



XPRESS WELLNESS URGENT CARE

2031 W 6TH AVE, EMPORIA, KS 66801





EXCLUSIVELY LISTED BY

KAVEH EBRAHIMI

805.889.7837

kaveh@helioscre.com

CA DRE #01896322

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	\$2,455,000
CAP RATE	6.50%
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

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

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

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

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

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

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



BLUESTEM
FARM & RANCH SUPPLY

**LYON COUNTY
FAIRGROUNDS**



**MR. G'S
EXPRESS WASH**

XpressWellness
URGENT CARE

GUION'S
Showcase
Furniture & Appliances

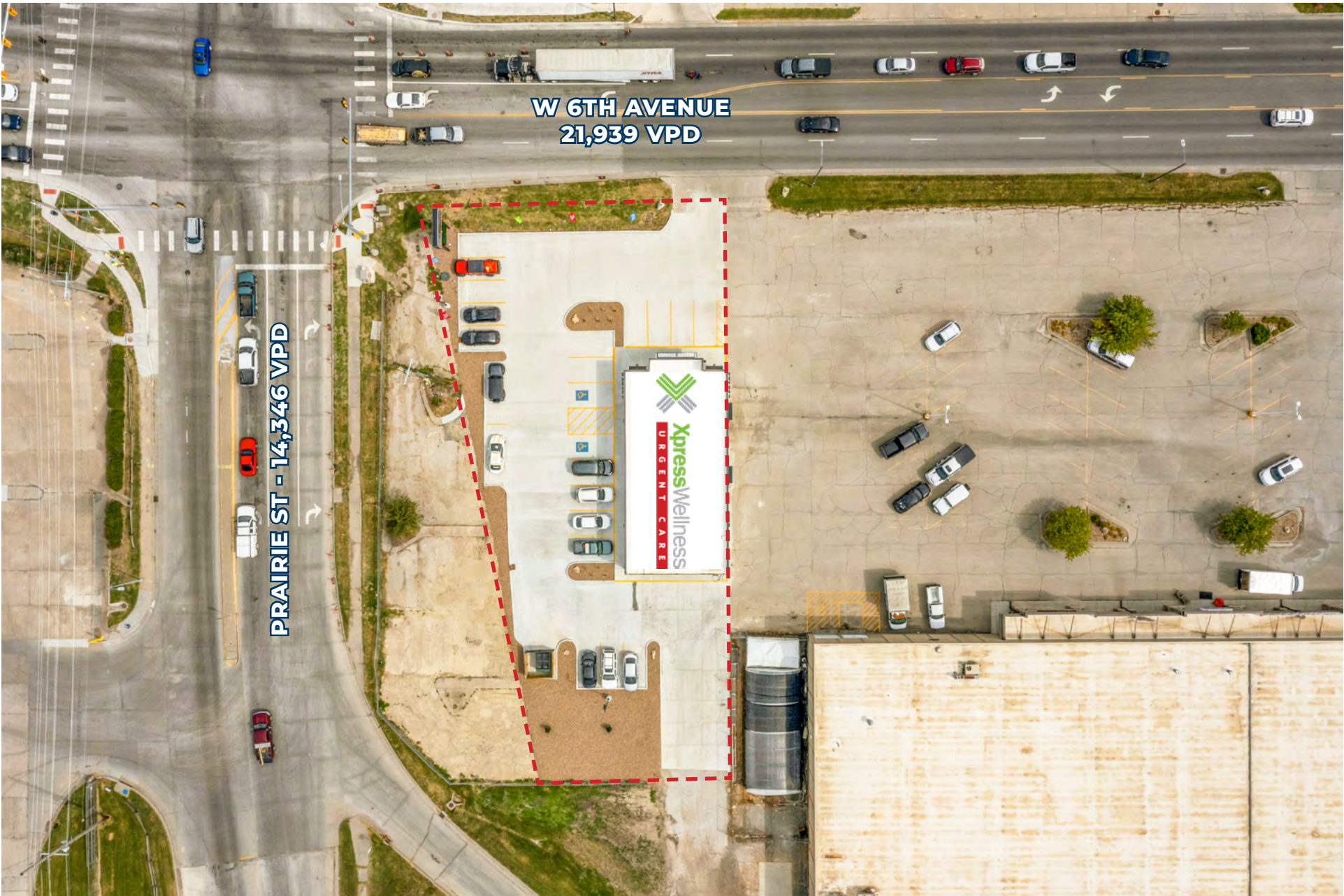
Simmons
BUILDINGS

AMENITIES AERIAL



--- Approx. Site Boundary

SITE PLAN



INTERSTATE 335

99

Walmart Marshalls verizon

HOBBY LOBBY ROSS SHOE DEPT. DRESS FOR LESS ENCORE

IHOP Applebee's

