

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

**TOTAL POINT**  
**URGENT CARE**  
& **IMAGING CENTER**

Brand-New 20-Year Lease | 2% Annual Rental Increases | Strong Guaranty



1171 SW. Green Oaks Boulevard | Arlington, Texas

**FORT WORTH-DALLAS** MSA

ACTUAL SITE

 **SRS** | NATIONAL  
NET LEASE  
GROUP

**EXCLUSIVELY MARKETED BY**



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# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$7,625,000
<b>Net Operating Income</b>	\$552,798
<b>Cap Rate</b>	7.25%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	1171 SW. Green Oaks Boulevard Arlington, Texas 76017
<b>Rentable Area</b>	5,351 SF
<b>Land Area</b>	1.33 AC
<b>Year Built / Remodeled</b>	2005 / 2023
<b>Tenant</b>	Total Point Urgent Care & Imaging Center
<b>Guaranty</b>	Rocinate Equity Inc., dba Elysian Capital
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	20 Years
<b>Increases</b>	2% Annual Increases Including Options
<b>Options</b>	TBD
<b>Rent Commencement</b>	April 10, 2023
<b>Lease Expiration</b>	April 11, 2043

# RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	
Total Point Urgent Care & Imaging Center	17,545	April 2023	April 2043	Year 1	-	\$46,067	\$552,798	TBD
				Year 2	2%	\$46,988	\$563,854	
				Year 3	2%	\$47,928	\$575,131	
				2% Annual Increases Thereafter				

## Brand-New 20-Year Lease | Options To Extend | Strong Guarantee | 2% Annual Rental Increases | Fast Growing Operator

- Brand-new 20-year lease with options to extend, demonstrating their long-term commitment to the site
- The lease is guaranteed by Rocinate Equity Inc., dba Elysian Capital, a UK based private equity firm, seeking companies with aspirational management who are open to unlock their full potential
- There are 2% annual rental increases throughout the initial term and each option period, growing NOI and hedging against inflation
- Newly redeveloped urgent care facility offering imaging services such as on-site x-rays and labs
- Total Point is a rapidly growing medical service provider with urgent cares, imaging, emergency rooms and hospitals across Texas and Arizona

## Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor in a state with no state income tax

## Off Signalized, Hard Corner Intersection | Direct Consumer Base | Interstate 20 (181,500 VPD) | Excellent Visibility & Access

- Total Point Urgent Care is strategically located off the signalized, hard corner intersection of Green Oaks Boulevard and South Cooper Street averaging 76,400 VPD
- The site is located in a strong residential corridor, providing a direct consumer base from which to draw
- Less than 1.5 miles from Interstate 20 (181,500 VPD), providing direct on/off ramp access for travelers
- The subject property has significant street frontage and multiple points of access, providing ease and convenience for customers

## Strong Demographics In 5-mile Trade Area | Six-Figure Incomes

- More than 171,000 residents and 69,000 employees support the trade area
- \$134,526 average household income



## TOTAL POINT URGENT CARE

**totalpointcare.com**

**Company Type:** Private

**Locations:** 15+

Total Point Urgent Care is a convenient healthcare resource for the community. Their clinics throughout Texas and Arizona are here to provide the immediate medical care one need at a fraction of the cost they encounter at the emergency room. Total Point Urgent Care provide a complete turnkey healthcare industry services. Total Point Healthcare is the premier service provider in Urgent care, Emergency and Hospital Outpatient Industries offering lucrative investment and partnership opportunities. They have 15 facilities open, 21 under construction with plans to hit 50 locations within the next two years

### What Sets Them Apart

They strive for the highest level of customer service and care by their professionals. What sets them apart from other urgent care clinics are their onsite technology and services, which include:

- Urgent Care
- Primary Care
- Specialty Care
- Routine Checkups
- Telecare/Virtual Visit (Coming Soon)
- Onsite Lab & X Rays

# PROPERTY OVERVIEW

## LOCATION



Arlington, Texas  
Tarrant County  
Dallas-Fort Worth-Arlington MSA

## PARKING



There are approximately 106 parking spaces on the owned parcel.  
The parking ratio is approximately 19.8 stalls per 1,000 SF of leasable area.

