

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

TOTAL POINT
URGENT CARE
& IMAGING CENTER

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



6340 N. Beach Street | Haltom City, Texas

FORT WORTH-DALLAS MSA

ACTUAL SITE

 **SRS** | NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETED BY



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Broker/Designated Officer: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 600324

OFFERING SUMMARY



OFFERING

Pricing	\$7,788,000
Net Operating Income	\$486,750
Cap Rate	6.25%

PROPERTY SPECIFICATIONS

Property Address	6340 N. Beach Street Haltom City, Texas 76137
Rentable Area	5,846 SF
Land Area	0.6 AC
Year Built	1997
Tenant	Total Point Urgent Care & Imaging Center
Guaranty	Rocinate Equity Inc., dba Elysian Capital
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	20 Years
Increases	2% Annually
Options	TBD
Rent Commencement	Q2 2023 (est.)
Lease Expiration	Q2 2043 (est.)

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Total Point Urgent Care & Imaging Center	5,846	Q2 2023	Q2 2043	Year 1	-	\$40,563	\$486,750	TBD
				Year 2	2%	\$41,374	\$496,485	
				Year 3	2%	\$42,201	\$506,415	
				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 | Haltom High School | Fossil Ridge High School | I-820 | Excellent Visibility & Access

- Total Point Urgent Care is strategically located off the signalized, hard corner intersection of North Beach Street and Western Center Boulevard averaging a combined 64,600 VPD
- The site is within close proximity to two high schools, Haltom High School and Fossil Ridge High School, providing a direct consumer base from which to draw
- Positioned 1.5 miles from I-820 (130,000 VPD), providing direct on/off ramp access for travelers
- The subject property has significant street frontage along North Beach Street and multiple points of access, providing ease and convenience for customers

Strong Demographics In 5-mile Trade Area

- More than 309,000 residents and 97,000 employees support the trade area
- \$103,421 average household income



TOTAL POINT URGENT CARE

totalpointcare.com

Company Type: Private

Locations: 12+

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.

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



Haltom City, Texas
Tarrant County
Fort Worth-Dallas MSA

ACCESS



N. Beach Street: 1 Access Point

TRAFFIC COUNTS



N. Beach Street: 35,100 VPD
Interstate 820: 130,000 VPD

IMPROVEMENTS



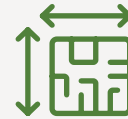
There is approximately 5,846 SF of existing building area

PARKING



There are approximately 30 parking spaces on the owned parcel.
The parking ratio is approximately 5.13 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 16100-1-7
Acres: 0.6
Square Feet: 26,349

