



# XPRESS WELLNESS URGENT CARE

2031 W 6TH AVE, EMPORIA, KS 66801





EXCLUSIVELY LISTED BY

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IN ASSOCIATION WITH

**BRIAN BROCKMAN**

Bang Realty-Kansas, Inc.

LIC #239819

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Disclaimer:

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Helios Investment Services is Pleased to Present Exclusively For Sale the 3,000 SF Xpress Wellness Urgent Care at 2031 W 6th Avenue in Emporia, KS. This Deal Includes a Long Term 15 Year Absolute Triple Net (ABS NNN) Lease With Zero Landlord Responsibilities and a Corporate Guarantee From the Tenant, Providing For a Secure Investment.



# OVERVIEW

## XPRESS WELLNESS URGENT CARE

PRICE	\$2,279,000
CAP RATE	7.00%
NOI	\$159,590
PRICE PER SF	\$818.41
GUARANTOR	Xpress Wellness Holdings, LLC
ADDRESS	2031 W 6th Ave, Emporia, KS 66801
COUNTY	Lyon
BUILDING AREA	3,000 SF
LAND AREA	0.44
YEAR BUILT	2023



# INVESTMENT HIGHLIGHTS

BRAND NEW CONSTRUCTION XPRESS WELLNESS URGENT CARE – GRAND OPENING AUGUST 2023

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LONG TERM ~13 YEAR ABSOLUTE TRIPLE NET (ABS NNN) LEASE WITH ZERO LANDLORD RESPONSIBILITIES

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1.25% ANNUAL RENTAL INCREASES BEGINNING YEAR THREE & THREE 5-YEAR OPTION PERIODS

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CORPORATE GUARANTEE

---

STRONG DEMOGRAPHICS WITH OVER 23,979 RESIDENTS AND AN AVERAGE HOUSEHOLD INCOME OF \$61,837 WITHIN A 3-MILE RADIUS

---

LONG TERM 18-YEAR ROOF WARRANTY

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EMPORIA LIES BETWEEN TOPEKA AND WICHITA AT THE INTERSECTION OF U.S. ROUTE 50 WITH INTERSTATES 335 AND 35 ON THE KANSAS TURNPIKE

---

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.

XPRESS WELLNESS ACQUIRED MEDNOW IN 2021 WHICH INCREASED LOCATION COUNT IN DENSE MARKETS

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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

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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

---

FOUNDED IN 2014, XPRESS WELLNESS CURRENTLY HAS 47+ LOCATIONS ACROSS OKLAHOMA, KANSAS, AND TEXAS WITH PLANS TO OPEN ADDITIONAL CLINICS IN 2023

---

NEIGHBORING TENANTS INCLUDE: TYSON FRESH MEATS, O'REILLY AUTO PARTS, KANSASLAND TIRE & SERVICE, AMOCO, AFFORDABLE AUTO GLASS, SKYWALKERS GYMNASICS, SHERWIN-WILLIAMS, T-MOBILE, ACE HARDWARE, GOOD'S CASH SAVER, WATERS HARDWARE, WENDY'S, COWBOY CAFÉ, DAIRY QUEEN, FREDDY'S FROZEN CUSTARD, TACO BELL, EL LORITO, AND MANY MORE!

