



REPRESENTATIVE PHOTO

NET LEASE INVESTMENT OFFERING



Total Point Emergency Center

3220 Denton Highway
Haltom City, TX 76117 (Dallas-Fort Worth MSA)



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Executive Summary

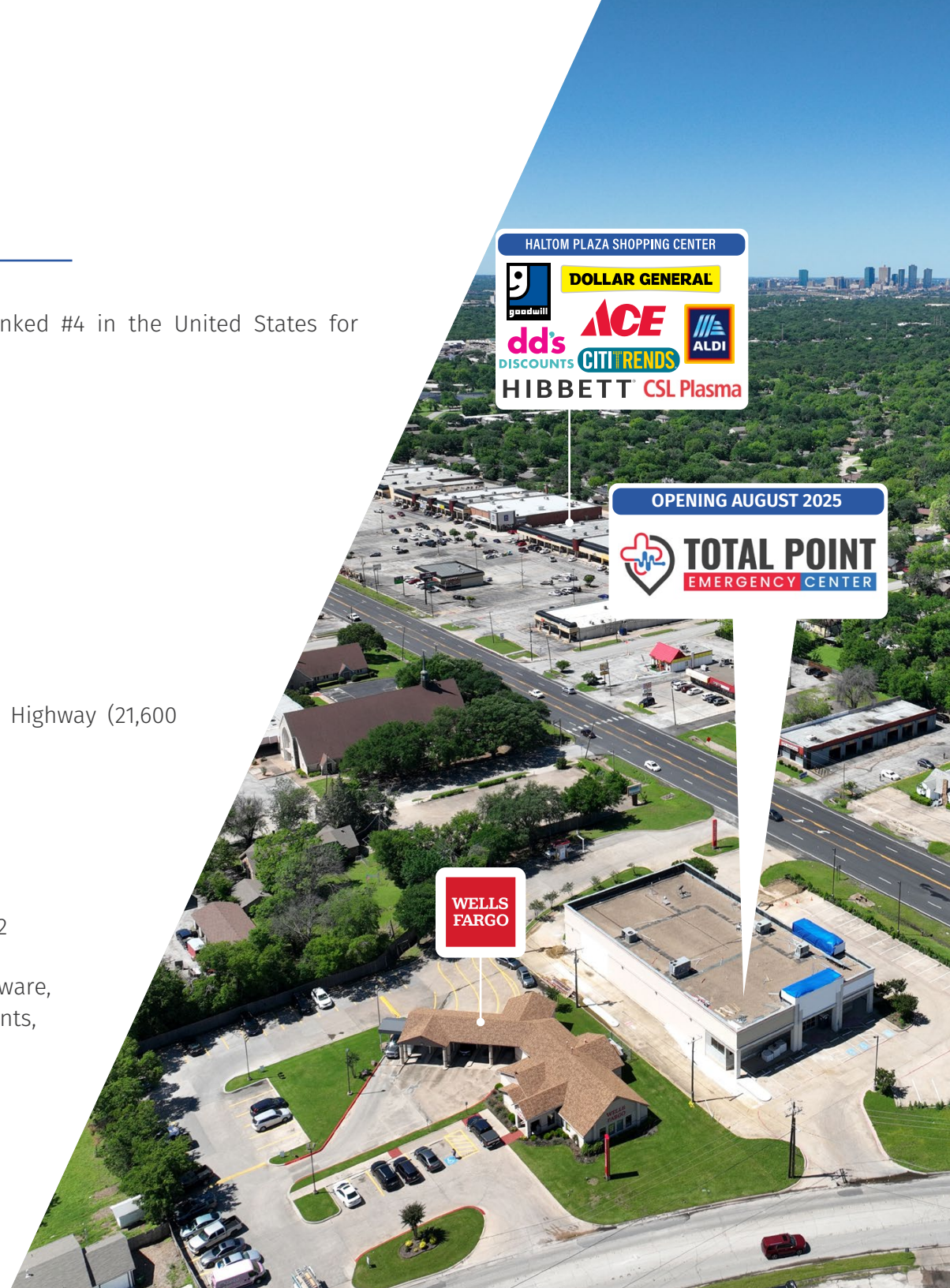
The Boulder Group is pleased to exclusively market for sale a single tenant net leased Total Point Emergency Center property positioned within the Dallas-Fort Worth MSA in Haltom City, Texas. Total Point recently signed a 20-year lease for this location that will commence in August 2025 following the completion of extensive property renovations. The subject lease is absolute triple net and features no landlord responsibilities. There are 2% annual rental escalations throughout the primary term and four 5-year renewal options. The lease is also backed by a parent company guarantee and a personal guarantee.

