

**INVESTMENT  
OPPORTUNITY**



*Representative Image*

# INTEGRITY URGENT CARE

850 W US Highway 67, Alvarado, TX 76009



**HELIOS**  
INVESTMENT SERVICES

# Contents

- 03** Investment Summary
- 04** Investment Highlights
- 05** Lease Summary
- 06** Location Alvarado, TX
- 08** Urgent Care Market Updates
- 09** Location Highlights
- 10** Tenant Guarantee
- 11** Tenant Overview
- 12** Press Release

EXCLUSIVELY LISTED BY:

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

In association with:  
Bang Realty-Texas, Inc  
Brian Brockman  
#701472



Los Angeles, CA  
Newport Beach, CA  
helioscre.com

Disclaimer:

©2025 Helios Investment Services. The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Helios Investment Services does not doubt its accuracy; however, Helios Investment Services makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Helios Investment Services encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

# Investment Summary

Helios Investment Services is Pleased to Exclusively Present for Sale the 3,000 SF Single Tenant, Free Standing Building Leased to Integrity Urgent Care at 850 W US Highway 67, Alvarado, TX 76009.

This Deal Includes a Long Term 15 Year Absolute Triple Net (ABS NNN) Lease With Zero Landlord Responsibilities and a Corporate Guarantee From Xpress Wellness Holdings, LLC, Providing For a Secure Investment.

<b>Price</b>	\$2,755,584
<b>Cap Rate</b>	6.25%
<b>NOI</b>	\$172,224
<b>Price Per SF</b>	\$918.52
<b>Guarantor</b>	Xpress Wellness Holdings, LLC
<b>Address</b>	850 W US Highway 67, Alvarado, TX 76009
<b>County</b>	Johnson
<b>Building Area</b>	3,000 SF
<b>Land Area</b>	0.65 AC
<b>Year Built</b>	2025



*Representative Image*

# Investment Highlights



*Representative Image*

- » Brand New Construction Integrity Urgent Care Open in January 2025
- » Long 15 Year Absolute Triple Net (ABS NNN) Lease With Zero Landlord Responsibilities
- » 1.25% Annual Rental Increases Beginning Year 3 and Three, Five Year Option Periods
- » Corporate Guarantee from Xpress Wellness Holdings, LLC
- » Long Term 20 Year Roof Warranty
- » Alvarado's location just 25 miles south of Fort Worth and 40 miles southwest of Dallas offers residents easy access to urban amenities, including shopping, dining, entertainment, and employment opportunities, while retaining its small-town charm.
- » Local Housing Developments Under Construction: Lone Oak - Situated 1.9 miles from the site, this development features 1,609 residential lots. Agave Trail Development: Located 1.2 miles from the site, this project includes 648 residential lots.
- » Founded In 2014, Xpress Wellness / Integrity Urgent Care Currently Has 82+ Locations Across Oklahoma, Kansas, And Texas With Plans To Open Additional Clinics In 2024
- » Xpress Wellness Acquired Integrity Urgent Care In April 2022 Expanding Throughout Texas – All Texas Location Will Be Branded As Integrity Urgent Care Under The Xpress Wellness Corporate Guarantee
- » Xpress Wellness Is Open 7 Days A Week Offering In network Providers, Online Check-In, Virtual Visits, Including Telemedicine And Ready To Treat Non-Life-threatening Injuries And Illnesses Virtual Visits, Including Telemedicine, Quickly And Proficiently Expand The Xpress Wellness Operating Model Beyond Traditional Brick And Mortar
- » In May 2024, Goldman Sachs (NYSE: GS) acquired Xpress Wellness Urgent Care to help them continue to drive growth in existing and new geographic markets and bring high-quality urgent care and select specialty services to underserved communities.
- » Xpress Wellness Urgent Care will utilize the global network and resources of Goldman Sachs (NYSE: GS) to further the development of new and existing markets, and to build out additional, adjacent healthcare services.
- » Goldman Sachs (NYSE: GS) is one of the leading investors in alternatives globally, with over \$450 billion in assets and more than 30 years of experience. The business invests in the full spectrum of alternatives including private equity, growth equity, private credit, real estate, infrastructure, hedge funds and sustainability. Clients access these solutions through direct strategies, customized partnerships, and open architecture programs.