## ACCESS



SW. Green Oaks Boulevard: 1 Access Point

## PARCEL



Parcel Number: 40330--33R1D-11  
Acres: 1.33  
Square Feet: 58,022

## TRAFFIC COUNTS



SW. Green Oaks Boulevard: 18,300 VPD  
S. Cooper Street: 58,100 VPD  
Interstate 20: 181,500 VPD

## CONSTRUCTION



Year Built: 2005  
Year Renovated: 2023

## IMPROVEMENTS



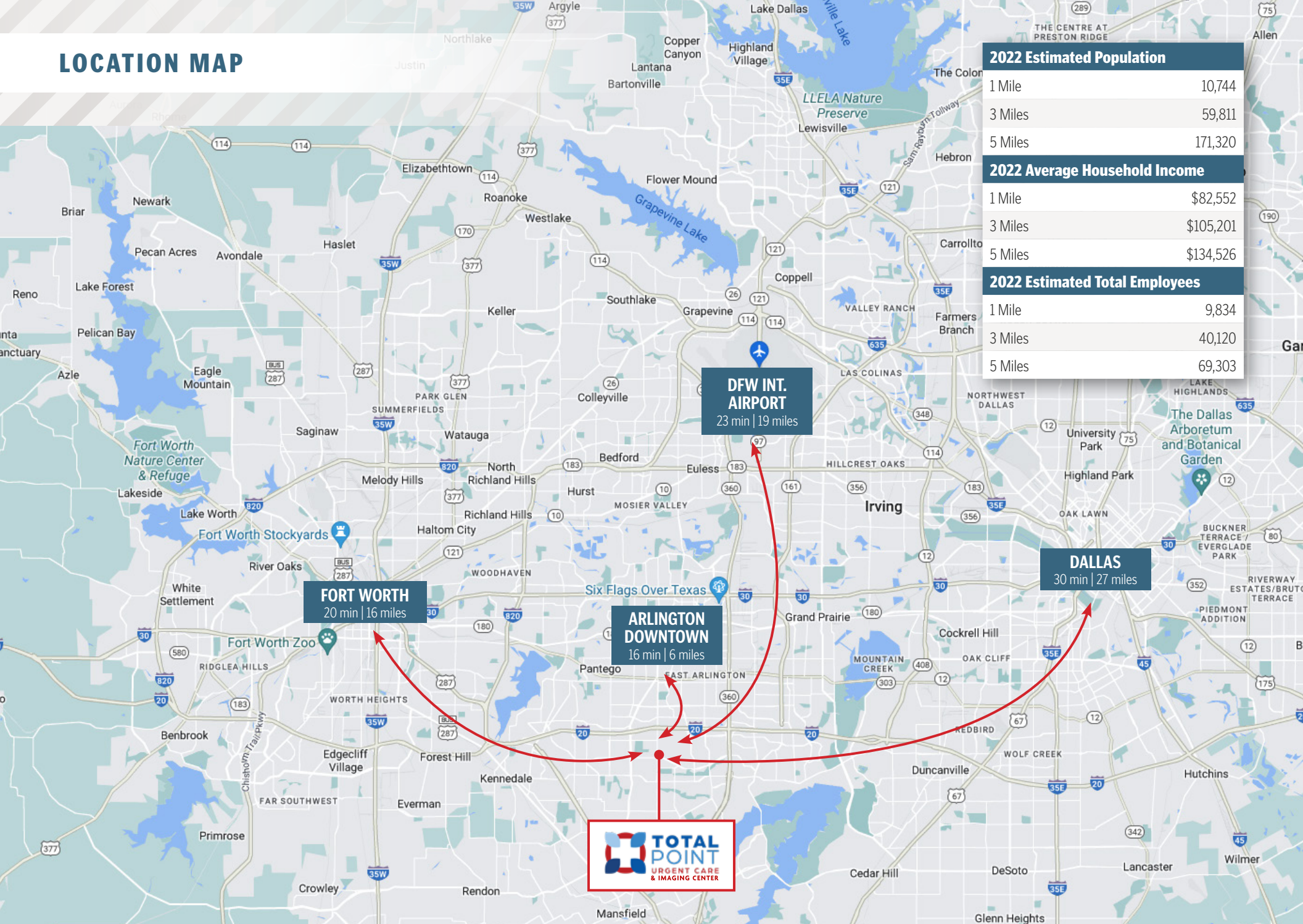
There is approximately 5,351 SF of existing building area