The 11,205 square-foot building benefits from its position at a signalized intersection along Denton Highway which experiences over 21,600 vehicles per day. The property is located in a retail corridor with neighboring tenants ALDI, Ace Hardware, Walgreens, Wells Fargo, Hibbett Sports, dd's Discounts, McDonald's, and several others. The property is just minutes from Interstate 820 (161,000 VPD), which encircles Fort Worth. The property is also less than 15 minutes from downtown. Over 259,000 people reside within a five-mile radius, earning an average household income of \$87,752.

Founded in 2020, Total Point Emergency Center is a leading provider of high-quality emergency medical care, committed to delivering fast, compassionate, and expert services to communities across Texas. With 14 state-of-the-art facilities strategically located throughout the state, we ensure that residents have access to exceptional emergency care when they need it most. Open 24/7, our centers offer a full spectrum of emergency services—from minor injuries to life-threatening conditions—staffed by board-certified physicians, experienced nurses, and skilled medical personnel. Each location is equipped with advanced diagnostic tools, including CT scans, X-rays, ultrasounds, and on-site lab services, ensuring swift and accurate diagnoses and treatment.

Investment Highlights

- » Positioned within the Dallas-Fort Worth MSA – Ranked #4 in the United States for population size
- » Income tax free state
- » New 20-year lease term
- » Absolute NNN – No landlord responsibilities
- » 2% annual rental escalations
- » The closest hospital is located 4 miles northeast
- » Located on a signalized intersection along Denton Highway (21,600 VPD)
- » Proximity to Interstate 820 (161,000 VPD)
- » 259,000+ people live within a five-mile radius
- » Average household income within five miles is \$87,752
- » Neighboring tenants include ALDI, Ace Hardware, Walgreens, Wells Fargo, Hibbett Sports, dd's Discounts, McDonald's, & several others



Property Overview



PRICE
\$11,250,000



CAP RATE
7.40%



NOI
\$832,500

LEASE COMMENCEMENT DATE:

8/1/2025 (approximate)

LEASE EXPIRATION DATE:

4/30/2044

RENEWAL OPTIONS:

Four 5-year

RENTAL ESCALATION:

2% annual

LEASE TYPE:

Absolute NNN

TENANT:

Your Choice Healthcare, LLC

GUARANTOR:

Rocinate Equity Inc., dba Elysian Capital

YEAR BUILT / RENOVATED:

1996 / 2025

BUILDING SIZE:

11,205 SF

LAND SIZE:

1.25 AC



OPENING AUGUST 2025



TOTAL POINT
EMERGENCY CENTER

Photographs



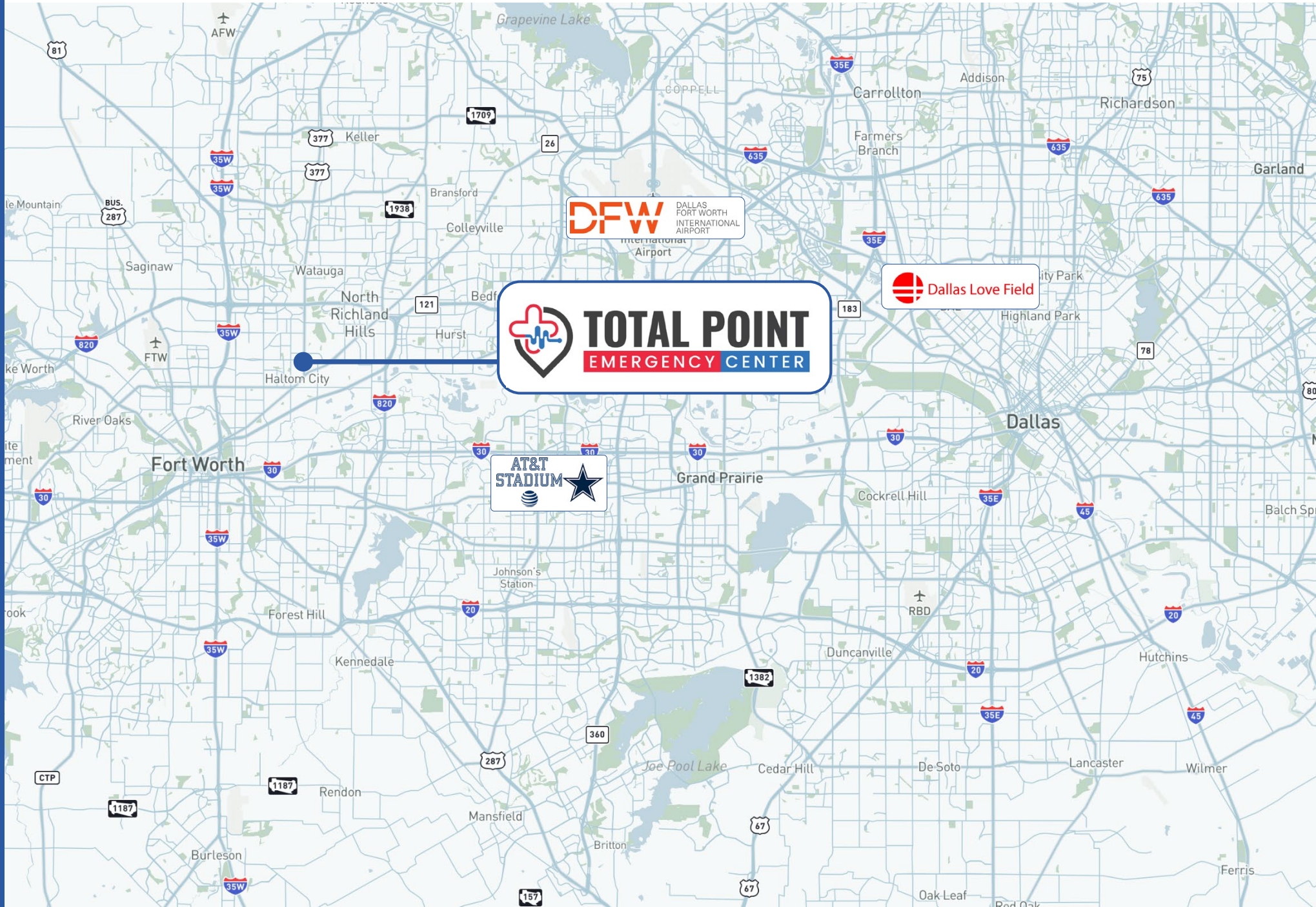
Aerial



Site Plan



Map



Location Overview




HALTOM CITY, TEXAS

Haltom City, Texas, is a vibrant suburban community located in Tarrant County, just northeast of Fort Worth. Established in 1932 and incorporated in 1949, it spans approximately 12.4 square miles and is home to over 46,000 residents, based on recent estimates. Known for its strategic location within the Dallas-Fort Worth metroplex, Haltom City offers easy access to major highways like I-820 and SH-121, making it a convenient hub for commuters. The city boasts a rich history tied to the region’s ranching and oil industries, with landmarks like the Haltom Theater and Birdville ISD’s historical ties reflecting its cultural roots. Its diverse economy includes retail, manufacturing, and small businesses, supported by a strong sense of community and local pride.