---

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

## TENANT

Xpress Wellness

## PREMISES

A Building Consisting of 3,000 SF

## LEASE COMMENCEMENT

August 1, 2023

## LEASE EXPIRATION

August 1, 2038

## LEASE TERM

~13 Years

## RENEWAL OPTIONS

Three, 5 Year

## RENT INCREASES

1.25% Annually Beginning in August 2025

## LEASE TYPE

Absolute NNN

## USE

Urgent Care

## SQUARE FOOTAGE

3,000 SF

## ANNUAL BASE RENT

\$159,590



## TENANT IS RESPONSIBLE FOR:

- PROPERTY TAXES
- INSURANCE
- COMMON AREA
- ROOF & STRUCTURE
- PARKING
- REPAIRS & MAINTENANCE
- HVAC
- UTILITIES









XpressWellness  
URGENT CARE

URGENT  
CARE

2031



# AMENITIES AERIAL





# AMENITIES AERIAL



--- Approx. Site Boundary



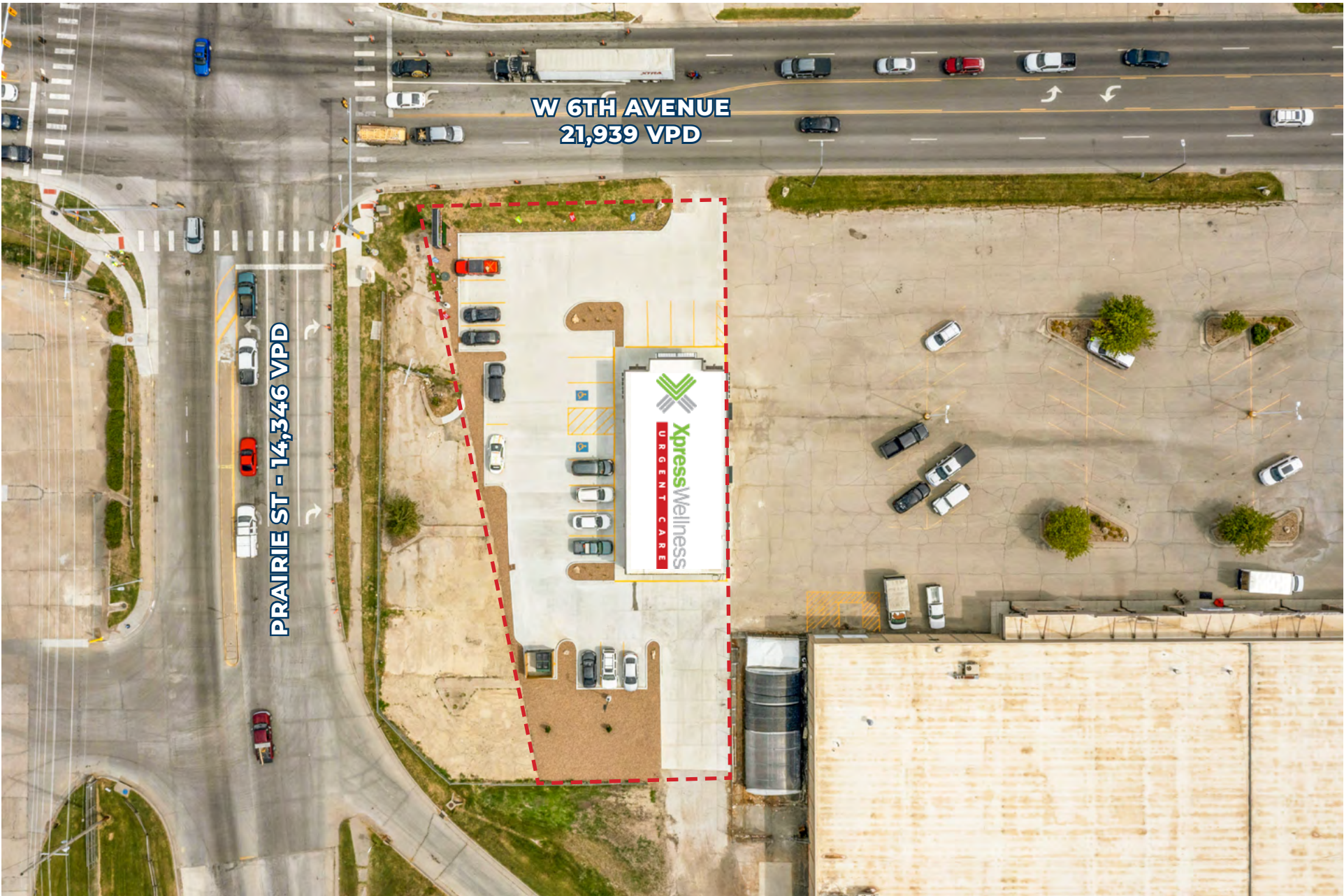
# AMENITIES AERIAL



--- Approx. Site Boundary



# SITE PLAN



--- Approx. Site Boundary



INTERSTATE 335

99

Walmart Marshalls verizon

ALDI HOBBY LOBBY ROSS SHOE DEPT.

