



Hulin Health Urgent Care
Minden, Louisiana
New Construction
Opened August 2019
Additional Locations Coming Soon!



Minden, Louisiana location Coming August/September
2019

Additional Locations Coming Soon:

Bastrop, Louisiana
Spring Hill, Louisiana
Winnsboro, Louisiana
Slidell, Louisiana

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Marketed Exclusively by National UC Realty

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Minden, LA Investment Summary

Price:	\$1,579,620
CAP:	7.65%
Address:	1032 Homer Road
Parish:	Webster
Building Size:	+/- 3,750 SF
NOI:	\$120,841 (\$32.22/SF)
Guaranty:	Hulin Holdco LLC.

Existing Hulin Health Locations

- | | | |
|----|-----------------------|----------------|
| 1. | Southside Urgent Care | Lafayette, LA |
| 2. | Iberia Urgent Care | New Iberia, LA |
| 3. | Vermilion Urgent Care | Abbeville, LA |
| 4. | Iberia Urgent Care II | New Iberia, LA |
| 5. | SouthStar Urgent Care | Opelousas, LA |
| 6. | SouthStar Urgent Care | Marksville, LA |

Lease Summary

Tenant:	Hulin Health Urgent Care
Premises:	Freestanding Single Tenant 3,750 SF
Lease Commencement:	August 2019
Lease Expiration:	July 2031
Lease Term:	12 Years
Renewal Options:	Four (4) – Five (5) Year Options
Base Rental Rate:	\$32.22 PSF
Rent Increases:	1.00% Yr. 2-5/ 1.5% Yr. 6-10
Lease Type:	NNN (tenant self manages)
Use:	Medical Clinic/Urgent Care
Property Taxes:	Paid by Tenant
Insurance:	Paid by Tenant
Roof & Structure:	Paid by Tenant
Repairs & Maintenance:	Paid by Tenant
HVAC:	Paid by Tenant
Utilities:	Paid by Tenant



Investment Overview

National UC Realty & Zelnik Realty Ltd. is pleased to present the exclusive listing for a new Urgent Care building operated by Hulin Health located in Minden, Louisiana. The subject property is .75 acres, consists of 3,750 square feet of newly constructed building. The property is subject to a corporately-backed 12 year triple-net (NNN) lease with 1% rental increase for years 2-5 and 1.5% increase for years 6-12. Tenant has 4 (5) yr. options to extend. All option periods will increase by 1.5% annually. Tenant will be responsible for all capital improvements. Capital improvements will be pro-rated over their useful life and paid by Tenant over the remaining lease term.

Tenant Summary

Hulin Health was founded in 2011 by a group of Emergency Room professionals with over 40 years of combined experience. Their purpose is to offer high quality non-critical, but urgent medical care to patients as an alternative to long waits in the emergency room at a fraction of the cost. Urgent Care is also a convenient option for patients when they cannot reach their primary physician after office hours or on weekends. All Hulin Health Centers are open 7 days per week 8 to 8 M-F and 9 to 5 Sat and Sunday.

At the end of 2017 Hulin Health and Shore Capital Partners entered into a partnership to expand the Hulin Health brand throughout the state of Louisiana. Shore Capital Partners is a private equity firm who partners with health care entrepreneurs to provide capital to accelerate their expansion. Shore's most recent success was their partnership with Fast Pace Urgent Care in TN where they provided capital to grow Fast Pace from 7 units to 36 units in 3.5 years.

ANNUALIZED OPERATING DATA

INITIAL ANNUAL BASE RENT	\$120,841
RENT ESCALATIONS	1% yrs. 2-5 / 1.5% yrs. 6-10

Year	Per Sq Ft Annual Rent	Annual Base Rent
1	\$32.22	\$120,841
2	\$32.55	\$122,049
3	\$32.87	\$123,270
4	\$33.20	\$124,503
5	\$33.53	\$125,748
6	\$33.87	\$127,005
7	\$34.38	\$128,910
8	\$34.89	\$130,844
9	\$35.42	\$132,806
10	\$35.95	\$134,799
11	\$36.49	\$136,821
12	\$37.03	\$138,873

