

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Freestanding Urgent Care | New 20-Year Lease | 2% Annual Increases | Strong Guaranty



1116 E N 10th Street | Abilene, TX

FORT WORTH-DALLAS MSA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



BRITT RAYMOND

Managing Director & Market Leader
SRS National Net Lease Group

britt.raymond@srsre.com

D: 929.229.2614 | M: 704.517.4712

340 Madison Avenue, Suite 3E

New York, NY 10173

NY License No. 10401234463

KYLE FANT

Managing Director & Market Leader
SRS National Net Lease Group

kyle.fant@srsre.com

D: 929.229.2613 | M: 973.632.1386

340 Madison Avenue, Suite 3E

New York, NY 10173

NY License No. 10401281546



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

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$2,960,000
Net Operating Income	\$214,583
Cap Rate	7.25%

Rent Increase May 2024

PROPERTY SPECIFICATIONS

Property Address	1116 E. N. 10th Street Abilene, Texas 79601
Rentable Area	2,551 SF
Land Area	0.68 AC
Year Built / Remodeled	1999 / 2023
Tenant	Your Choice Healthcare, LLC dba Total Point Urgent Care
Guaranty	Rocinate Equity, Inc.
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	20 Years
Increases	2% Annual Increases Including Options
Options	4 (5-Year)
Rent Commencement	April 2022
Lease Expiration	April 2042

LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Your Choice Healthcare, LLC	2,551	April 2022	April 2042	May 2024	-	\$17,882	\$214,583	4 (5-Year)
(dba Total Point Urgent Care)				May 2025	2%	\$18,240	\$218,875	

2% Annual Increases Thereafter

Note: If a buyer closes prior to the end of 2023, seller will provide them with a credit for the difference in rents for the months leading up to the May 1, 2024 rent increase.

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

- Brand-new 20-year lease with 4 (5-year) 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 | Interstate 20 | Shopping Center Outparcel | Excellent Visibility & Access

- Total Point Urgent Care is strategically located off the signalized, hard corner intersection of N Judge Ely Blvd and E N 10th St averaging 31,100 VPD
- Located off Interstate 20 (38,500 VPD), allowing users to benefit from direct on/off ramp access
- The site is an outparcel to a United Supermarkets anchored shopping center; the United Supermarket ranks in the top 76% of all US locations (Placer.ai)
- The subject property has significant street frontage along E N 10th St and multiple points of access, providing ease and convenience for customers

Local Demographics 5-Mile Trade Area

- More than 80,000 residents and 45,000 employees support the trade area
- \$67,921 average household income

Abilene Named Flagship Site For \$500B+ AI Infrastructure Project

- Abilene has been selected as the flagship location for OpenAI's \$500B+ "Stargate" AI infrastructure initiative
- The campus is projected to generate over \$1 billion in direct and indirect economic impact, catalyzing significant economic growth, population inflow, and infrastructure investment across the Abilene market



TOTAL POINT URGENT CARE

totalpointcare.com

Company Type: Private

Locations: 12+

Total Point's clinics throughout Texas and Arizona are here to provide the immediate medical care one needs at a fraction of the cost they encounter at the emergency room. Total Point Urgent Care provides a complete turnkey healthcare industry services.

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

Source: totalpointcare.com, prnewswire.com

PROPERTY OVERVIEW

LOCATION



Abilene, Texas
Taylor County
Fort Worth-Dallas MSA

ACCESS



E. N. 10th Street: 2 Access Points

TRAFFIC COUNTS



E. N. 10th Street: 10,700 VPD
N. Judge Ely Boulevard: 20,400 VPD
Interstate 20: 38,500 VPD

IMPROVEMENTS



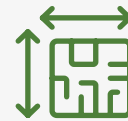
There is approximately 2,551 SF of existing building area

PARKING



There are approximately 40 parking spaces on the owned parcel.
The parking ratio is approximately 15.68 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 63775000311
Acres: 0.68
Square Feet: 29,708

