

## OFFERING MEMORANDUM

# MAINSTREET URGENT CARE

1702 Ohio Avenue, Live Oak, FL 32064



- **ERIC NUR (Broker)**
- **American Realty Network**
- **(561) 702-3795**
- **Miami@EricNur.com**

# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

American Realty Network is proud to offer for sale of the Mainstreet Urgent Care located in Live Oak, Florida at 1702 Ohio Avenue North. The site operates under an Absolute Triple Net (tenant is responsible for all repairs and maintenance) a regional urgent care concept with ±60 locations across Alabama, Florida, Georgia, and North Carolina. The current lease was signed in May 2023 and currently is set to expire in approximately 14 years or on May 30st, 2038. The lease includes 10% rent escalations every five years throughout the base term and each of the four, five-year renewal options. Mainstreet Urgent Care was built in 2023 and the building is 2,300 square feet and sits on a 0.88 acre parcel of land.



# THE OFFERING

Property Tenant	MainStreet Urgent Care
Property Address	1702 Ohio Ave, Live Oak, FL 32064
Price	\$2,290,000
Cap Rate	5.23%
RBA	±3,200 SF
Year Built	2023
Lot Size	±0.88 Acres

# TENANT SUMMARY

Doing Business as	MainStreet Urgent Care
Operating Entity	Rural Urgent Care, LLC
Ownership Entity	Private-Equity; Trinity Hunt Partners (9/2020)
Founded	2015
Headquarters	Birmingham, AL
Locations	± 60
Website	<a href="https://www.mainstreetfamilycare.com/">https://www.mainstreetfamilycare.com/</a>



# FINANCIAL INFORMATION

## LEASE SUMMARY

Tenant	MainStreet Urgent Care
Rent Increases	10% every 5 years
Lease Type	NNN
Lease Commencement	5/19/2023
Lease Expiration	5/31/2038
Options	Four 5-Year
Lease Term Remaining	14 Years
Landlord Responsibility	None
Tenant Responsibility	All Repairs and Maintenance