DUNKIN' BW | Best Western Holiday Inn LA QUINTA

McDonald's KFC IHOP TACO BELL Applebee's PIZZA HUT

# EMPORIA

City of Emporia

INTERSTATE 35



Jones Park

Champions Landing



Peter Pan Park



Emporia High School



Emporia State University

Hostess BRANDS

FLINT HILLS MALL

HARBOR FREIGHT BUCKLE HIBBETT SPORTS

petsense Dunham's Bath & Body Works

claire's maurices

Dillons DG

Hardee's

INTERSTATE 35

INTERSTATE 35

WELCOME TO LYON COUNTY KANSAS

TACO BELL MCDONALD'S SONIC

Freddy's SHERWIN WILLIAMS

T-Mobile

COUNTRY MART Little Caesars

Casa Ramos DYNAMIC DISCS

CHEVROLET Ford

Casey's

Tyson Foods

50

50



Flint Hills Technical College South Campus

GUION'S Showcase Furniture & Appliances

TOYOTA ACE Hardware Arby's

WATERS HARDWARE Good's CASHSAVER

XpressWellness URGENT CARE

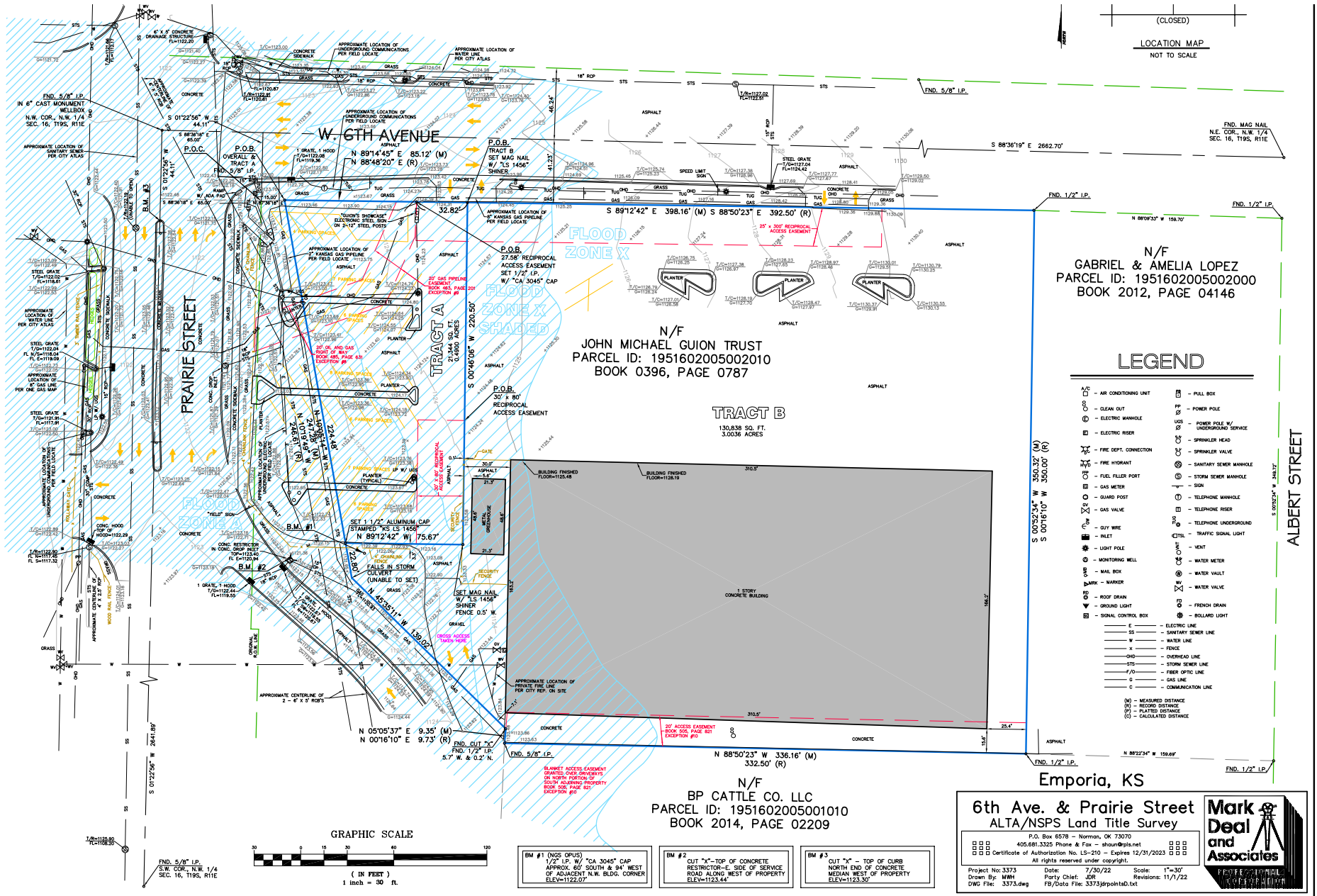
BNSF RAILWAY

BUNGE HOPKINS

Simmens Pet Food



# SITE SURVEY



(CLOSED)  
LOCATION MAP  
NOT TO SCALE

N/F  
GABRIEL & AMELIA LOPEZ  
PARCEL ID: 1951602005002000  
BOOK 2012, PAGE 04146

N/F  
JOHN MICHAEL GUION TRUST  
PARCEL ID: 1951602005002010  
BOOK 0396, PAGE 0787

TRACT B  
130,838 SQ. FT.  
3.0036 ACRES

### LEGEND

- |     |                         |     |                                     |
|-----|-------------------------|-----|-------------------------------------|
| A/C | - AIR CONDITIONING UNIT | FB  | - FULL BOX                          |
| CO  | - CLEAN OUT             | PF  | - POWER POLE                        |
| EM  | - ELECTRIC MANHOLE      | US  | - POWER POLE W/ UNDERGROUND SERVICE |
| ER  | - ELECTRIC RISER        | SR  | - SPRINKLER HEAD                    |
| FD  | - FIRE DEPT. CONNECTION | SV  | - SPRINKLER VALVE                   |
