

# SouthStar Urgent Care Walk-In Clinic | NNN Long Term Lease

9525 Mansfield Rd  
Shreveport, LA 71118

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## PROPERTY INFORMATION

- Property Summary
- Lease Overview
- Rent Schedule
- Tenant Summary
- Additional Photos

## LOCATION INFORMATION

- Regional Map
- Location Overview

## DEMOGRAPHICS

- Demographics Map & Report
- Disclaimer

1

2

3



**PROPERTY  
INFORMATION**

9525 Mansfield Rd  
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# Property Summary



## OFFERING SUMMARY

|                              |   |
|------------------------------|---|
| Sale Price:                  | <b>\$2,200,000</b>  |
| Lot Size:                    | <b>0.83 Acres</b>   |
| Building Size:               | <b>2,454 SF</b>   |
| NOI:                         | <b>\$131,893.64</b>   |
| Cap Rate:                    | <b>6.0%</b>   |
| Lease Term:                  | <b>12-year   Currently Year 5</b>                                 |
| Lease Type:                  | <b>NNN</b>  |
| Options to Renew:            | <b>Three, 5-year</b>  |
| Roof:                        | <b>Tenant Responsibility<br/>Replaced 2025   20-year warranty</b> |
| Structure:                   | <b>Landlord Responsibility</b>                                    |
| Year Built   Effective Year: | <b>2015   2021</b>  |

## PROPERTY DESCRIPTION

SVN is pleased to offer a single-tenant net leased urgent care facility occupied by SouthStar Urgent Care [Hulin Health]. This 2,454 SF property features a 12-year absolute net lease with seven and a half years remaining, annual rent escalations, and three 5-year renewal options.

## PROPERTY HIGHLIGHTS

- Current annual rent: \$131,893.64 [Year 5 of lease]
- 1.25%-1.50% annual rent increases through 2033
- CPI adjustments during option periods
- Tenant backed by Shore Capital Partners [\$1B+ private equity firm]
- 2021 renovation - turnkey condition
- 28,000+ VPD on Mansfield Road
- Across from Walmart Supercenter
- Near Willis-Knighton South Medical Center
- 204,000+ population within 7-mile radius

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## TENANT ABSTRACT

- Tenant agrees to keep the Premises neat, clean, and maintained in good order, condition, and repair throughout the Term.
- Tenant's maintenance obligations include, without limitation: Parking and access areas, interior of the building, all building systems, including the roof system, the roof, HVAC system, landscape areas
- Tenant is responsible for painting the building when and as necessary to maintain the Premises in a first-class condition.
- Tenant agrees to replace any damaged glass with glass of the same kind and quality.
- Tenant shall maintain a service contract providing at least semi-annual preventive maintenance for all HVAC equipment servicing the Premises.
- Such service contract must be with a licensed and insured contractor.
- Roof warranty is in place through May 23, 2045.
- Tenant agrees to pay all utilities, reimburse all taxes and insurance, and report all sales.

## LANDLORD ABSTRACT

- Landlord's sole obligation with respect to the Premises is limited to replacing the parking lot, or any other structural component of the building.
- Notwithstanding the above, any expenses related to Landlord's Obligations that constitute capital expenditures (as defined under generally accepted accounting principles) shall be passed through to Tenant.
- Capital expenditures shall be amortized over the useful life of the applicable improvement.
- The amortization shall use an interest rate equal to the Wall Street Journal prime rate plus 2%.
- Upon incurring a capital expense, Landlord shall provide Tenant with written notice detailing: The nature of the expense, the total amount of the expense, the anticipated useful life of the improvement, the monthly amount payable by Tenant
- Tenant's amortized payments shall be due and payable concurrently with Tenant's Base Rent.

# Rent Schedule

| RENT SCHEDULE      | ANNUAL                 | % INCREASE |
|--------------------|------------------------|------------|
| Year 5             | \$131,894              | 1.25%      |
| Year 6             | \$133,542              | 1.25%      |
| Year 7             | \$135,545              | 1.50%      |
| Year 8             | \$137,579              | 1.50%      |
| Year 9             | \$139,642              | 1.50%      |
| Year 10            | \$141,737              | 1.50%      |
| Year 11            | \$143,863              | 1.50%      |
| Year 12            | \$146,021              | 1.50%      |
| Option 1 (5 Years) | Annual CPI Adjustment* |            |
| Option 2 (5 Years) | Annual CPI Adjustment* |            |
| Option 3 (5 Years) | Annual CPI Adjustment* |            |

NOTE: The NOI is based on the 09/01/2026 scheduled rent increase

\* Base Rent during the renewal option periods shall increase annually based on the change in the CPI. The annual increase shall not be greater than 2% and in no event shall the adjusted rent be less than in the previous year.