CONSTRUCTION



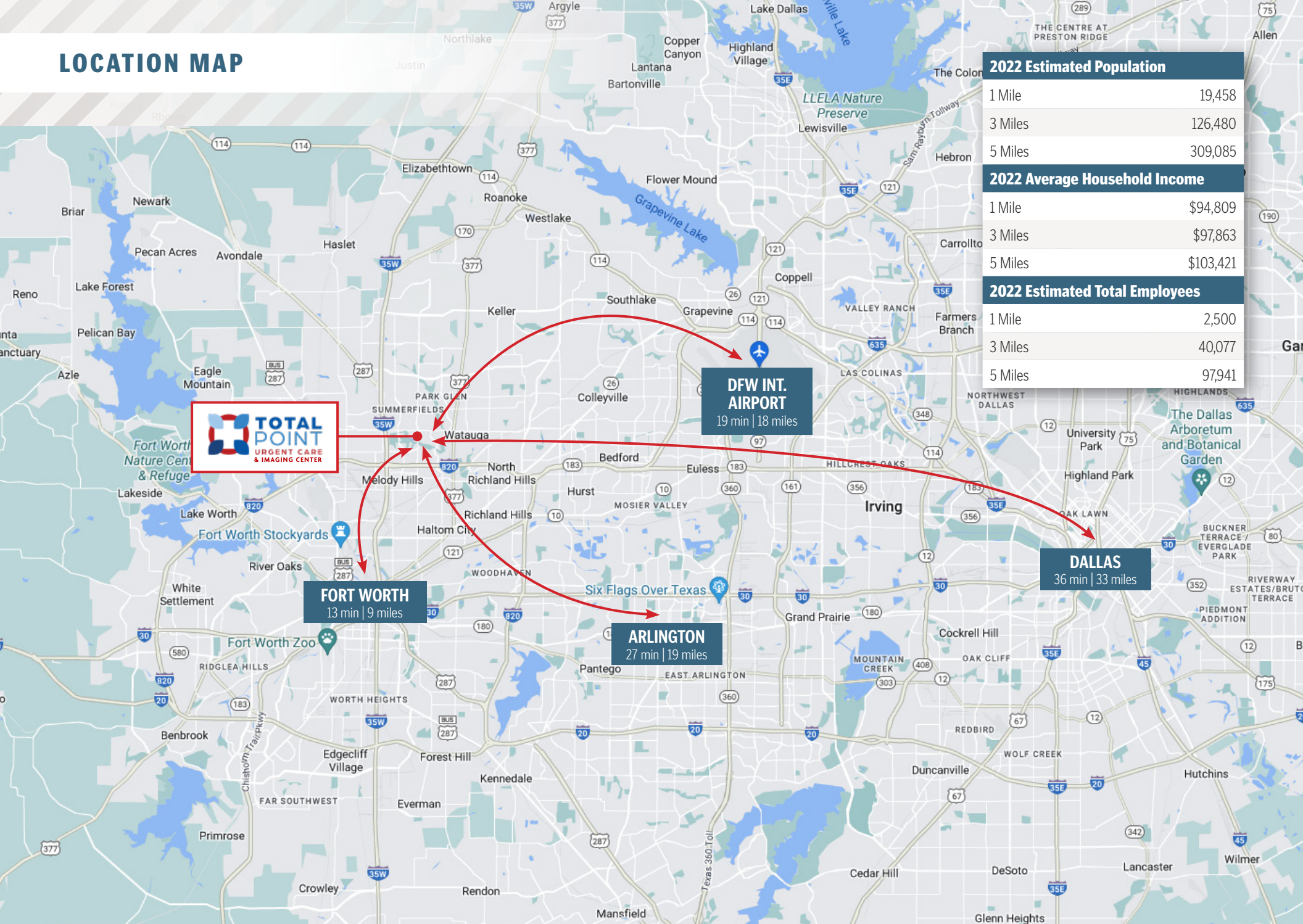
Year Built: 1997

ZONING



C-2 - Commercial

LOCATION MAP



DFW INT. AIRPORT
19 min | 18 miles

FORT WORTH
13 min | 9 miles