| FH  | - FIRE HYDRANT          | SM  | - SANITARY SEWER MANHOLE            |
| FF  | - FUEL FILLER PORT      | SMH | - STORM SEWER MANHOLE               |
| GM  | - GAS METER             | S   | - SIGN                              |
| GP  | - GUARD POST            | TM  | - TELEPHONE MANHOLE                 |
| GV  | - GAS VALVE             | TR  | - TELEPHONE RISER                   |
| GW  | - GUY WIRE              | TL  | - TELEPHONE UNDERGROUND             |
| I   | - INLET                 | TS  | - TRAFFIC SIGNAL LIGHT              |
| IP  | - LIGHT POLE            | V   | - VENT                              |
| M   | - MAIL BOX              | WM  | - WATER METER                       |
| MA  | - MARKER                | WV  | - WATER VALVE                       |
| MD  | - MOUND                 | WVH | - WATER VAULT                       |
| RD  | - ROOF DRAIN            | WVH | - WATER VALVE                       |
| RL  | - RAIN LINE             | WVH | - WATER VALVE                       |
| SCB | - SIGNAL CONTROL BOX    | WVH | - WATER VALVE                       |
| E   | - ELECTRIC LINE         |     |                                     |
| SS  | - SANITARY SEWER LINE   |     |                                     |
| W   | - WATER LINE            |     |                                     |
| X   | - FENCE                 |     |                                     |
| OHD | - OVERHEAD LINE         |     |                                     |
| STS | - STORM SEWER LINE      |     |                                     |
| FO  | - FIBER OPTIC LINE      |     |                                     |
| G   | - GAS LINE              |     |                                     |
| C   | - COMMUNICATION LINE    |     |                                     |