OPTIONS	(4) Five year options
OPTION RENT ESCALATIONS	1.5% Annually all years



Key Urgent Care Factors

- Urgent Care is a \$16 Billion dollar industry with 3.5% annual growth. *
- Expansion plans target rural towns with limited affordable medical options.
- Clinics are located along regional arterials with national big box retailers and national brand retail mix
- Target sites typically have a Walmart and Hospital in the area
- Locations with a large percentage of children under 15 are preferred
- There are no competitors in the 7.5 mile projected trade area
- Free standing buildings typically generate 6-8 more patients per day

Minden, Louisiana Demographic Facts

- Located in northwest Louisiana Parish of Webster.
- 2019 estimated population 12,614
- Minden is the Parish seat.
- Median age in Minden is 4% higher than Louisiana.
- Total crime is 55% lower than Louisiana
- Majority of employment is in construction, manufacturing and retail services.

Offering Summary

	Location	NOI	Price	CAP Rate
1.	Eunice, LA (SOLD)	\$97,500	\$1,218,750	8.00%
2.	Marksville, LA (SOLD)	\$106,386	\$1,329,825	8.00%
3.	Villa Platte, LA	\$103,988	\$1,299,050	8.00%
4.	Bastrop, LA	\$108,613	\$1,357,663	8.00%
5.	Minden, LA	\$120,841	\$1,579,620	7.65%
TOTAL SUMMARY		\$537,328	\$6,784,9087	7.93%