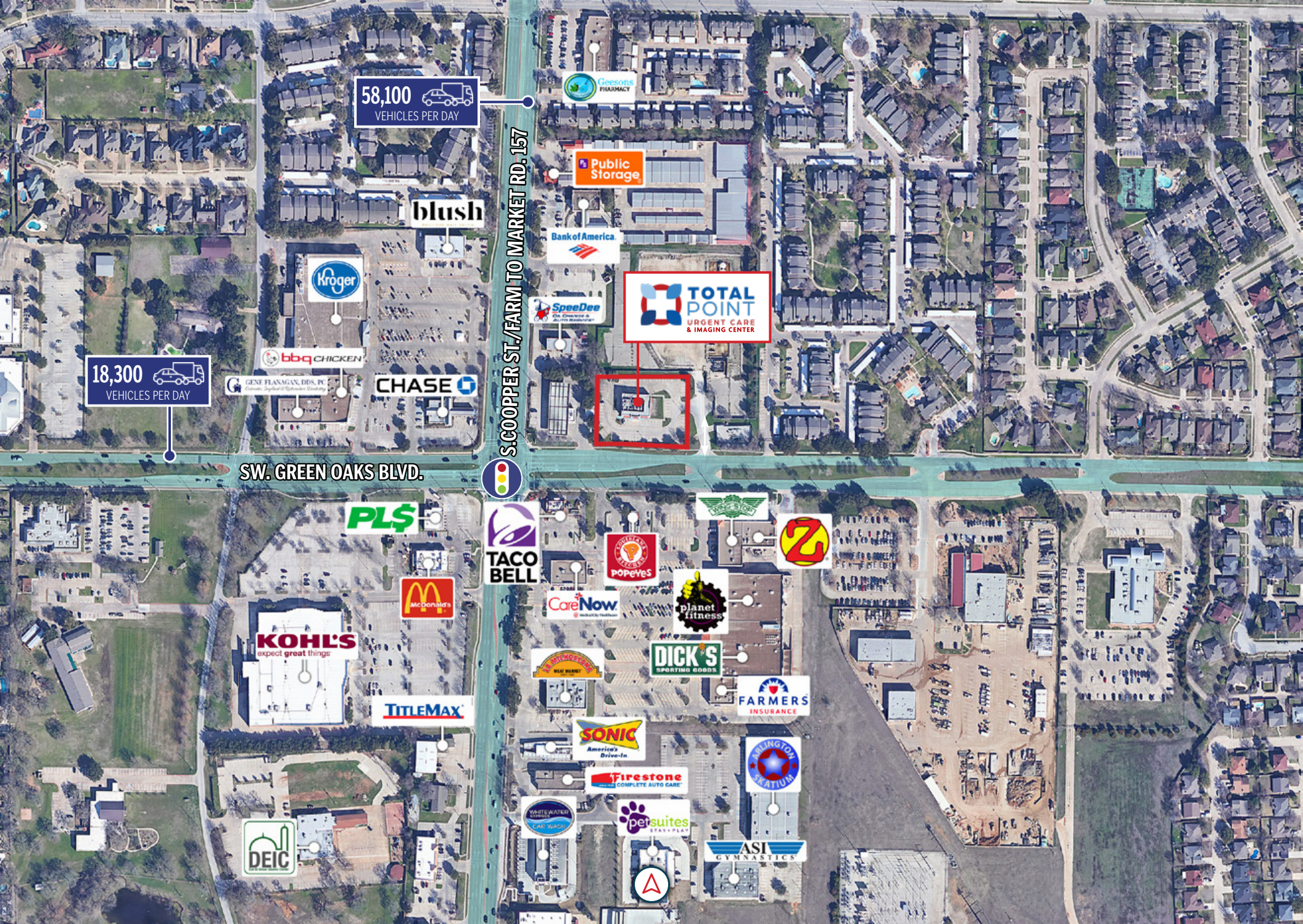
## ZONING



CC: Community Commercial

# LOCATION MAP





58,100  
VEHICLES PER DAY

18,300  
VEHICLES PER DAY

S. COPPER ST./FARM TO MARKET RD. 157

SW. GREEN OAKS BLVD.

