENS TX

OFFERED FOR SALE \$3,290,000 7.60% CAP

Exclusively Offered By



PRIMARY DEAL CONTACTS

DANNY GRIFFIN

Vice President 781,239,3600 dgriffin@atlanticretail.com

MATT AUSTIN

Analyst 🝍 🕏 508.686.0437

maustin@atlanticretail.com

ERIC SUFFOLETTO

Partner & Managing Director 508.272.0585

esuffoletto@atlanticretail.com