# Tenant Summary



## COMPANY OVERVIEW:

Hulin Health, LLC operates SouthStar Urgent Care, a prominent urgent care network serving communities across Louisiana. Established in 2011 by founder Clayt Hulin, a former emergency medicine provider with 13 years of healthcare experience and Army Special Forces background, the company has built its reputation on delivering exceptional patient experiences and award-winning customer service. SouthStar Urgent Care addresses a critical healthcare need by providing accessible medical services for non-critical but urgent conditions - bridging the gap between primary care physician offices and emergency rooms. The clinics serve patients who face lengthy emergency room wait times or cannot access their primary physician during evenings, weekends, or after-hours. With a comprehensive statewide network of over 25 clinic locations throughout Louisiana, SouthStar maintains consistent operating hours seven days per week, welcoming patients of all ages without appointments.

## CORE SERVICES:

- Treatment of minor injuries and illnesses (allergies, flu, infections, sprains, lacerations)
- On-site X-rays and diagnostic testing
- Occupational medicine and health services
- COVID-19 testing and screenings
- Sports and school physicals
- Basic laboratory work

## HULIN HEALTH PRIVATE EQUITY PARTNERSHIP:

Hulin Health has established itself as a recognized leader in Louisiana's urgent care sector. Founded by emergency medicine professionals, the organization maintains a distinctive focus on both clinical excellence and team culture, consistently achieving industry-leading net promoter scores averaging 95% and positive patient reviews across multiple platforms.

In 2018, Hulin Health partnered with Shore Capital Partners, a Chicago-based private equity firm specializing in lower middle market healthcare investments. This strategic partnership has supported the company's expansion initiatives while maintaining founder Clayt Hulin's leadership as CEO.

The partnership has enabled Hulin Health to strengthen its market position through strategic clinic openings and operational enhancements, with the company completing multiple partnerships including the 2019 acquisition of AHS Walk-In Clinic in Youngsville.

## SHORE CAPITAL PARTNERS RECENT GROWTH:

- Current assets under management exceed \$14 billion (as of 2025)
- Named to Inc. Magazine's Founder-Friendly Investors List for six consecutive years (2020-2025)
- Recognized by PitchBook Research for leading U.S. Private Equity deal volume (2015-2024)
- Operates Healthcare Fund VI, demonstrating sustained commitment to healthcare sector investments

## ORGANIZATIONAL STRUCTURE:

- Operating Entity: Hulin Health, LLC
- Guarantor: Hulin Holdco, LLC
- Headquarters: Broussard, LA
- Founded: 2011
- Current Network: 25+ locations across Louisiana
- Website: [hulinhealth.com](http://hulinhealth.com) / [gosouthstar.com](http://gosouthstar.com)

# Additional Photos



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*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*



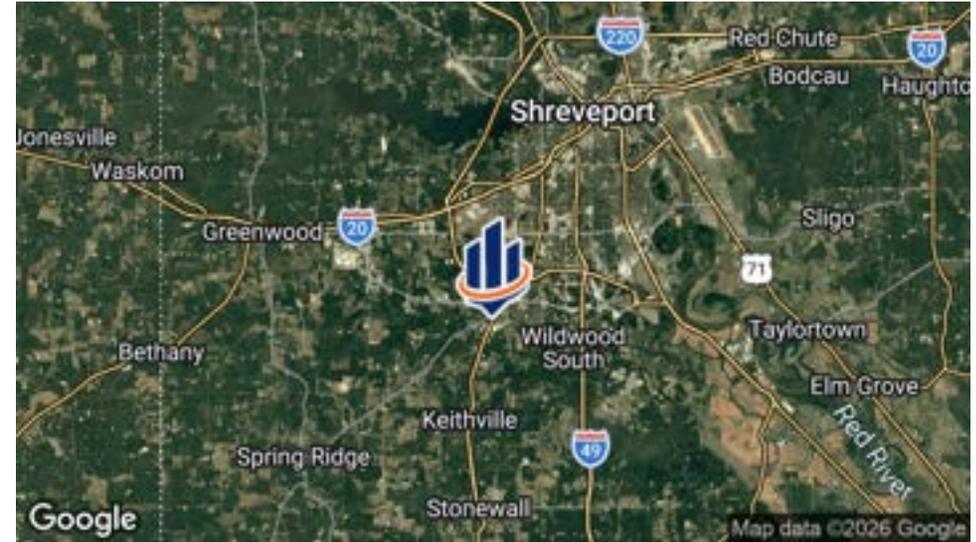
# LOCATION INFORMATION

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# Regional Map



# Location Overview



## Shreveport-Bossier City MSA

Shreveport serves as the primary economic and population center of Northwest Louisiana and anchors the Shreveport–Bossier City metropolitan area, a regional hub for the broader Ark-La-Tex market encompassing Louisiana, Texas, and Arkansas. The city has an estimated 2025 population of approximately 176,000, with a metropolitan population exceeding 350,000, supporting a diversified regional economy. Shreveport benefits from strategic access to Interstate 20 and Interstate 49, providing direct connectivity to Dallas–Fort Worth, East Texas, Little Rock, and major Southeastern markets.

The local economy is anchored by healthcare, education, government, logistics, and defense, including Barksdale Air Force Base, regional medical systems, and higher-education institutions. Favorable operating costs, established infrastructure, and its role as a regional service center continue to support long-term commercial and investment demand.

