



Representative Image

INVESTMENT OPPORTUNITY

# QuickVisit Urgent Care

2489 Hwy 92, Washington, IA 52353



**HELIOS**  
INVESTMENT SERVICES



EXCLUSIVELY LISTED BY:



**KAVEH EBRAHIMI**  
805-889-7837  
Kaveh@helioscre.com  
Lic #01896322

In association with Bang Realty, Inc -  
Brian Brockman

Helios Investment Services, Inc.  
1875 Century Park East, Ste 940  
Los Angeles, CA 90067

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# Investment Summary

Helios Investment Services is Pleased to Present Exclusively For Sale the 3,000 SF QuickVisit Urgent Care Located at 2489 Highway 92, Washington, Iowa. This Deal Includes a Long Term 11 Year Triple Net (NNN) Lease With Minimal Landlord Responsibilities and a Corporate Guarantee From QuickVisit Management, Providing For a Secure Investment.



## OFFERING SUMMARY

### PRICE

\$1,423,285

### PRICE PER SF

\$474.43

### CAP RATE

7.00%

### GUARANTOR

QuickVisit  
Management, LLC

### NOI

\$99,630



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## PROPERTY SUMMARY

### ADDRESS

2489 Hwy 92, Washington, IA 52353

### COUNTY

Washington

### BUILDING AREA

3,000 SF

### LAND AREA

0.82 AC

### YEAR BUILT

2023



## INVESTMENT HIGHLIGHTS

- > Long Term 11 Year Triple Net (NNN) Lease With Minimal Landlord Responsibilities
- > Corporate Guarantee From QuickVisit Management, LLC
- > 1.25% Annual Rental Increases With Three 5-Year Option Periods
- > Brand New Construction
- > Long Term 20-Year Roof Warranty
- > Average Household Income of \$69,011 Within a 5-Mile Radius
- > Washington County is in the Iowa City MSA
- > Iowa City is Home to The University of Iowa With Over 31,300 Students
- > QuickVisit Urgent Care Provides Accessible, Affordable Healthcare for All Ages. They Offer a Broad Range of Services Such as Onsite X-Ray, Health Management, Cold and Flu Treatment, Sutures, and Much More
- > Rapidly Expanding With Multiple Clinics That Are Located Throughout Texas and Iowa
- > Medical Essential Business; Open & Operating Throughout Pandemic
- > Neighboring Tenants Include: Walmart Supercenter, Dollar Tree, Hills Bank, Pizza Ranch, Ace-N-More, Casey's, Washington Auto Center, Washington Discount Tires, Vogel Construction, US Consolidated Farm Services Agency, Paz Automotive, Lebowski's Rock n Bowl, UScellular, and Many More





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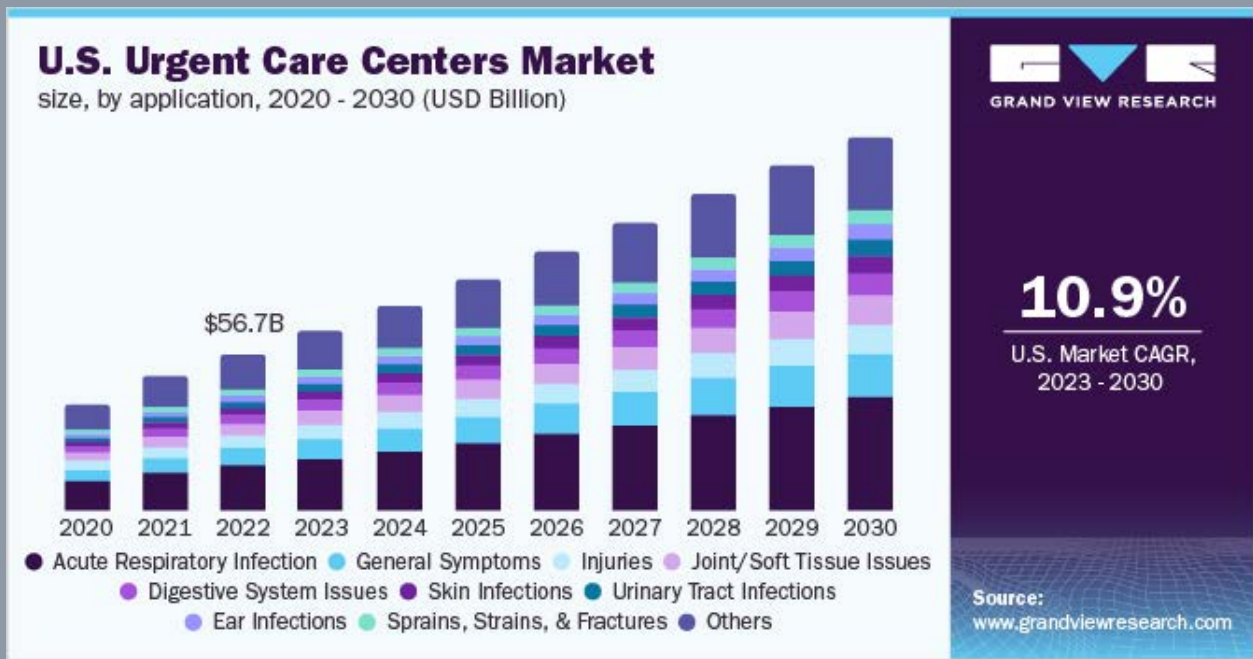
# Urgent Care Market Updates