ARLINGTON
27 min | 19 miles

DALLAS
36 min | 33 miles

2022 Estimated Population

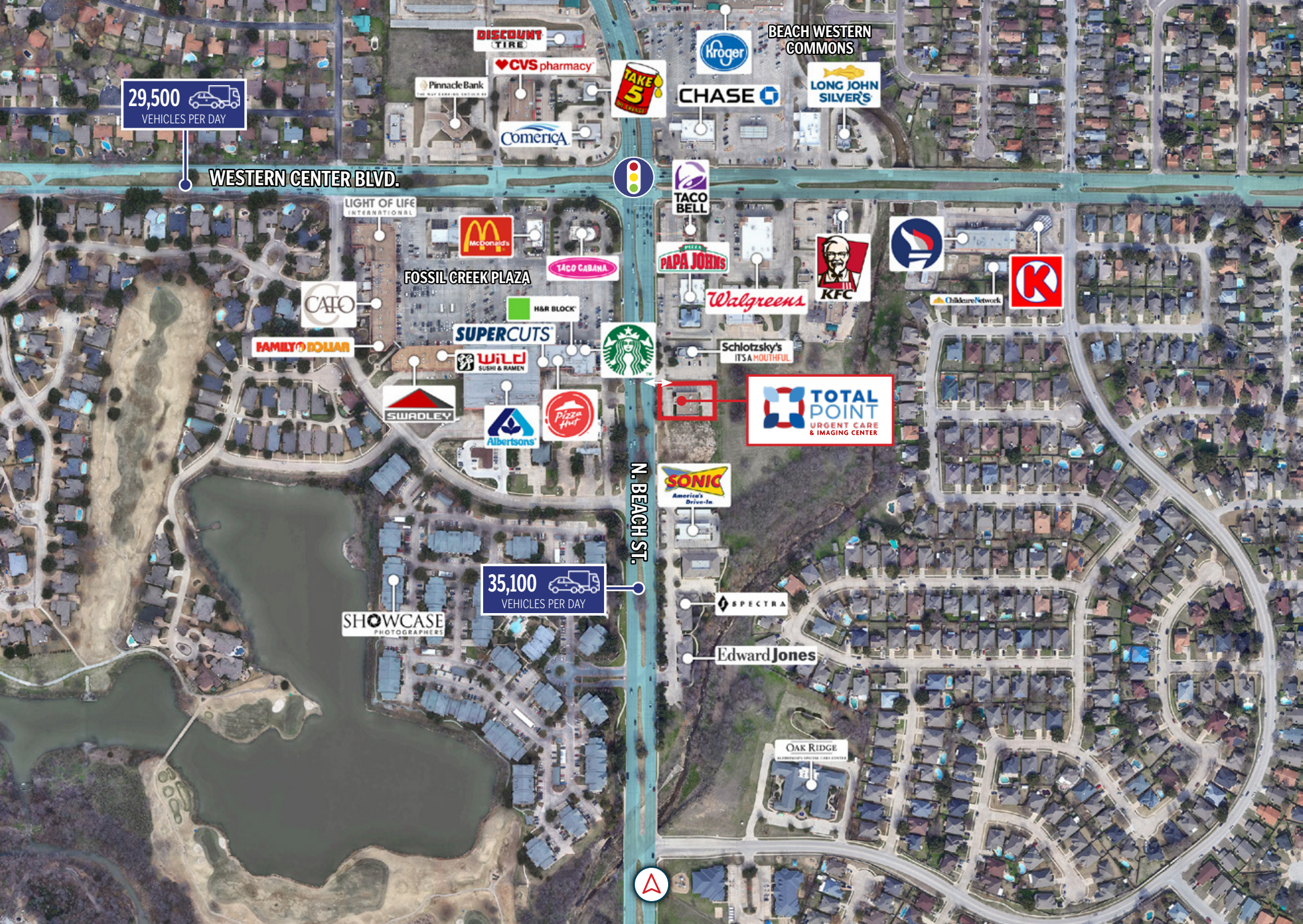
1 Mile	19,458
3 Miles	126,480
5 Miles	309,085