# Lease Summary

<b>Tenant</b>	Xpress Wellness, LLC
<b>Premises</b>	A Building Consisting of 3,000 SF
<b>Lease Commencement</b>	January 2025
<b>Lease Expiration</b>	15 Years from Lease Commencement
<b>Lease Term</b>	15 Years
<b>Renewal Options</b>	3 x 5 Year
<b>Rent Increases</b>	1.25% Annually Beginning Year 3
<b>Lease Type</b>	Absolute Triple Net (ABS NNN)
<b>Use</b>	Urgent Care
<b>Square Footage</b>	3,000 SF
<b>Annual Base Rent</b>	\$172,224



*Representative Image*

Responsibilities	Tenant	Landlord
Property Taxes	x	
Insurance	x	
Common Area	x	
Roof & Structure	x	
Parking	x	
Repairs & Maintenance	x	
HVAC	x	
Utilities	x	



*Representative Image*

# Location

## Alvarado, TX

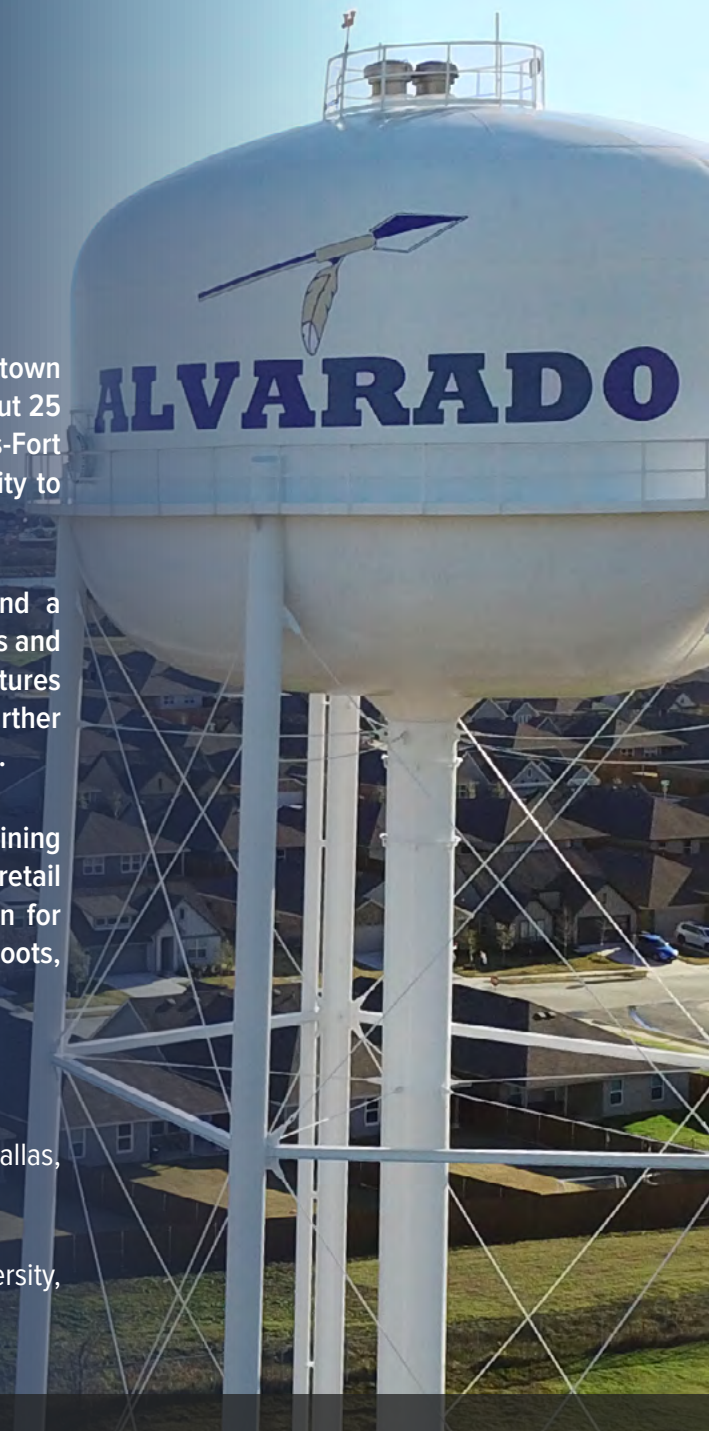
Alvarado, Texas, is a charming city located in Johnson County, known for its rich history and small-town appeal. Established in 1854, it holds the distinction of being the oldest city in the county. Nestled about 25 miles south of Fort Worth and 40 miles southwest of Dallas, Alvarado serves as a gateway to the Dallas-Fort Worth Metroplex while maintaining its distinct rural character. The city's historical roots and proximity to major urban centers make it a unique blend of tradition and modernity.