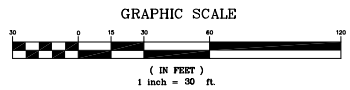
Emporia, KS

N/F  
BP CATTLE CO. LLC  
PARCEL ID: 1951602005001010  
BOOK 2014, PAGE 02209

6th Ave. & Prairie Street  
ALTA/NSPS Land Title Survey



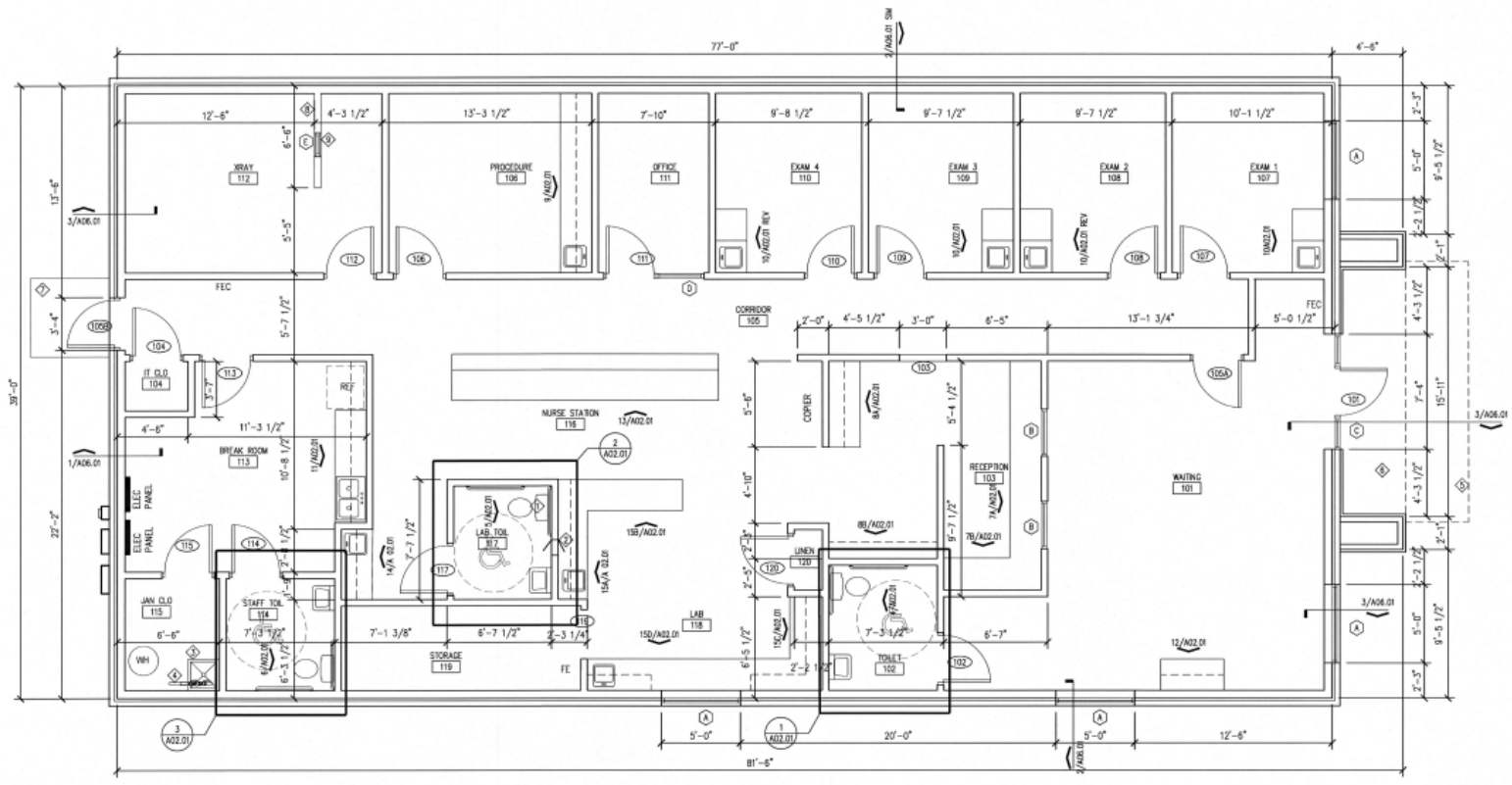
P.O. Box 6678 - Norman, OK 73070  
405.681.3325 Phone & Fax - shawn@psnet  
Certificate of Authorization No. LS-210 - Expires 12/31/2023  
All rights reserved under copyright.  
Project No: 3373 Date: 7/30/22 Scale: 1"=30'  
Drawn By: WWH Party Chief: JDR Revisions: 11/1/22  
DWG File: 3373.dwg FB/Data File: 3373fpntab1.txt