The U.S. urgent care centers market size was valued at USD 56.7 billion in 2022 and is expected to expand at a compound annual growth rate (CAGR) of 10.99% from 2023 to 2030. The growth can be attributed to the delivery of rapid services and short wait times compared to primary care physicians (PCPs), according to Grand View Research / Market Analysis Report.\*

[READ THE ARTICLE](#) 



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# Lease Summary

## TENANT

QuickVisit Management IA, LLC

## PREMISES

A Building Consisting of 3,000 SF

## LEASE COMMENCEMENT

April 13, 2023

## LEASE EXPIRATION

April 13, 2035

## LEASE TERM

11 Years Remaining

## RENEWAL OPTIONS

3 x 5 Year

## RENT INCREASES

1.25% Annually

## LEASE TYPE

Triple Net (NNN)

## USE

Medical

## SQUARE FOOTAGE

3,000 SF

## ANNUAL BASE RENT

\$99,630

## RENT PER SF

\$33.21

## RESPONSIBILITIES

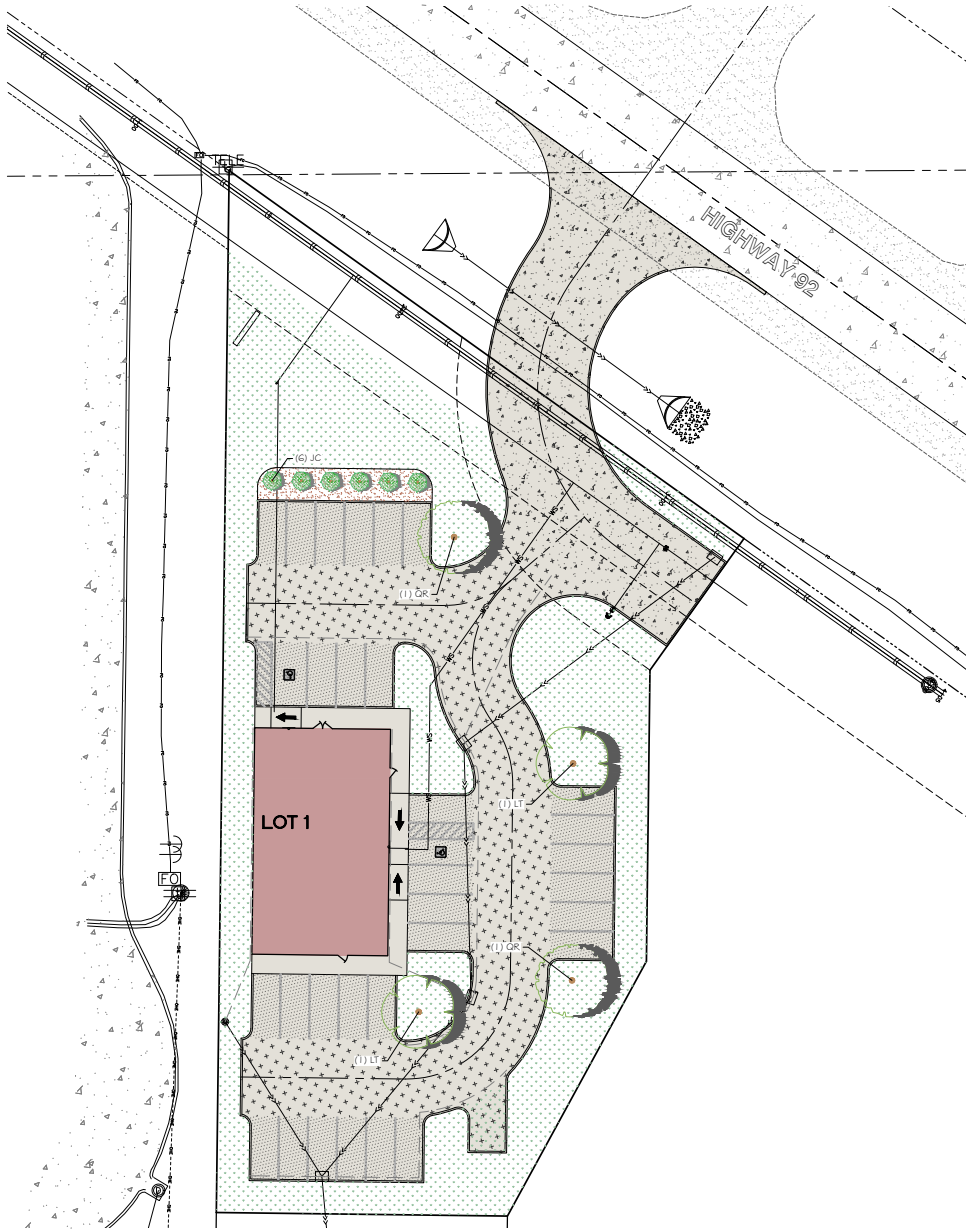
Responsibility	Tenant	Landlord
Property Taxes	X	
Insurance	X	
Common Area	X	
Roof & Structure		X
Parking		X
Repairs & Maintenance	X	
HVAC	X	
Utilities	X	