TOTAL POINT  
URGENT CARE  
& IMAGING CENTER



181,500  
VEHICLES PER DAY

INTERSTATE 20

WOOD  
ELEMENTARY  
SCHOOL

INTERNATIONAL  
LEADERSHIP OF TEXAS,  
ARLINGTON K-8

Atos

ARLINGTON CLASSICS  
ACADEMY MIDDLE  
SCHOOL CAMPUS

18,300  
VEHICLES PER DAY

SW. GREEN OAKS BLVD.

CHARLOTTE ANDERSON  
ELEMENTARY SCHOOL

GLENN HARMON  
ELEMENTARY SCHOOL

BEBENSEE  
ELEMENTARY SCHOOL

VENTURE  
HIGH SCHOOL

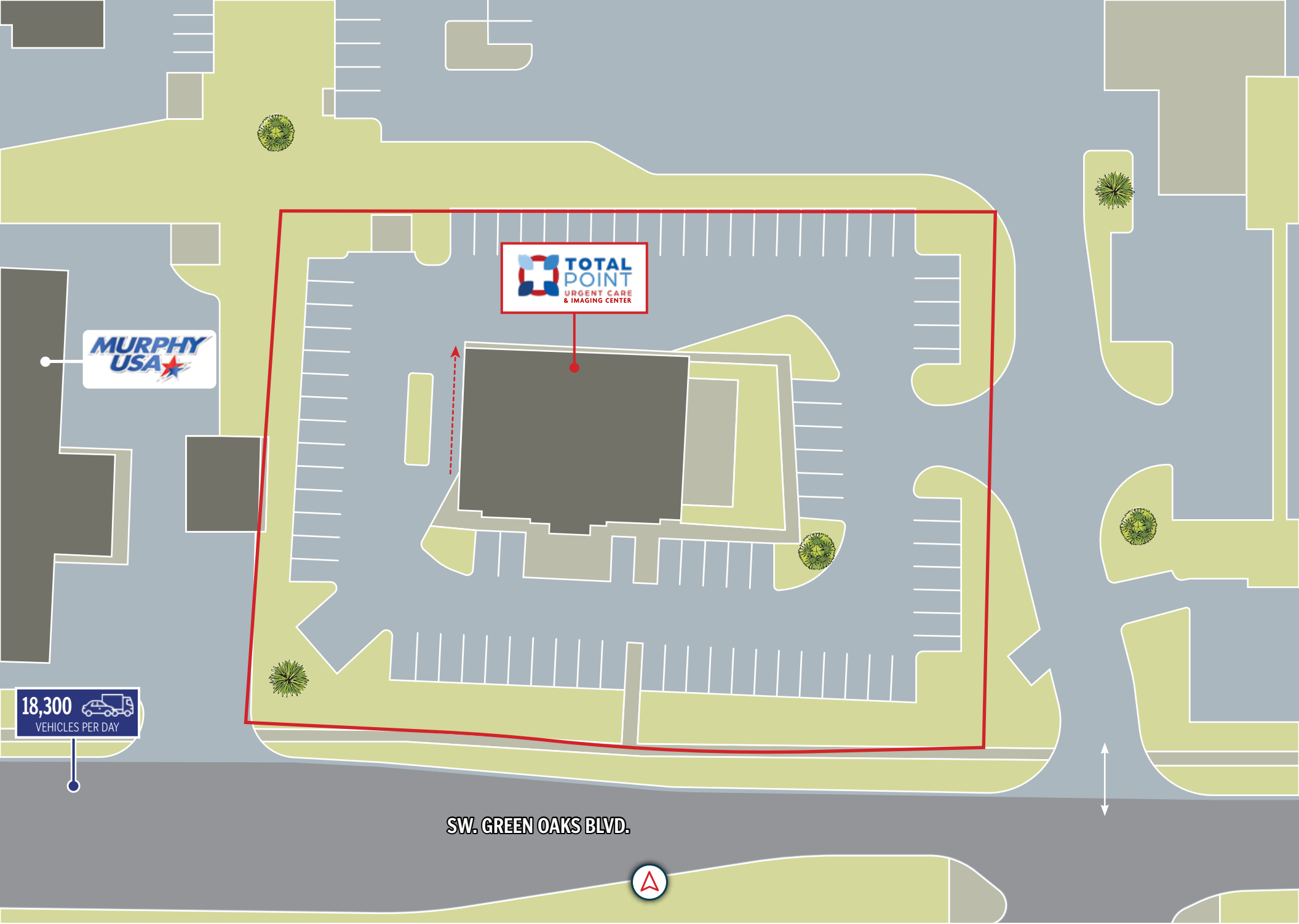
WILLIAMS  
ELEMENTARY SCHOOL

LOFT  
ARLINGTON  
HIGHLANDS

S. COOPER ST.

58,100  
VEHICLES PER DAY





**MURPHY  
USA**

**TOTAL  
POINT**  
URGENT CARE  
& IMAGING CENTER

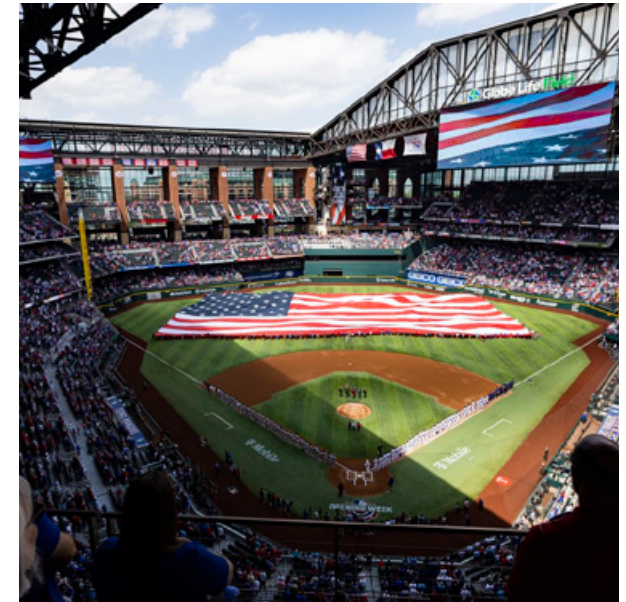
**18,300**  
VEHICLES PER DAY

**SW. GREEN OAKS BLVD.**

**A**

# AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2022 Estimated Population	10,744	59,811	171,320
2027 Projected Population	10,910	59,744	169,380
2022 Median Age	32.3	35.5	38.2
<b>Households &amp; Growth</b>			
2022 Estimated Households	3,749	20,046	59,827
2027 Projected Households	3,828	20,189	59,569
<b>Race &amp; Ethnicity</b>			
2022 Estimated White	40.26%	53.16%	65.46%
2022 Estimated Black or African American	22.06%	18.69%	11.54%
2022 Estimated Asian or Pacific Islander	8.26%	9.67%	12.27%
2022 Estimated American Indian or Native Alaskan	1.35%	1.22%	0.65%
2022 Estimated Other Races	23.71%	15.61%	9.32%
2022 Estimated Hispanic	43.99%	31.93%	20.78%
<b>Income</b>			
2022 Estimated Average Household Income	\$82,552	\$105,201	\$134,526
2022 Estimated Median Household Income	\$66,283	\$85,927	\$102,955
<b>Businesses &amp; Employees</b>			
2022 Estimated Total Businesses	497	2,168	4,646
2022 Estimated Total Employees	9,834	40,120	69,303





## ARLINGTON, TEXAS

Arlington is a principal city in the U.S. state of Texas, located in Tarrant County. It is part of the Mid-Cities region of the Dallas–Fort Worth–Arlington metropolitan area, approximately 12 miles east of downtown Fort Worth and 20 miles west of downtown Dallas. The City of Arlington is the 7th largest city in Texas with a population of 399,679 as of July 1, 2022.