The trade area is supported by a strong concentration of national and regional retailers, service providers, and restaurants that consistently draw consumer traffic. Notable nearby businesses include Walmart Supercenter, Lowe's, Aldi, Kroger, Brookshire's, Ollie's Bargain Outlet, Hibbett Sports, Tractor Supply Co., Anytime Fitness, Walgreens, Family Dollar, AutoZone, O'Reilly Auto Parts, Mavis Tire, Valvoline, Take 5 Oil Change, Rocket Fast Car Wash, Applebee's, Starbucks, Chick-fil-A, Raising Cane's, McDonald's, Taco Bell, and Arby's.

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# DEMOGRAPHICS

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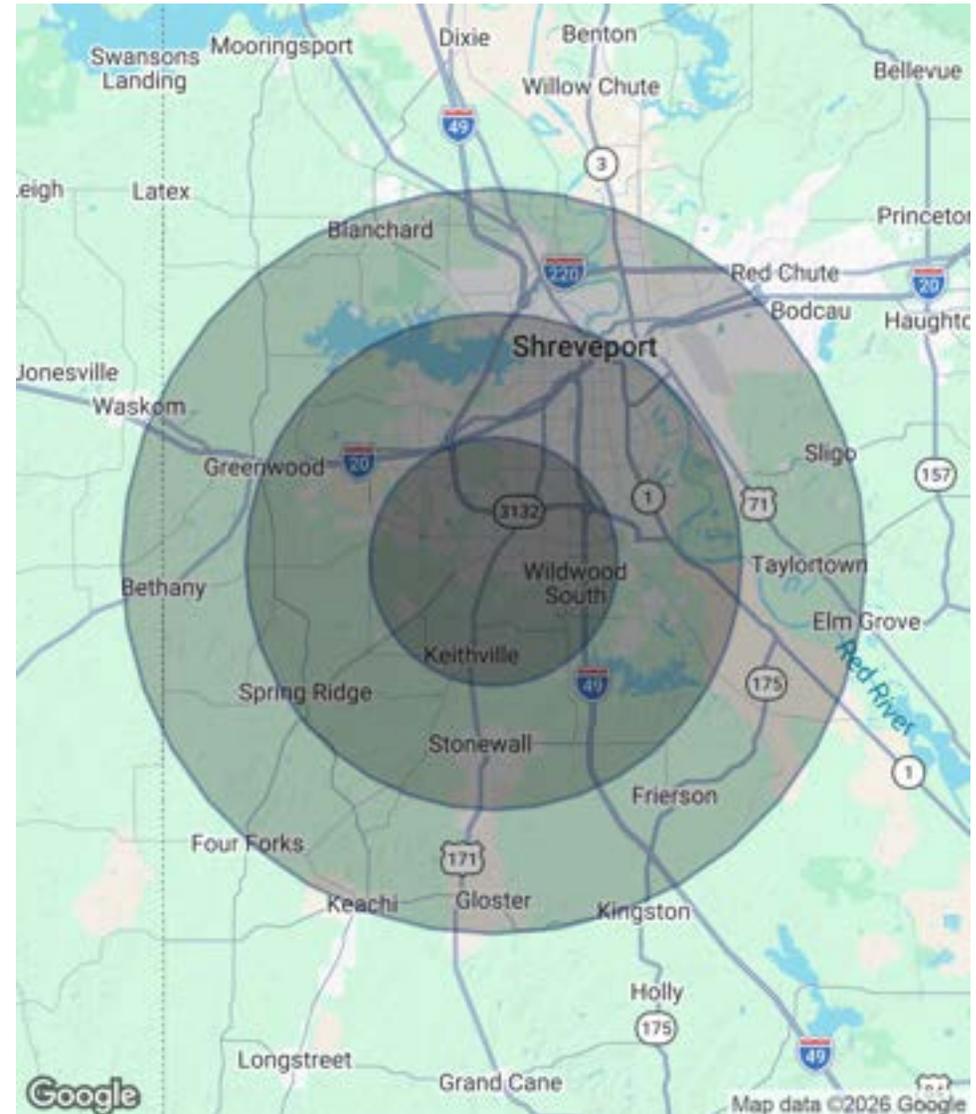
# Demographics Map & Report

| <b>POPULATION</b>    | <b>5 MILES</b> | <b>10 MILES</b> | <b>15 MILES</b> |
|----------------------|----------------|-----------------|-----------------|
| Total Population     | 61,152         | 188,187         | 289,402         |
| Average Age          | 39             | 41              | 40              |
| Average Age (Male)   | 37             | 39              | 39              |
| Average Age (Female) | 41             | 42              | 41              |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>5 MILES</b> | <b>10 MILES</b> | <b>15 MILES</b> |
|--------------------------------|----------------|-----------------|-----------------|
| Total Households               | 24,750         | 79,508          | 120,141         |
| # of Persons per HH            | 2.5            | 2.4             | 2.4             |
| Average HH Income              | \$62,055       | \$77,476        | \$76,223        |
| Average House Value            | \$178,255      | \$225,022       | \$217,463       |

Demographics data derived from AlphaMap



# Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.