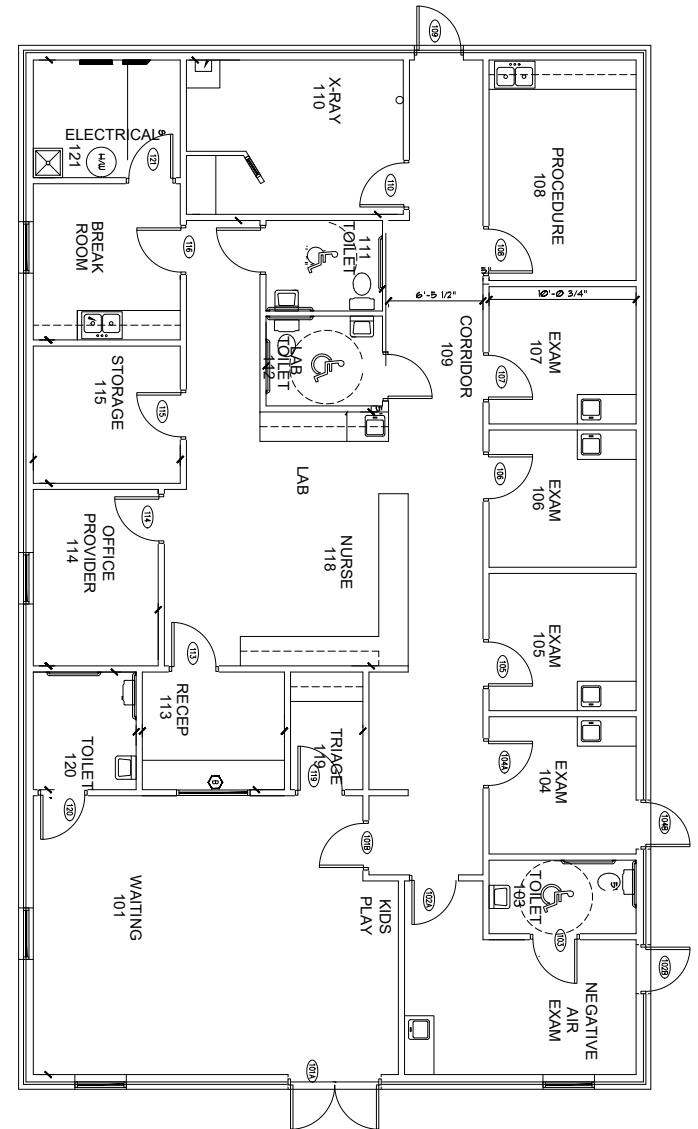




## SITE PLAN



## FLOOR PLAN





# Location

Washington, Iowa is a vibrant community that proudly boasts outstanding recreational opportunities, interesting historical sites, festive community events, excellent educational offerings and modern healthcare options. The quality of life here is evident to visitors as well as the media, who have ranked it one of the healthiest communities in the nation.