- BM #1 (NCS OPUS) 1/2" I.P. W/ "CA 3045" CAP APPROX. 60' SOUTH & 94' WEST OF ADJACENT N.W. BLDG. CORNER ELEV=1123.07
- BM #2 CUT "X" - TOP OF CONCRETE RESTRICTOR - E. SIDE OF SERVICE ROAD ALONG WEST OF PROPERTY ELEV=1123.44
- BM #3 CUT "X" - TOP OF CURB NORTH END OF CONCRETE MEDIAN WEST OF PROPERTY ELEV=1123.30



# FLOOR PLAN



- KEY NOTES**
- ◊ LOCKING TOILET LID
  - ◊ SPECMAN PASS THRU
  - ◊ WOP SINK BACKFLOW PREVENTER ABOVE WOP SINK
  - ◊ CANOPY ABOVE
  - ◊ CONCRETE WALK (SEE CIVL)
  - ◊ 5x5 CONCRETE STOOP (SEE CIVL)
  - ◊ 6' TALL LEAD LINED PARTITION
  - ◊ X-RAY WINDOW

1 FLOOR PLAN  

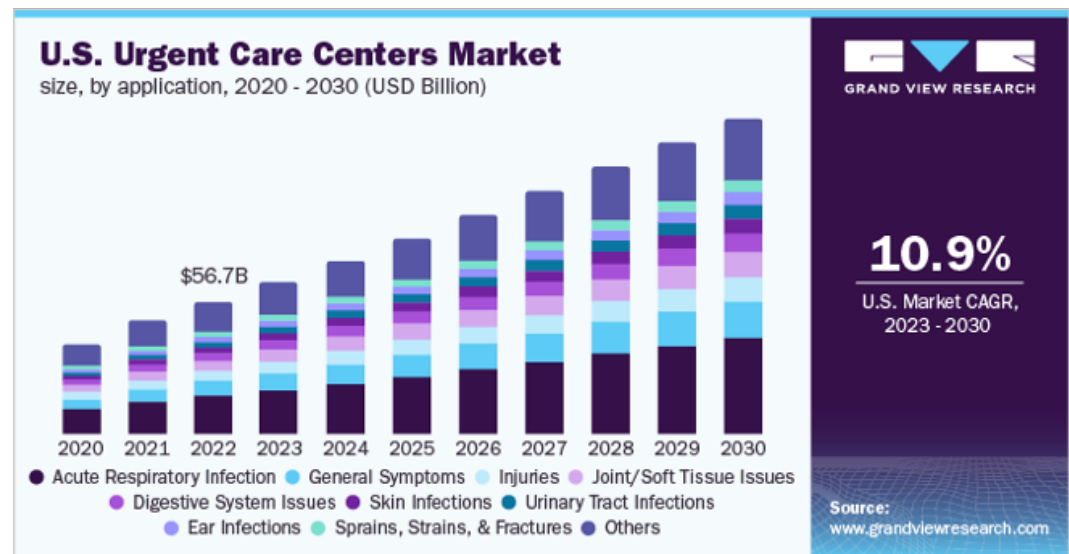





# URGENT CARE MARKET UPDATES

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.\*

[CLICK FOR NEWS ARTICLE](#)