The city is recognized for its family-friendly environment, featuring over 20 parks, including the popular Buffalo Ridge Park, which offers trails, playgrounds, and scenic views. Haltom City maintains a commitment to education through the Birdville Independent School District, serving students with modern facilities and robust programs. Community events, such as the annual Northeast Arts Festival and holiday parades, foster engagement and celebrate local talent. With ongoing development projects and a focus on revitalizing commercial areas, Haltom City continues to blend its historical charm with modern growth, making it an appealing destination for residents and visitors alike.



Demographics

				
	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
1-MILE	11,827	4,288	\$55,009	\$75,188
3-MILE	76,201	27,855	\$60,756	\$83,968
5-MILE	259,061	96,388	\$65,294	\$87,752



MSA Overview

DALLAS-FORT WORTH MSA

The Dallas-Fort Worth Metropolitan Statistical Area (MSA), often referred to as the DFW Metroplex, is one of the largest and fastest-growing metropolitan regions in the United States, encompassing 13 counties in North Texas. With a population exceeding 8.1 million as of recent estimates, it ranks as the fourth-largest MSA in the nation, driven by robust economic opportunities and a diverse cultural landscape. Anchored by the cities of Dallas and Fort Worth, the region blends urban sophistication with suburban appeal, connected by an extensive network of highways, including I-20, I-30, and I-35E, and served by Dallas/Fort Worth International Airport, a global aviation hub. The MSA's economy thrives on industries like technology, finance, healthcare, and logistics, with major corporations such as American Airlines, ExxonMobil, and Toyota headquartered here, fostering innovation and job growth.

The DFW Metroplex offers a rich quality of life, marked by world-class attractions, educational institutions, and recreational opportunities. Residents enjoy cultural gems like the Dallas Museum of Art, Fort Worth's Kimbell Art Museum, and the vibrant Deep Ellum music scene, alongside professional sports teams, including the Dallas Cowboys and Texas Rangers. The region hosts esteemed universities, such as Southern Methodist University and Texas Christian University, contributing to its educated workforce. With over 200 cities, from bustling Plano to historic Grapevine, and abundant green spaces like the Trinity River trails, the MSA caters to diverse lifestyles. Continuous infrastructure investments and a business-friendly environment ensure the Dallas-Fort Worth MSA remains a dynamic destination for families, professionals, and visitors alike.

Tenant Overview



TOTAL POINT EMERGENCY CENTER

Founded in 2020, Total Point Emergency Center is a leading provider of high-quality emergency medical care, committed to delivering fast, compassionate, and expert services to communities across Texas. With 14 state-of-the-art facilities strategically located throughout the state, we ensure that residents have access to exceptional emergency care when they need it most. Open 24/7, our centers offer a full spectrum of emergency services—from minor injuries to life-threatening conditions—staffed by board-certified physicians, experienced nurses, and skilled medical personnel. Each location is equipped with advanced diagnostic tools, including CT scans, X-rays, ultrasounds, and on-site lab services, ensuring swift and accurate diagnoses and treatment.

Website: www.totalpointer.com

Headquarters: Dallas, TX

Number of Locations: 14

Company Type: Private

ELYSIAN CAPITAL

Elysian Capital is an independent private equity firm founded in 2007, with offices in London, Manchester, Leeds, and Dublin. The firm specializes in acquiring majority stakes in lower mid-market companies across the UK and Ireland, typically targeting businesses valued between approximately \$25 million and \$125 million USD. Elysian Capital distinguishes itself through its entrepreneurial, operational, and investment expertise, with team members personally investing £67 million (around \$83 million USD) into its funds to align closely with management teams and investors. Sector-agnostic in its approach, the firm focuses on partnering with aspirational management teams to unlock growth potential through strategic and operational support. Its portfolio includes companies like Activate Group, Gravity Global, D3O, and Aspirations Care.



OPENING AUGUST 2025



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