The community is centered around its family-friendly atmosphere, thriving local businesses, and a commitment to preserving its heritage. Alvarado Lake, a prominent recreational hub, attracts residents and visitors alike with opportunities for fishing, boating, and camping. The historic downtown area features quaint shops, eateries, and landmarks that reflect the city's storied past. Annual events and markets further foster a strong sense of community and draw visitors to experience the town's warmth and hospitality.

With steady population growth and increasing economic development, Alvarado is evolving while retaining its small-town charm. The local economy benefits from agriculture, manufacturing, and a growing retail sector. Its affordable housing market and excellent school district make it an attractive destination for families and retirees. Whether you're seeking a peaceful lifestyle or a connection to Texas' historical roots, Alvarado offers a welcoming environment that celebrates its past while looking toward the future.

### Location Highlights

- » **Proximity to Major Cities:** Located about 25 miles south of Fort Worth and 40 miles southwest of Dallas, making it part of the Dallas-Fort Worth Metroplex.
- » **Higher Education:** Nearby colleges and universities, such as Hill College and Texas Wesleyan University, offer further educational opportunities.





MHC KENWORTH - SOUTH FORT WORTH

Alvarado Elementary North

Alvarado Jr High School

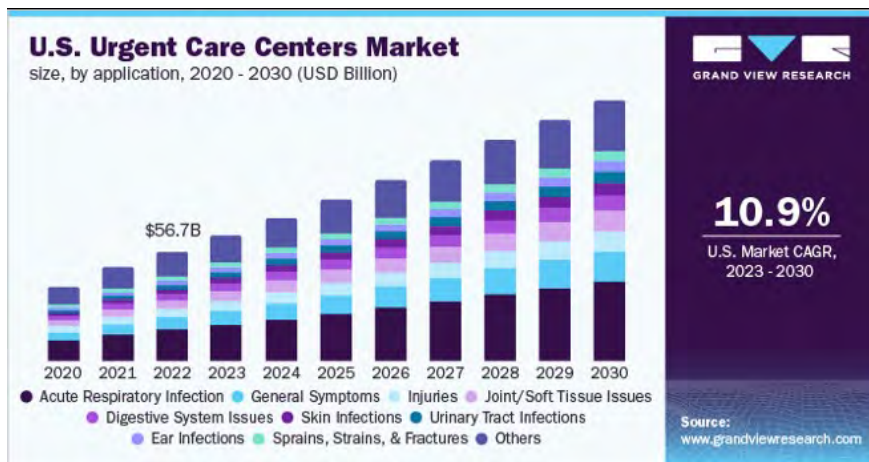
CAMPING WORLD

Alvarado Special Programs

# Urgent Care Market Updates

The US 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.\*

[Click To Read More](#)