# LOCATION OVERVIEW

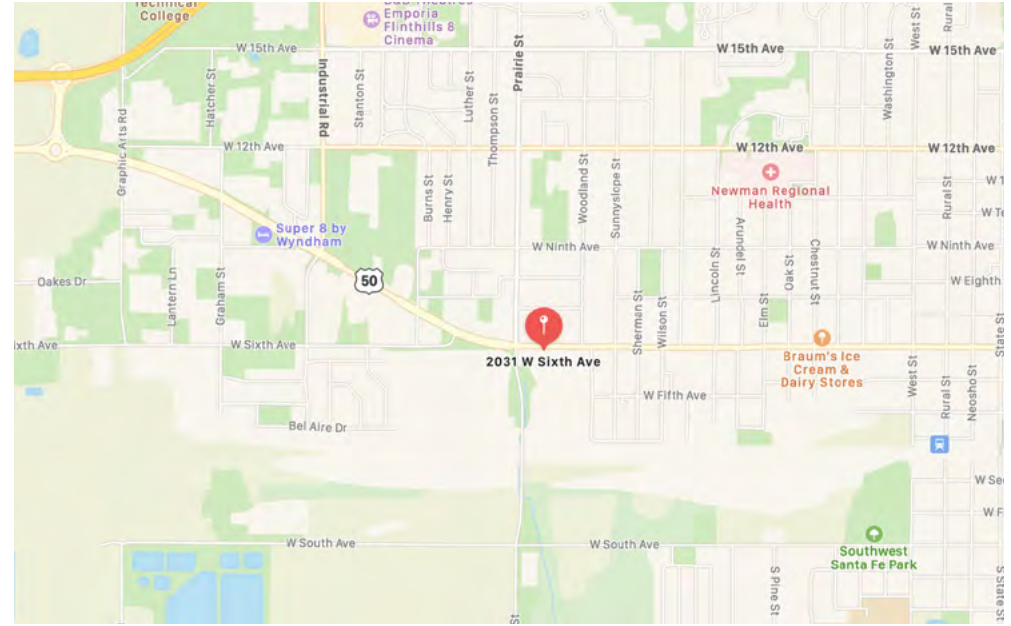
## EMPORIA, KS

Emporia is strategically located at the intersection of I-35, I-335, and U.S. Highway 50 in east central Kansas, which is 50 miles from Topeka, 85 miles from Wichita, and 108 miles from downtown Kansas City, Missouri.

A regional manufacturing, educational, transportation, medical and agricultural center provides economic diversity to the largest city in Lyon County and east central Kansas. This important cross roads center has a trade area of approximately 85,200 persons.