CONSTRUCTION



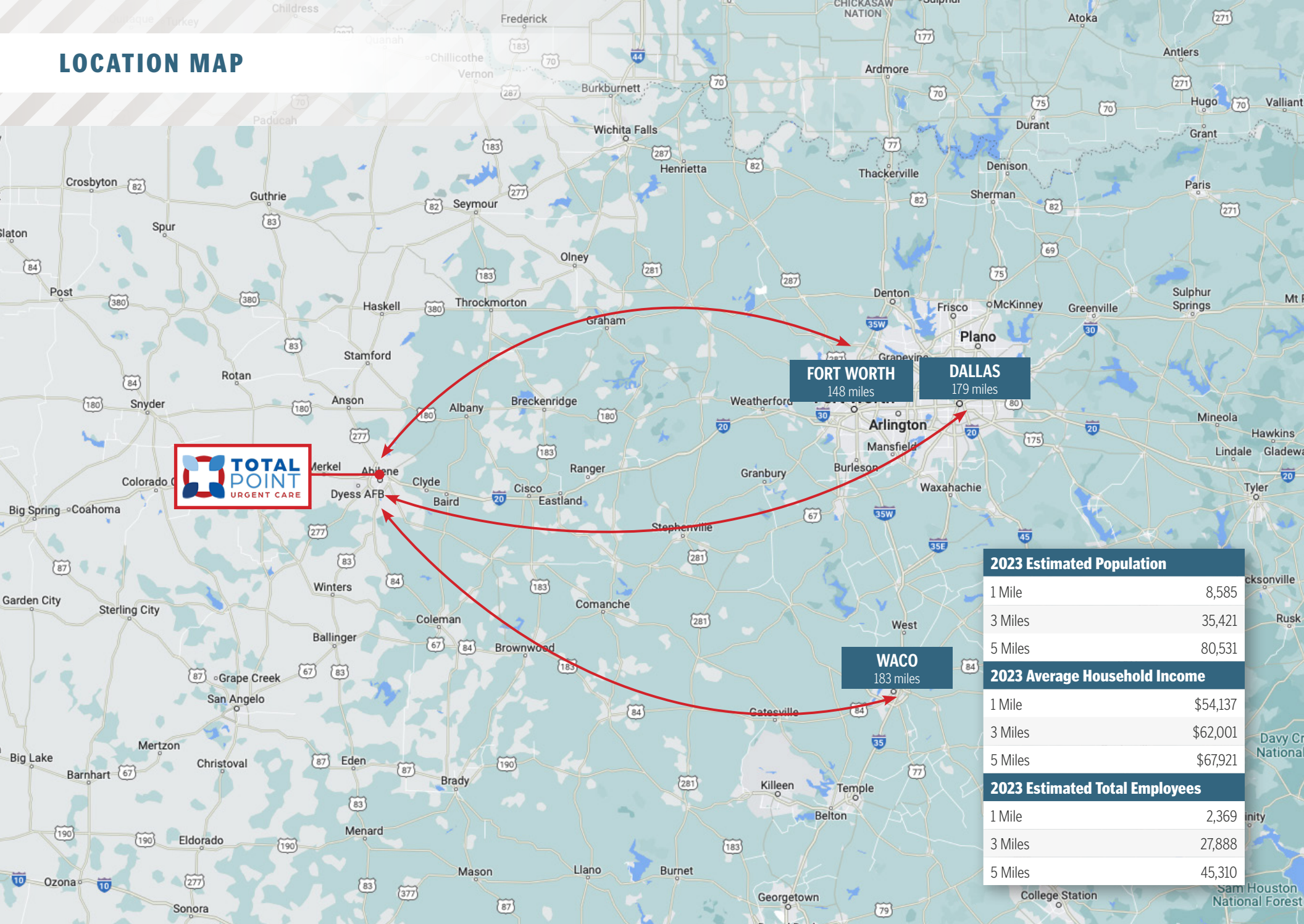
Year Built: 1999
Year Renovated: 2023

ZONING



GR - General Retail

LOCATION MAP



2023 Estimated Population	
1 Mile	8,585
3 Miles	35,421
5 Miles	80,531
2023 Average Household Income	
1 Mile	\$54,137
3 Miles	\$62,001
5 Miles	\$67,921
2023 Estimated Total Employees	
1 Mile	2,369
3 Miles	27,888
5 Miles	45,310













AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	8,585	35,421	80,531
2028 Projected Population	8,647	35,995	81,220
Projected Annual Growth 2023 to 2028	0.14%	0.32%	0.17%
2023 Median Age	26.4	32.3	34.7
Households & Growth			
2023 Estimated Households	3,195	13,650	30,424
2028 Projected Households	3,243	14,032	30,948
Projected Annual Growth 2023 to 2028	0.30%	0.55%	0.34%
Race & Ethnicity			
2023 Estimated White	74.24%	75.25%	76.32%
2023 Estimated Black or African American	13.43%	11.29%	10.63%
2023 Estimated Asian or Pacific Islander	2.68%	1.52%	1.55%
2023 Estimated American Indian or Native Alaskan	0.80%	1.15%	1.05%
2023 Estimated Other Races	5.16%	10.73%	9.70%
2023 Estimated Hispanic	17.48%	32.24%	30.83%
Income			
2023 Estimated Average Household Income	\$54,137	\$62,001	\$67,921
2023 Estimated Median Household Income	\$39,464	\$44,398	\$50,668
Businesses & Employees			
2023 Estimated Total Businesses	169	1,778	3,568
2023 Estimated Total Employees	2,369	27,888	45,310