*Source: Urgent Care Centers Market Research Report

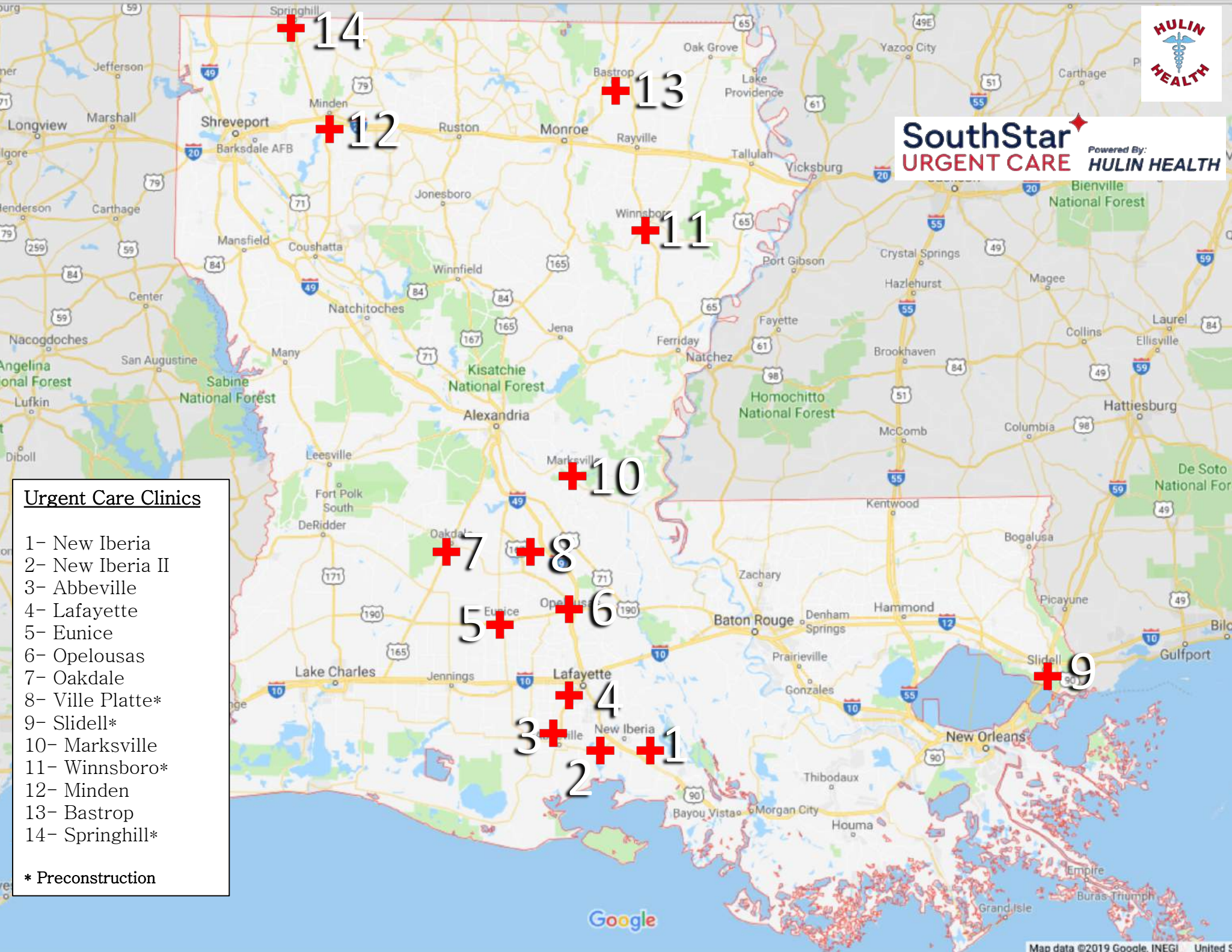