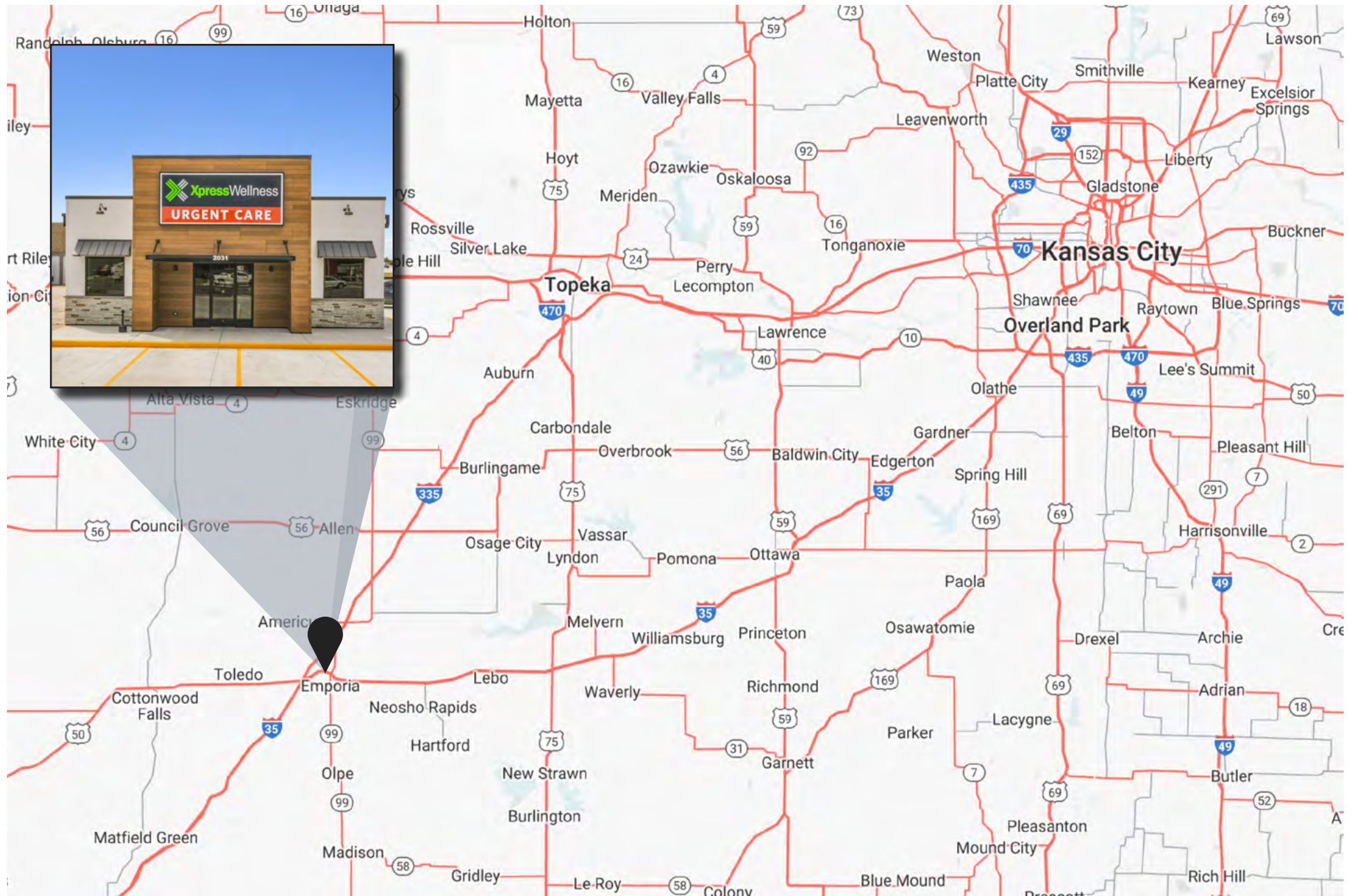
The Burlington Northern Santa Fe railroad mainline passes through Emporia. It is a major corridor with intermodal freight from Los Angeles and Long Beach, California. General aviation has access to a 5,000 foot runway at the Emporia Municipal Airport which accommodates most corporate aircraft.

The Neosho River flows along the northern side of the city. The Cottonwood River, one of its tributaries, flows along the city's southern edge and two large city parks, Peter Pan and Soden's Grove; the two rivers meet near the eastern boundary of Emporia and flow southeast to join the Arkansas River in Oklahoma.





# LOCATION AERIAL





# TENANT OVERVIEW

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 80+ locations of Xpress Wellness and Integrity Urgent Care in Oklahoma, Kansas and Texas, 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 option is available for all of their clinics, seven days a week!



**XpressWellness**  
URGENT CARE

## **COMPANY OVERVIEW**

**MEDICAL  
INDUSTRY**

**URGENT CARE CLINIC  
SPECIALTY**

**ENID, OK  
HQ**

**70+  
LOCATIONS**

**2014  
YEAR FOUNDED**

**PRIVATE  
COMPANY TYPE**

**WEBSITE**

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



# PRESS RELEASE

## **GOLDMANSACHSALTERNATIVESCOMPLETESACQUISITION 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.







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