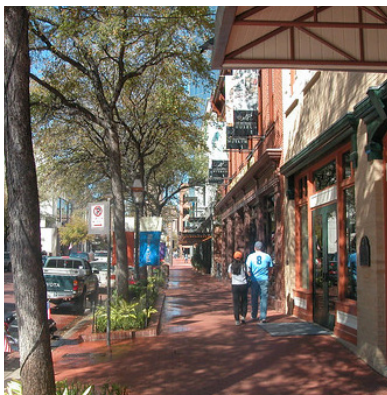


ABILENE, TEXAS

The City of Abilene, Texas, is located approximately 180 miles due west of the Dallas/Fort Worth Metroplex. Situated adjacent to Interstate 20, Abilene is the center of a 22-county area commonly referred to as the Texas Midwest or the Big Country. The City of Abilene had a population of 127,129 as of July 1, 2023. Abilene is the economic, educational, medical, and cultural center of the west central Texas area.

Described as “the Future Great City of West Texas,” Abilene was established in March 1881 upon the completion of the Texas & Pacific Railroad. Abilene’s civic progressiveness and its logistic function as a regional center for distribution, commerce, industry, transportation, and education provide an assortment of lodging, dining, cultural, and shopping opportunities typically found only in much larger cities.

Manufacturing plants in Abilene and its immediate vicinity produce such products as industrial boilers/ steel fabrication, cookies, soft drinks, soft drink containers, rubber for retread tires, plastics packaging, wind towers, boats, oil/gas drilling, sprockets and gears, refined oil products, carbon fibers, pressure vessels, gear boxes, iron powder cores, and industrial fans. Abilene is the home of three co-educational, liberal arts universities, two nursing schools, one two-year college, one technical college, and one pharmacy school. In addition, Abilene State Supported Living Center, which provides campus-based direct services and support to people with intellectual and developmental disabilities, owned and operated by the State of Texas Department of Aging and Disability Services, is located on a 640-acre tract within the City. Abilene is home to Dyess Air Force Base, which is a significant economic influence on the area, as one of the city’s largest employers. Dyess is the home for the 7th Bomb Wing of the Global Strike Command, which flies the B1-B bomber. The cultural aspects of Abilene are centered on a mix of the local college and university campuses, the agriculture community of the surrounding area and the numerous evangelical churches present. Abilene is home to the restored Paramount Theatre, the Abilene Philharmonic, Grace Museum, Center for Contemporary Arts, Abilene Zoo, 12th Armored Division Museum as well as several public parks and libraries.



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 1,310,845 as of July 1, 2023.



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

2019 MEDIAN
HOUSEHOLD
INCOME
\$72,265



2019 MEDIAN
DFW MSA
AGE
35.2



2019 MEDIAN
HOME
VALUE
\$253,900



MEAN TRAVEL
TIME TO
WORK
28.4 minutes



Three **Research 1** Universities



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

4TH

**BUSIEST AIRPORT
IN THE WORLD**
DFW INT'L

1ST

**LARGEST
METRO**
IN THE U.S.

4TH

**BUSIEST AIRPORT
IN THE WORLD**
DFW INT'L

3RD

**METRO-TO-METRO
MIGRATION**
IN THE U.S.



GDP
\$512.5 B
(Up 6% YOY): 2018

INDUSTRIAL MARKET
INVENTORY

972M SF

INDUSTRIAL MARKET
VACANCY RATE:

6.8%

188.1

SAN FRANCISCO

153.4

NEW YORK

100.0

US AVG

100.0

DALLAS

**THE COST OF
DOING BUSINESS**
EQUAL TO THE
NATIONAL AVERAGE

Moody's



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

This document has been prepared by SRS Real Estate Partners' National Net Lease Group (SRS) and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, SRS and those represented by SRS make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither SRS or those represented by SRS represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document.

Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.

SRSRE.COM/NNLG