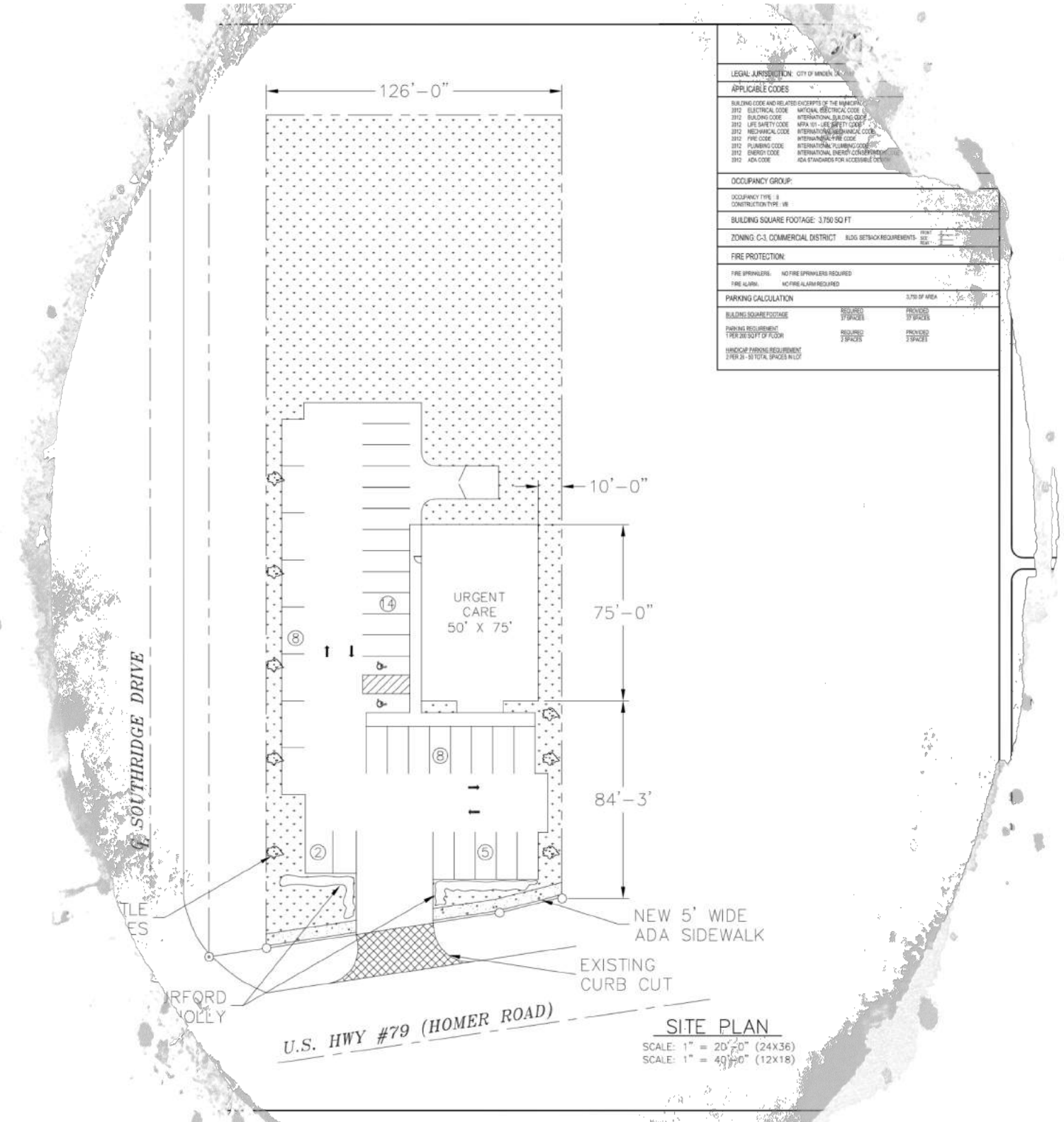
SouthStar 
URGENT CARE Powered By: **HULIN HEALTH**