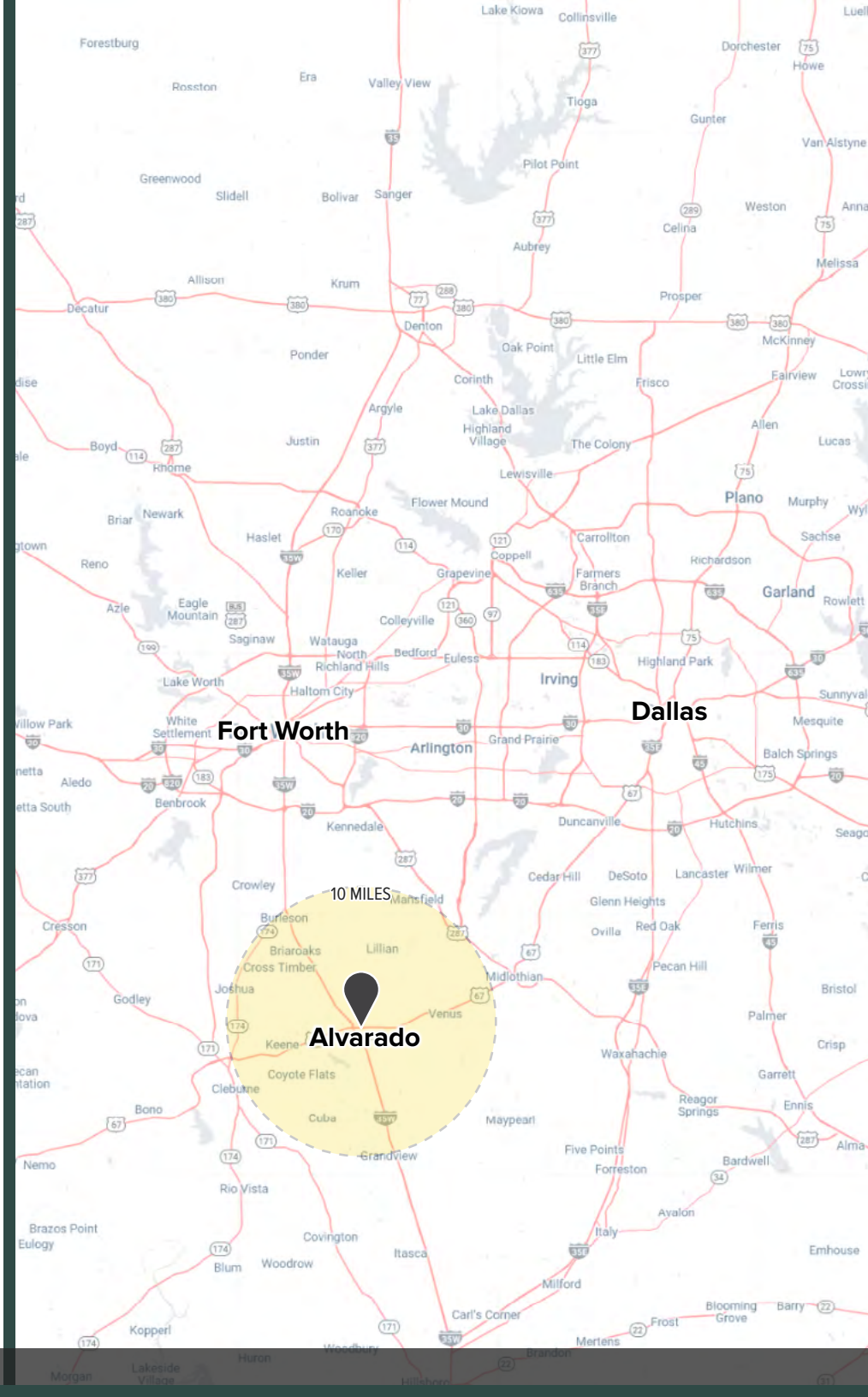


# Location Highlights



POPULATION	1 mile	3 mile	5 mile
Population	5,884	10,943	87,671
Average Household Income	\$107,826	\$104,315	\$104,315

COLLECTION STREET	Cross Street	VPD
Hwy 67	E Henderson St W	20,305
East US 67	N Baugh St W	22,407



# Tenant Guarantee



Xpress Wellness Urgent Care Is An Oklahoma-Based Private Company That Provides Treatment Of Non-Life-Threatening Illnesses And Injuries For Children And Adults. Xpress Wellness Urgent Care Also Offers Occupational Medicine, Sports Medicine, Computerized Radiology Services, Lab Services, Diagnostic Testing And Ekg Services On Site.