2022 Average Household Income

1 Mile	\$94,809
3 Miles	\$97,863
5 Miles	\$103,421

2022 Estimated Total Employees

1 Mile	2,500
3 Miles	40,077
5 Miles	97,941



29,500
VEHICLES PER DAY

WESTERN CENTER BLVD.

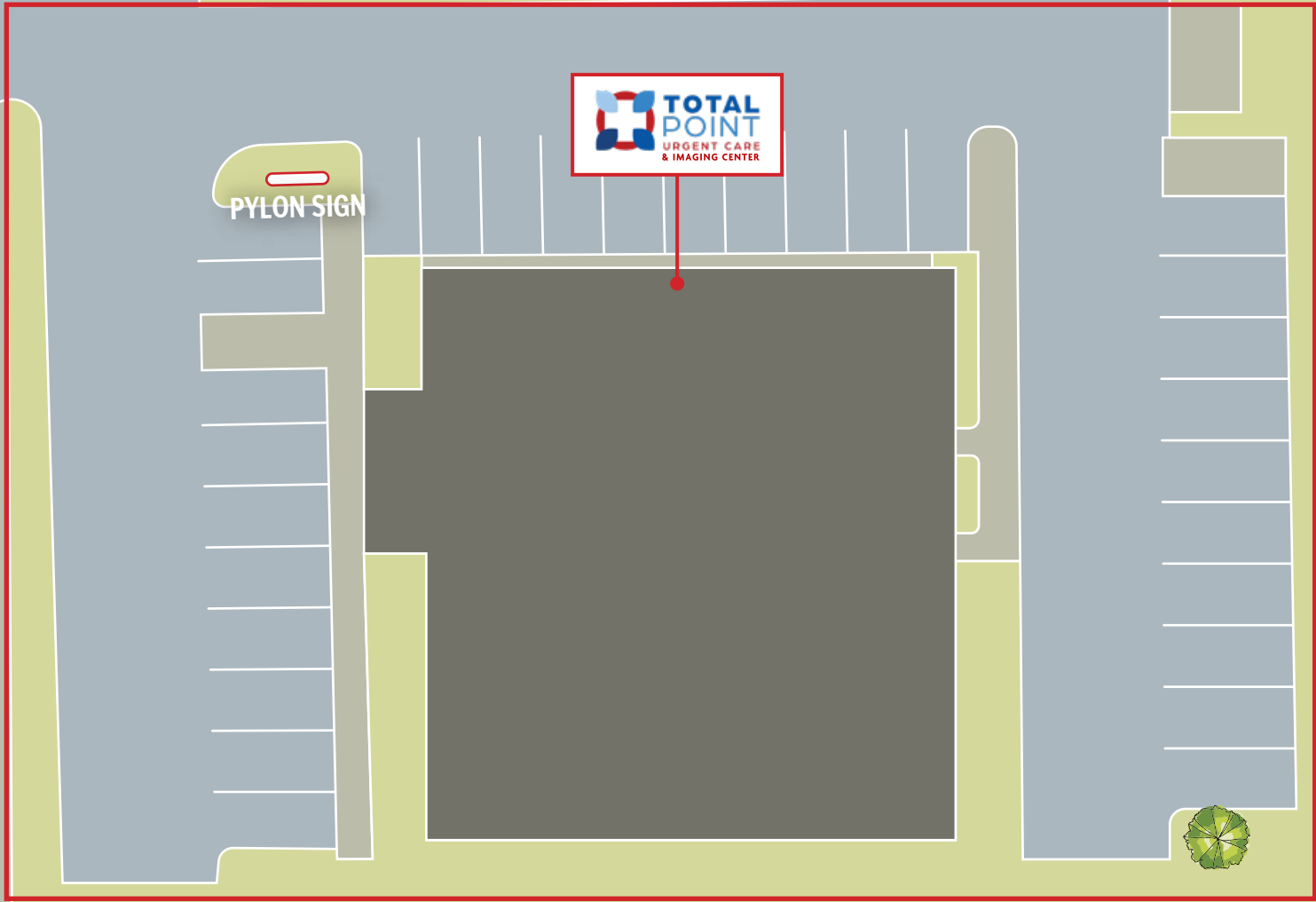
35,100
VEHICLES PER DAY

N. BEACH ST.

TOTAL POINT
URGENT CARE & IMAGING CENTER



N. BEACH ST.

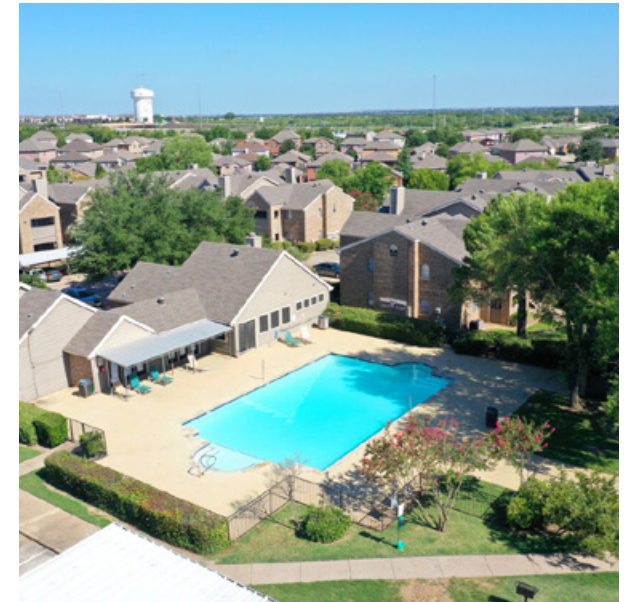


35,100 
VEHICLES PER DAY



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2022 Estimated Population	19,458	126,480	309,085
2027 Projected Population	19,872	128,110	313,520
Projected Annual Growth 2022 to 2027	0.42%	0.26%	0.29%
2022 Median Age	33.5	33.6	34.1
Households & Growth			
2022 Estimated Households	7,698	45,989	107,148
2027 Projected Households	7,895	46,813	109,014
Projected Annual Growth 2022 to 2027	0.51%	0.36%	0.35%
Race & Ethnicity			
2022 Estimated White	59.86%	62.32%	67.53%
2022 Estimated Black or African American	13.66%	11.54%	9.36%
2022 Estimated Asian or Pacific Islander	10.39%	10.64%	8.35%
2022 Estimated American Indian or Native Alaskan	1.16%	0.92%	0.94%
2022 Estimated Other Races	9.48%	10.56%	11.55%
2022 Estimated Hispanic	27.14%	28.08%	30.82%
Income			
2022 Estimated Average Household Income	\$94,809	\$97,863	\$103,421
2022 Estimated Median Household Income	\$76,414	\$79,089	\$81,043
Businesses & Employees			
2022 Estimated Total Businesses	353	2,883	8,017
2022 Estimated Total Employees	2,500	40,077	97,941





HALTOM CITY, TEXAS

Haltom City, Texas, in Tarrant county, is 3 miles SW of North Richland Hills, Texas and 5 miles NE of Fort Worth, Texas. The city benefits from easy access to the nearby cities and towns with which it shares the Fort Worth - Arlington metropolitan area. The City of Haltom City had a population of 46,692 as of July 1, 2022.

The City of Haltom City has always shared the good fortune of Fort Worth and Northeast Tarrant County in general, with expanded job markets and general economic activity. This past year, the Fort Worth Metropolitan Statistical Area (MSA), in which Haltom City is located, has seen significant expansive growth driven by commercial construction, retail sales, services and transportation. Overall, the North Texas region has fared better than the nation as a whole. The City is strategically located less than 12 miles southwest of the Dallas / Fort Worth International Airport (DFW Airport) and less than 8 miles southeast of Fort Worth's Alliance Airport (the world's first industrial airport). Each airport is a major economic development catalyst for all cities in the surrounding area, which includes Haltom City.