Arlington is home to The University of Texas at Arlington, a doctoral-granting research institution, the Arlington Assembly plant used by General Motors, the Nuclear Regulatory Commission Region IV, Texas Health Resources, American Mensa, and D. R. Horton. Additionally, Arlington hosts the Texas Rangers' Globe Life Park in Arlington, the Dallas Cowboys at the AT&T Stadium, the Dallas Wings at the College Park Center, the International Bowling Campus (which houses the United States Bowling Congress, International Bowling Museum, and the International Bowling Hall of Fame), and the theme parks Six Flags Over Texas (the original Six Flags) and Hurricane Harbor.

The Arlington economy is broad and diverse. Major employers include Arlington Independent School District, University of Texas at Arlington, General Motors Company, Texas Health Resources and Six Flags over Texas. Major taxpayers include General Motors, The Parks at Arlington, Arlington Highlands LLP, Oncor Electric Delivery, and Lincoln Square TX LP; making up approximately 4.9% of the City's assessed value. Arlington has proactively managed its financial condition over the years, with a built-in conservative bias. City leaders are continuing to carefully manage its financial condition and will continue to take feasible steps within their control to preserve Arlington's general obligation bond ratings of Aa1 from Moody's Investors Service, AAA from Standard and Poor's and AAA from Fitch.

Arlington has a wide range of cultural amenities, and it is within the larger metropolitan Dallas-Ft. Worth area. Well known symphonies and ballets are common in the city. The city has many fine museums, such as the Arlington Museum of Art, the Fielder House, the Center for Research and Contemporary Art, and UTA Special Collections. The music and theater scene thrives with such organizations as Theater Arlington, the Arlington Community Band, Creative Arts Theater and School Tour, and UTA Concert Series.



## FORT WORTH, TEXAS

Fort Worth is the 16th-largest city in the United States and the fifth-largest city in the state of Texas. Fort Worth, incorporated in 1873, is a political subdivision and municipal corporation of the State of Texas, located in Tarrant, Denton, Parker, Wise and Johnson Counties. The City of Fort Worth is the 5th largest city in Texas with a population of 927,810 as of July 1, 2021.

Fort Worth is located in North Texas, and has a generally humid subtropical climate. It is part of the Cross Timbers region; this region is a boundary between the more heavily forested eastern parts and the rolling hills and prairies of the central part. Specifically, the city is part of the Grand Prairie ecoregion within the Cross Timbers.

Fort Worth is a Sunbelt city marked by its steady growth and diverse economy. Relocation of major firms to the greater Fort Worth area, renovation of many historical landmarks, shopping areas, and a host of public-private cooperative development ventures comprise Fort Worth's economic past.

Major companies based in Fort Worth include American Airlines Group (and subsidiaries American Airlines and Envoy Air), D. R. Horton, the John Peter Smith Hospital, Pier 1 Imports, RadioShack, and the BNSF Railway. In 2013, Fort Worth-Arlington ranked 15th on Forbes' list of the Best Places for Business and Careers.

Fort Worth has traditionally been a diverse center of manufacturing and is not dependent on the oil or financial sectors. The city's industries range from clothing and food products to jet fighters, helicopters, computers, pharmaceuticals, and plastics. Fort Worth is a national leader in aviation products, electronic equipment, and refrigeration equipment. It is home to a multitude of major corporate headquarters, offices, and distribution centers.





## DALLAS, TEXAS

Dallas is a major American metropolis located in the state of Texas. The city is also the largest urban center of the fourth most populous metropolitan area in the United States of America. The city proper ranks ninth in the U.S. and third in Texas after Houston and San Antonio. The city's prominence arose from its historical importance as a center for the oil and cotton industries, and its position along numerous railroad lines. The bulk of the city is in Dallas County, of which it is the county seat; however, sections of the city are located in Collin, Denton, Kaufman, and Rockwall counties. The City of Dallas is the 3rd largest city in Texas with a population of 1,320,535 as of July 1, 2022.

The City of Dallas is the largest local economy in the nation's fourth largest metropolitan area. The City is home to over 62,000 businesses. Dallas' diverse industry employment mix continues to support steady and progressive local economic growth and to dampen the negative effects of any single industry downturn. Professional and Business services were the largest employment industry within the City, marking a change from the last two years where the Trade, Transportation and Utilities sector was the largest. The Government, Education and Health Services "sectors" employment shares were the third and fourth largest in fiscal 2014.