Urgent Care Clinics

- 1- New Iberia
- 2- New Iberia II
- 3- Abbeville
- 4- Lafayette
- 5- Eunice
- 6- Opelousas
- 7- Oakdale
- 8- Ville Platte*
- 9- Slidell*
- 10- Marksville
- 11- Winnsboro*
- 12- Minden
- 13- Bastrop
- 14- Springhill*

* Preconstruction





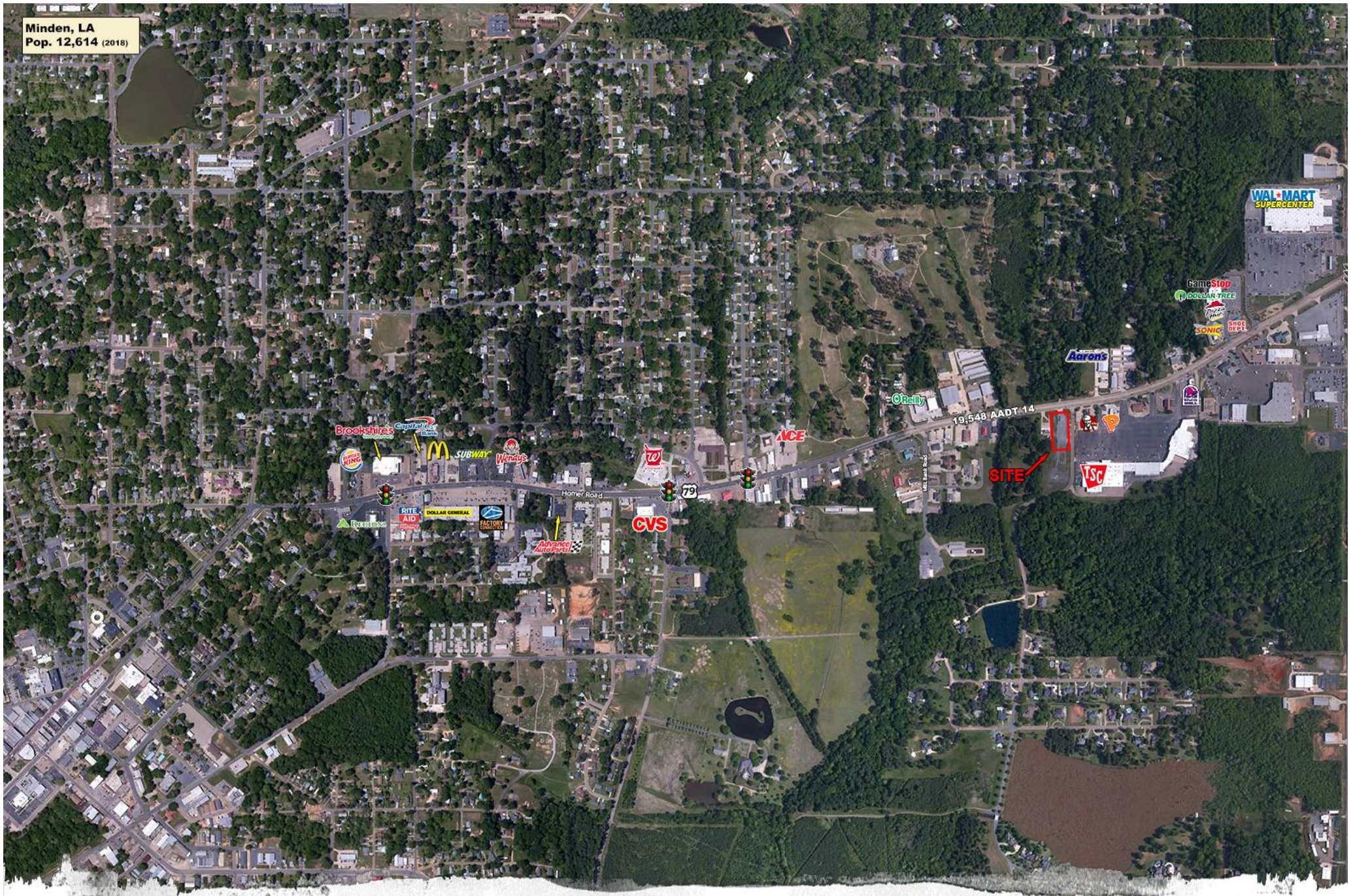
LEGAL JURISDICTION: CITY OF MANDAN, ND		
APPLICABLE CODES		
BUILDING CODE AND RELATED EXEMPTS BY THE MUNICIPAL CODE		
3112 ELECTRICAL CODE	INTERNATIONAL ELECTRICAL CODE	
3112 BUILDING CODE	INTERNATIONAL BUILDING CODE	
3112 LIFE SAFETY CODE	NFPA 101 - LIFE SAFETY CODE	
3112 MECHANICAL CODE	INTERNATIONAL MECHANICAL CODE	
3112 FIRE CODE	INTERNATIONAL FIRE CODE	
3112 PLUMBING CODE	INTERNATIONAL PLUMBING CODE	
3112 ENERGY CODE	INTERNATIONAL ENERGY CONSERVATION CODE	
3112 ADA CODE	ADA STANDARDS FOR ACCESSIBLE DESIGN	
OCCUPANCY GROUP:		
OCCUPANCY TYPE: S		
CONSTRUCTION TYPE: III		
BUILDING SQUARE FOOTAGE: 3,750 SQ FT		
ZONING: C-1, COMMERCIAL DISTRICT	BLDG SETBACK REQUIREMENTS: FRONT 10' SIDE 5' REAR 5'	
FIRE PROTECTION:		
FIRE SPROWLERS:	NO FIRE SPROWLERS REQUIRED	
FIRE ALARM:	NO FIRE ALARM REQUIRED	
PARKING CALCULATION		
	3,750 SF AREA	
BUILDING SQUARE FOOTAGE	REQUIRED 17 SPACES	PROVIDED 17 SPACES
PARKING REQUIREMENT PER 200 SF OF FLOOR	REQUIRED 17 SPACES	PROVIDED 17 SPACES
HANDICAP PARKING REQUIREMENT PER 30 - 50 TOTAL SPACES IN LOT		

U.S. HWY #79 (HOMER ROAD)

SITE PLAN

SCALE: 1" = 20'-0" (24X36)
SCALE: 1" = 40'-0" (12X18)

Minden, LA
Pop. 12,614 (2018)



Brookshire's



Capital City



McDonald's

Subway

Wendy's

Rite Aid

Dollar General

ACE Hardware

CVS

Home Depot

AutoZone

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

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CVS

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SITE



TSC

Aaron's

O'Reilly

GameStop

Dollar Tree

Sonic Drive-Ins

Wal-Mart Supercenter

19,548 AADT 14