## INCOME

Current Base Rental Income	\$119,820
Operating Expenses	\$0.00

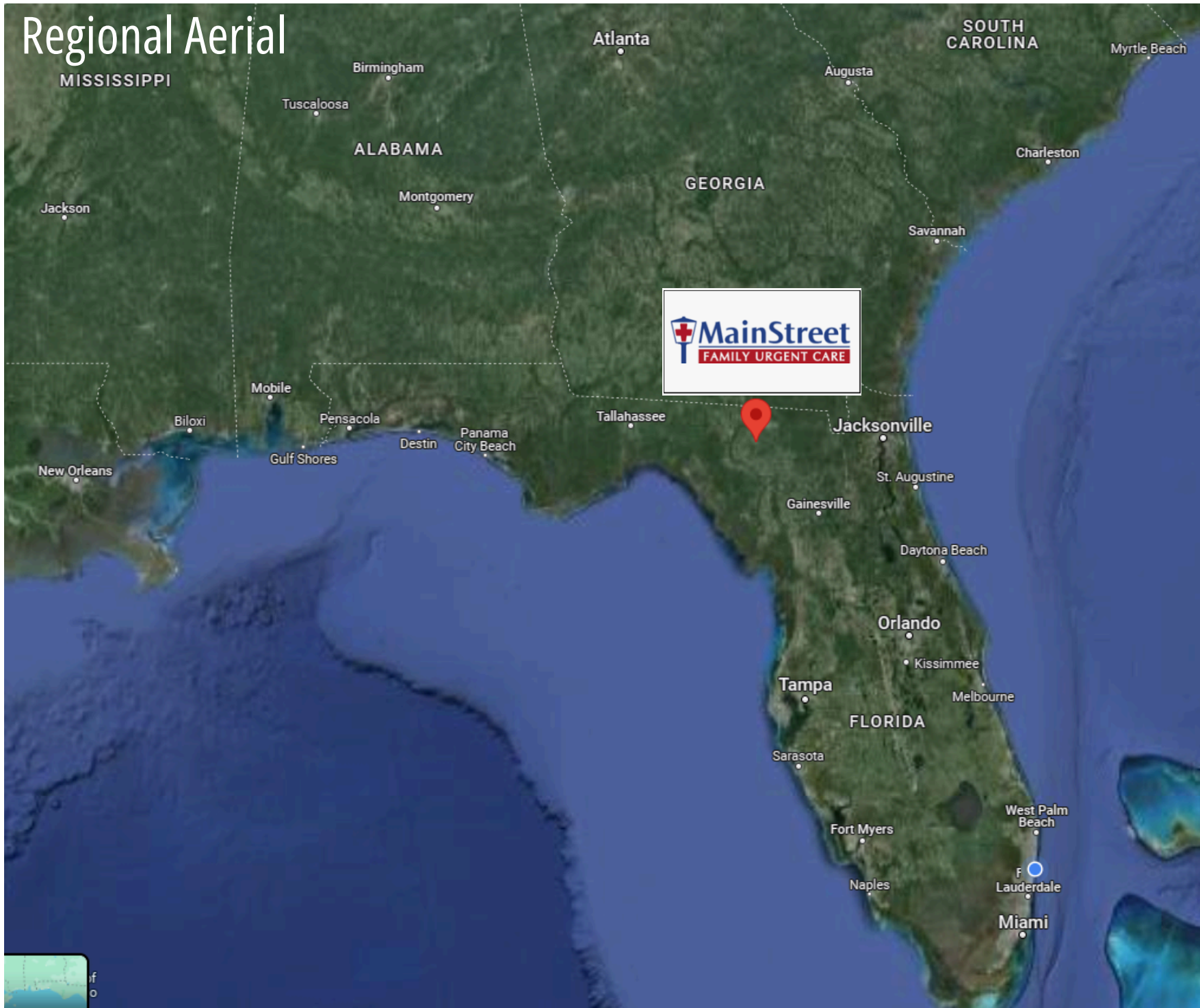




# Trade Aerial



# Regional Aerial



# Tenant Profile



## Quality Care, Close to Home

Not long ago, when you or your family needed medical care, your options for treatments were limited. You could wait a week before seeing a doctor or else shell out hundreds of dollars for an emergency room visit. At MainStreet Family Care, we are committed to helping you heal better and feel better. FAST! MainStreet Family Care works hard to make sure you don't have to leave town to take care of your health. From urgent care to illness care to preventative care and now primary care, we deliver high-quality medical care for the entire family right here, right now; keeping you close to home and getting you back on your feet fast.

## MISSION

We Help Customers Feel Better. Fast.

## VALUES

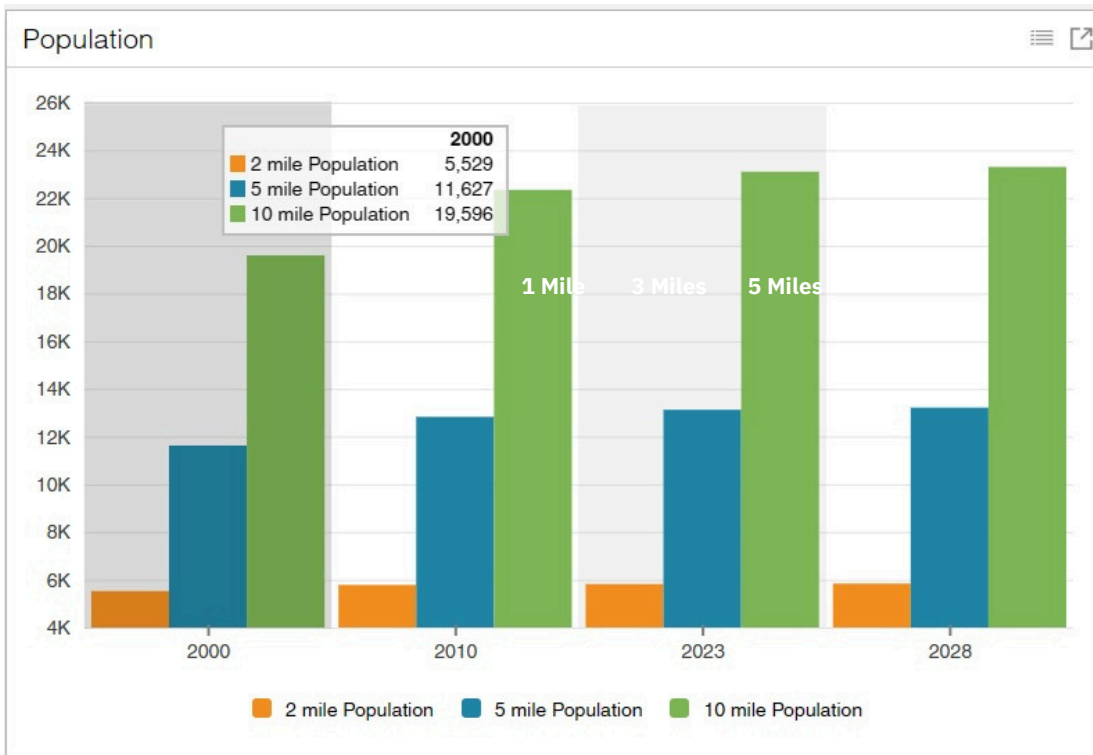
Our values are summarized by three simple concepts:

- Heal and Feel – We treat both the illness/injury (HEAL) and the symptomatic problems to help you feel better fast (FEEL). We help our Customers feel better as soon as possible.
- WOW – We have a positive influence on all who we come in contact with. We are all in, all the time, every time. We go the extra mile. AND THEN SOME.
- We Are Family – We treat each other and YOU like family. We treat Customers with compassion, respect, and love.



# DEMOGRAPHICS

	2 mile	5 mile	10 mile
2010 Population	5,785	12,828	22,345
2023 Population	5,821	13,126	23,104
2028 Population Projection	5,844	13,217	23,303
Annual Growth 2010-2023	0%	0.2%	0.3%
Annual Growth 2023-2028	0.1%	0.1%	0.2%
Median Age	37.1	38.7	40.5
Bachelor's Degree or Higher	22%	21%	18%
U.S. Armed Forces	0	0	0



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