Dallas is a center of education for much of the south central United States. In addition to those located in the city, the surrounding area also contains a number of universities, colleges, trade schools, and other educational institutions.

Dallas is served by two commercial airports: Dallas/Fort Worth International Airport and Dallas Love Field. In addition, Dallas Executive Airport (formerly Redbird Airport), serves as a general aviation airport for the city, and Addison Airport functions similarly just outside the city limits in the suburb of Addison.

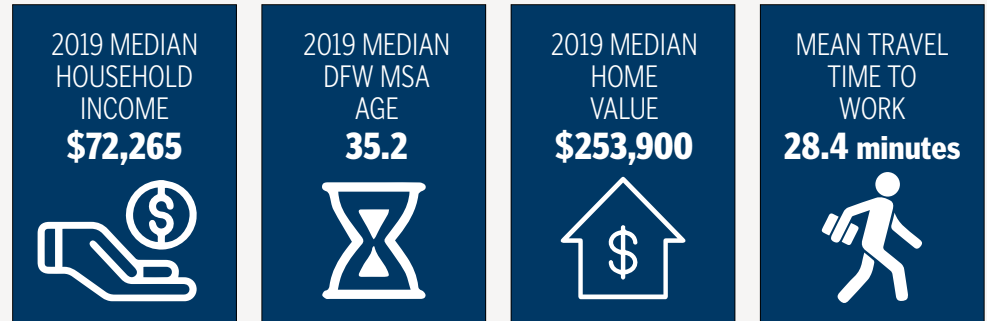


## THE ECONOMY OF DALLAS-FORT WORTH MSA EMPLOYS 3.86M PEOPLE

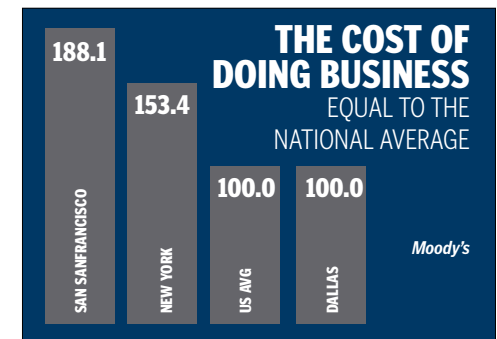
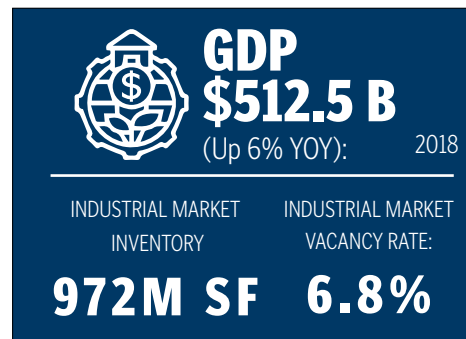
Company	Employees
Wal-Mart Stores, Inc.	34,698
American Airline	24,700
Bank of America	20,000
Texas Health Resources	19,230
Dallas ISD	18,314
Baylor Health Care System	17,097
Lockheed Martin	14,126
JPMorgan Chase	13,500
City of Dallas	12,836
Texas Instruments	9,100

**LARGEST CONCENTRATION OF CORPORATE HQS IN THE US**

THE DFW MSA REGION ADDS **328 NEW RESIDENTS** EACH DAY  
 38% NATURAL INCREASE - 62% NET-MIGRATION  
 2019-2020 CENSUS



**Three Research 1 Universities**   
 Carnegie Classification of Institutes of Higher Education R-1: Doctoral Universities





SRS

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NET LEASE  
GROUP

## THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

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PROFESSIONALS

**25+**

OFFICES

**#1**

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SERVICES FIRM  
in North America  
exclusively dedicated  
to retail

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RETAIL  
TRANSACTIONS  
company-wide  
in 2022

**760+**

NET LEASE  
TRANSACTIONS  
SOLD  
in 2022

**\$2.9B+**

NET LEASE  
TRANSACTION  
VALUE  
in 2022

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