Founded in 1839, Washington features a central location in southeast Iowa 30 minutes south of Iowa City/Coralville. Washington serves as the county seat of Washington County and is in one of the top agricultural areas in the nation. With a population of approximately 7,300, the city is home to over 100 social and service clubs and organizations as well as a wide range of thriving businesses, from retail to manufacturing.

Established more than 175 years ago, Washington offers a rich and storied history, as seen throughout the town's many well-preserved historic sites. Several vintage homes and buildings in Washington are listed on the National Register of Historical Places. These include the 1840 DAR log house in Sunset Park, the Blair House, Conger House museum, and F-troop Military Museum.



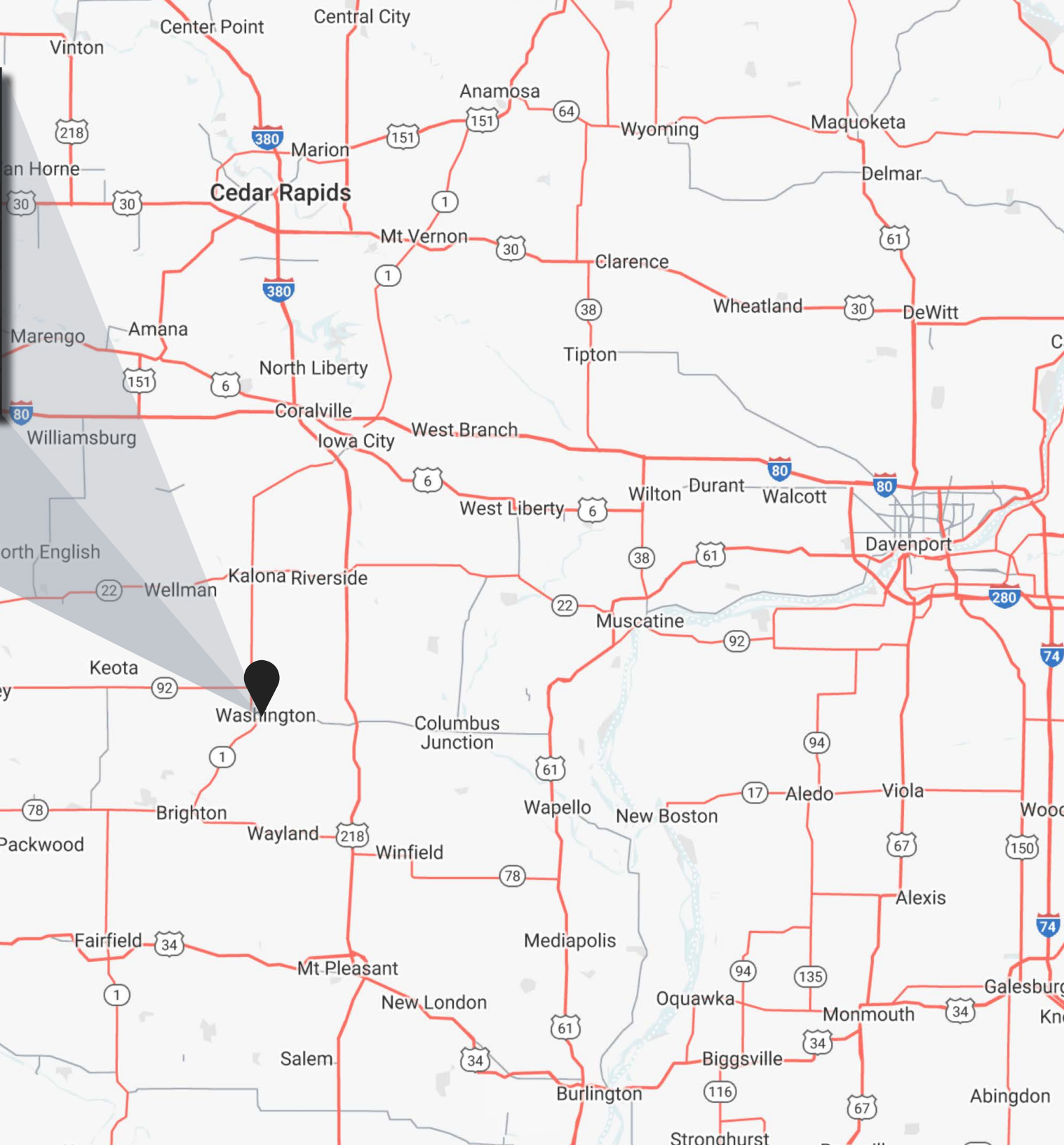
## LOCATION HIGHLIGHTS

- > Washington is Approximately 33 Miles South of Iowa City
- > Iowa City is Home to The University of Iowa With Over 31,300 Students
- > Washington, Iowa's State Theater Has Been Named the Guinness-Verified World's Oldest Continuously Operating Movie Theater





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Evans' Welding LLC

Casey's

Copper AUTO GROUP

Washington Veterinary Clinic

Pizza Ranch

qc supply

92

S15TH AVE  
8,289 VPD

AIRPORT RD  
6,077 VPD

E WASHINGTON ST

Lebowski's Rock n Bowl

ACE Hardware

DOLLAR TREE

HILLS BANK

Washington Discount Tires

Washington Auto Center

Walmart  
Save money. Live better.

250TH ST  
3,153 VPD

QuickVisit  
URGENT CARE





Washington County Hospital

Lincoln Upper Elementary School

Washington AG Supply Inc



Case Field - Washington Community Schools

Washington Discount Tires

Washington Veterinary Clinic

Sedna Warehousing LLC

Lebowski's Rock n Bowl

Evolution Ag, LLC



Iowa Renewable Energy

Hog Slat Inc.