At All The 43+ Locations Of Xpress Wellness Urgent Care In Oklahoma And Kansas, They Offer Urgent Care Services For Non-Life-Threatening Injuries. That 'S Not All The Company Does For Their Patients. Their Dedicated Professionals Take Pride In Providing Comprehensive Care That Can Help Their Patients Recover From Their Illness Or Injury. They Also Take Pride In Offering A Wide Range Of Services, From Primary Adult Care To Pediatric Services, As Well As Work-Related Injuries And Sports-Related Injuries.

Accidents And Illnesses Happen At The Most Inopportune Times, So It's Important To Have An Urgent Care Provider That One Can Depend On. Their Urgent Care Clinics Are Prepared To Handle Non- Life-Threatening Injuries And Illnesses Whenever The Need Arises. Another Great Aspect Of Their Walk-In Clinic Is That One Can Actually Check-In Online To Speed Up The Process. It 'S Easy, Convenient, And Makes For A Much Better Experience Than Any Typical Medical Clinic. This Opt Ion Is Available For All Of Their Clinics, Seven Days A Week!

**MEDICAL**  
INDUSTRY

**URGENT CARE**  
**CLINIC**  
SPECIALTY

**ENID, OK**  
HEADQUARTERS

**43+**  
LOCATIONS

**2014**  
FOUNDED

**PRIVATE**  
COMPANY TYPE

**[XPRESSWELLNESSURGENTCARE.COM](http://XPRESSWELLNESSURGENTCARE.COM)**  
WEBSITE

# Tenant Overview



Integrity Urgent Care is a Texas-based Urgent care clinic with 41+ locations across the state, each of them dedicated to giving you the highest-quality affordable health care possible. As long as your problem isn't life-threatening, we have you covered. We offer walk-in treatment for a variety of general illnesses, injuries, and infections, as well as general wellness services like physicals and pregnancy testing.

Our goal is to provide compassionate care to patients of all ages. We hope to not only treat patients, but to build relationships with them every step of the way. We know how stressful it can be to find the right healthcare provider when you're dealing with medical problems, so we strive to make the process as simple and comfortable as possible. That's why we never require appointments. As soon as you know you need our help, find a location, head our way, and let us take care of the rest.

We are a people company. We believe in our employees and genuinely care for those in our communities. We search for communities with little or limited access for episodic health care because we believe everyone should have access to state of the art health centers. We want our centers to be inviting and to provide cutting edge technology and a superior level of service. We want to propel our communities forward by providing an alternative to the financial burden of rising emergency room costs for non-emergent care. We provide an urgent care option that strives to exceed patient expectations, provides cost effective care and treatment options while providing employee friendly jobs to the local community. We invest in the lives of people, patients, employees and communities.

**MEDICAL**  
INDUSTRY

**URGENT CARE**  
**CLINIC**  
SPECIALTY

**ENID, OK**  
HEADQUARTERS

**41+**  
LOCATIONS

**2014**  
FOUNDED

**PRIVATE**  
COMPANY TYPE

**INTEGRITYUC.COM**  
WEBSITE



# Press Release

## **GOLDMAN SACHS ALTERNATIVES COMPLETES ACQUISITION OF XPRESS WELLNESS FROM LATTICEWORK CAPITAL MANAGEMENT**



- » In May 2024, Goldman Sachs Alternatives acquired Xpress Wellness, LLC, a rural healthcare provider operating across Oklahoma, Kansas, and Texas. Goldman Sachs Asset Management
- » Previously under the ownership of Latticework Capital Management (LCM), Xpress Wellness expanded from 10 clinics to over 80, offering services such as urgent care, behavioral health counseling, and primary care. Goldman Sachs Asset Management
- » This acquisition enables Xpress Wellness to leverage Goldman Sachs' global network to further develop existing markets and introduce additional healthcare services. Greg Shell, Head of Inclusive Growth at Goldman Sachs Alternatives, expressed enthusiasm for partnering with Xpress to deliver high-quality care to underserved communities.

EXCLUSIVELY LISTED BY:

**KAVEH EBRAHIMI**

805-889-7837

Kaveh@helioscre.com

Lic #01896322

In association with:  
Bang Realty-Texas, Inc  
Brian Brockman  
#701472



Los Angeles, CA  
Newport Beach, CA  
helioscre.com



*Representative Image*