Haltom City has eight parks. The amenities offered at these parks include playground equipment, picnic spots, sports fields, walking trails, and much more. The Recreation Center has facilities for basketball, billiards, and football. In addition, there are gyms and a well equipped fitness room that has treadmills, bikes, ellipticals, Tuff Stuff weight machines, and Precor cardio equipment. The Recreation Center also offers a variety of classes and organizes many special events throughout the year. Haltom City and nearby Attractions are Sid Richardson Collection of Western Art, Texas Cowboy Hall of Fame, Fort Worth Museum of Science and History, Fort Worth Zoo, Gateway Park and Diamond Oaks Country Club.

Texas Christian University, Tarrant County College, and Texas Wesleyan University offer courses for higher studies.



FORT WORTH, TEXAS

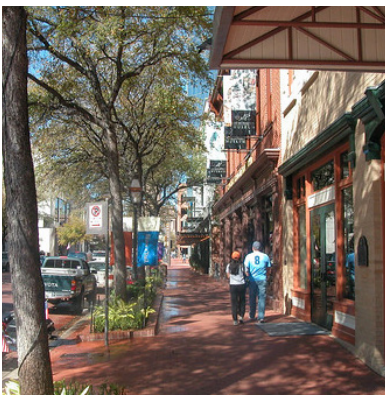
Fort Worth is the 16th-largest city in the United States and the fifth-largest city in the state of Texas. Fort Worth, incorporated in 1873, is a political subdivision and municipal corporation of the State of Texas, located in Tarrant, Denton, Parker, Wise and Johnson Counties. The City of Fort Worth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

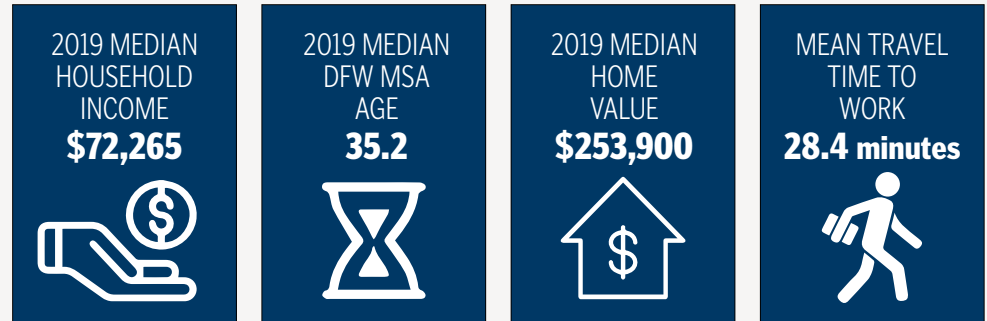


THE ECONOMY OF DALLAS-FORT WORTH MSA EMPLOYS 3.86M PEOPLE

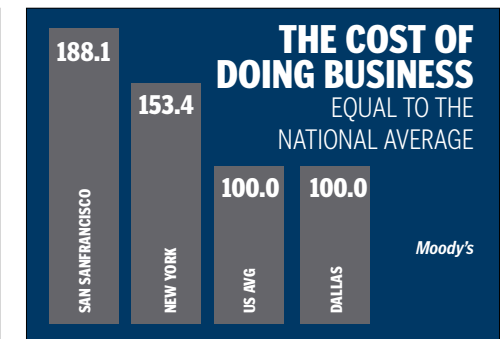
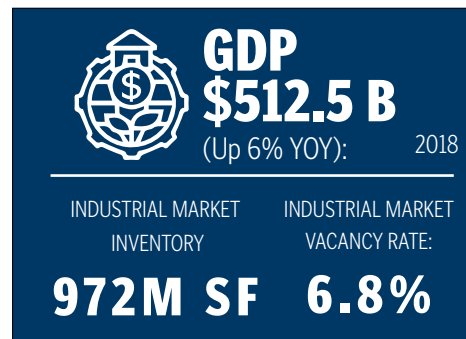
Company	Employees
Wal-Mart Stores, Inc.	34,698
American Airline	24,700
Bank of America	20,000
Texas Health Resources	19,230
Dallas ISD	18,314
Baylor Health Care System	17,097
Lockheed Martin	14,126
JPMorgan Chase	13,500
City of Dallas	12,836
Texas Instruments	9,100

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

NATIONAL
NET LEASE
GROUP

THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

255+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

2.3K+

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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