92







Kirkwood Community College

Washington Wellness Park

Schwan Food Co



Sedna Warehousing LLC



Iowa Renewable Energy

Engineered Building Design

Sunset Park



E WASHINGTON ST

92

Pierce Auto Body



Washington Community Center

92



Autumn Park Apartments



Washington County Fairgrounds



Boyd's Sausage Company

Washington County Hospital



1

Washington High School

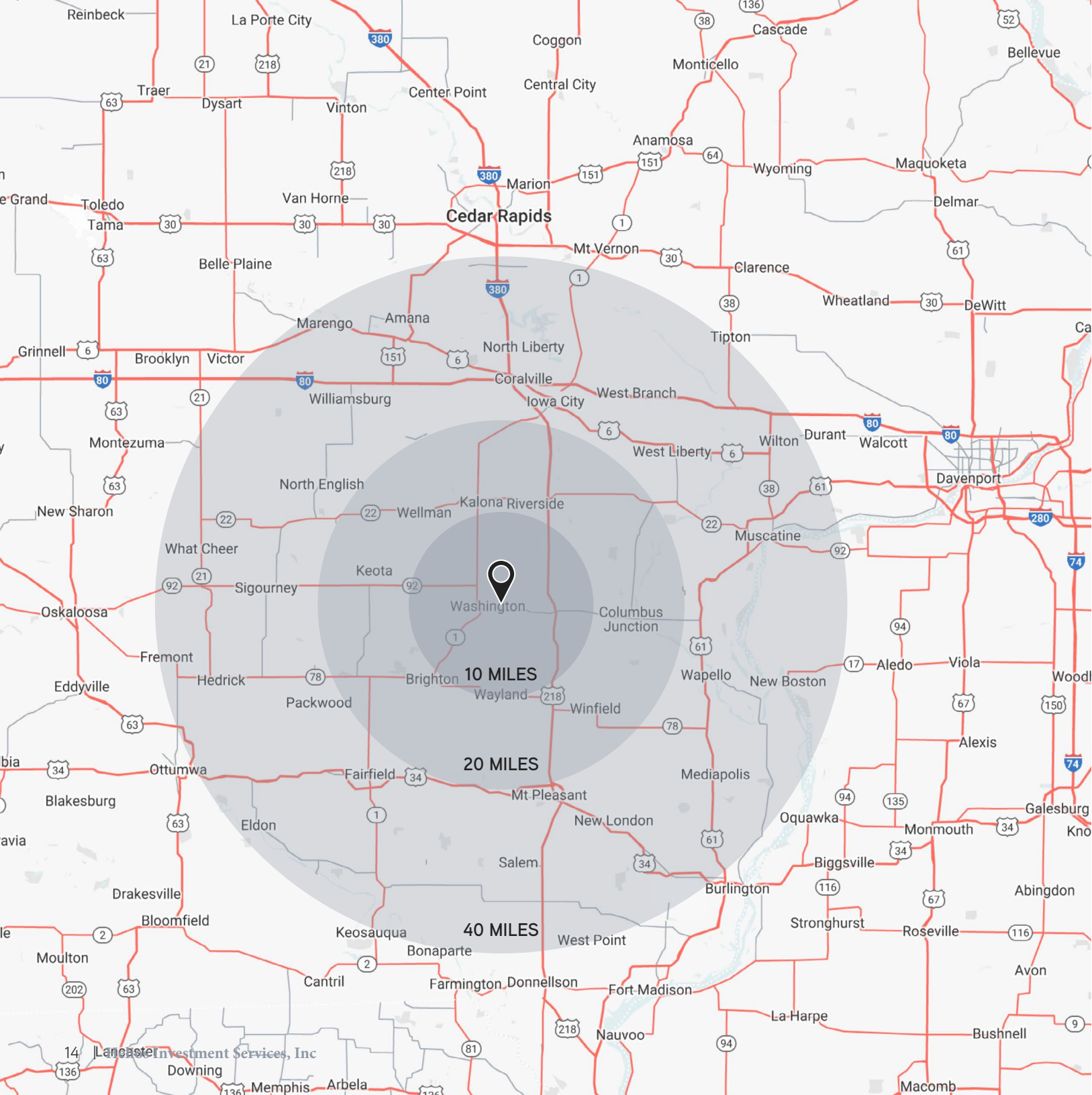
Washington Municipal Airport



Washington Golf & Country Club

Washington Waste Water Plant





## DEMOGRAPHICS



### Population

3 Miles	7,787
5 Miles	8,469
10 Miles	11,772

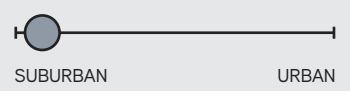


### Average Household Income

3 Miles	\$67,381
5 Miles	\$69,011
10 Miles	\$75,793



### Area Feel



SUBURBAN

URBAN



# Tenant Profile

QuickVisit is committed to delivering the highest quality, most affordable, and accessible healthcare in the communities we serve. Ultimately, we are committed to an environment of compassion, healing, and hope for all.

QuickVisit Urgent Care is a walk-in urgent and primary care provider specializing in family medicine. It provides accessible and affordable healthcare for all ages. It offers a broad range of services such as onsite x-ray, health management, cold and flu treatment, sutures, and much more. It operates as a multi-specialty business group with one or more individual providers who practice different areas of specialization. It is open seven days a week with no appointment required.

Healthy workers ensure a thriving workplace. At QuickVisit Urgent Care, they are equipped to handle anything from pre-employment drug screens to on-the-job injuries. One can walk into QuickVisit Urgent Care for rapid treatment. They also accept most major insurances at QuickVisit Urgent Care. It offers both diagnostic and antibody tests for the novel coronavirus disease, Covid-19. QuickVisit Urgent Care provides a wide range of services for you and your entire family. We see all ages at our clinic any day of the week without the requirement of a scheduled appointment.



## AT A GLANCE

### INDUSTRY

Medical

### SPECIALTY

Urgent Care Clinic

### HEADQUARTERS

Henderson, TX

### LOCATIONS

15+

### FOUNDED

2020

### COMPANY TYPE

Private

### WEBSITE

[Quickvisiturgentcare.com](http://Quickvisiturgentcare.com)

# Confidentiality Agreement



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 Helios Investment Services, Inc. and should not be made available to any other person or entity without the written consent of Helios Investment Services, Inc

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, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Helios Investment Services, Inc has not verified, and will not verify, any of the information contained herein, nor has Helios Investment Services, Inc 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Helios Investment Services, Inc and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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