DUNKIN' BW | Best Western Holiday Inn LA QUINTA

EMPORIA

City of Emporia

INTERSTATE 35



Jones Park

Champions Landing



Emporia High School

Hostess
BRANDS

FLINT HILLS MALL

HARBOR FREIGHT BUCKLE HIBBETT SPORTS

Bath & Body Works

claire's maurices



Emporia State University

INTERSTATE 35

INTERSTATE 35

WELCOME TO LYON COUNTY KANSAS

T-Mobile

Casey's

50

50

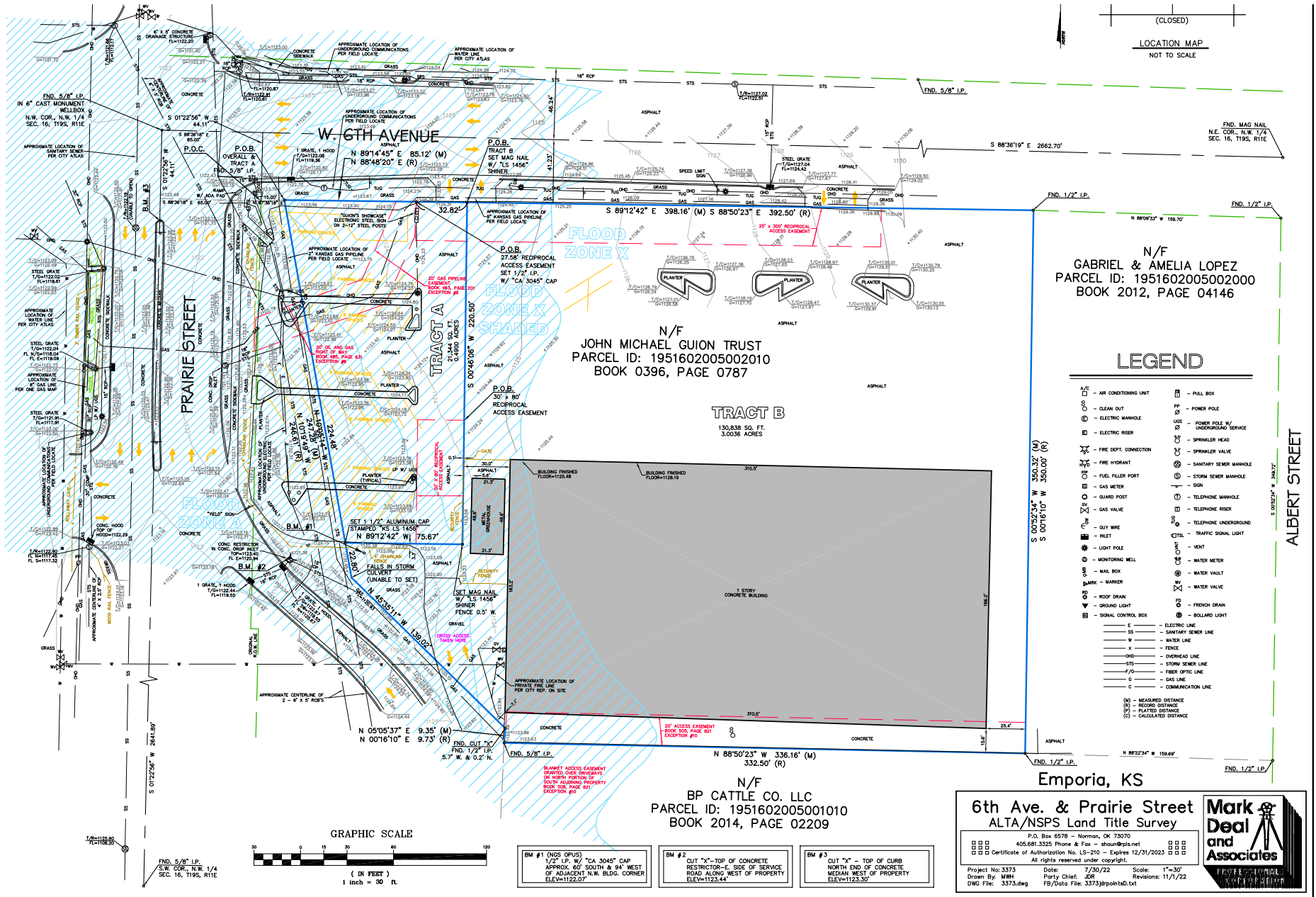


Flint Hills Technical College South Campus



Peter Pan Park

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 |
| FW | - FIRE HYDRANT | SM | - SANITARY SEWER MANHOLE |
| FF | - FUEL FILLER PORT | SM | - 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 | WV | - WATER VAULT |
| RD | - ROOF DRAIN | WV | - WATER VALVE |
| RL | - RAIN GUTTER | WV | - WATER VALVE |
| SCB | - SIGNAL CONTROL BOX | WV | - 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 | | |

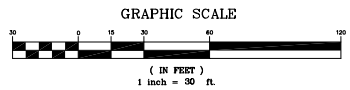
Emporia, KS

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

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

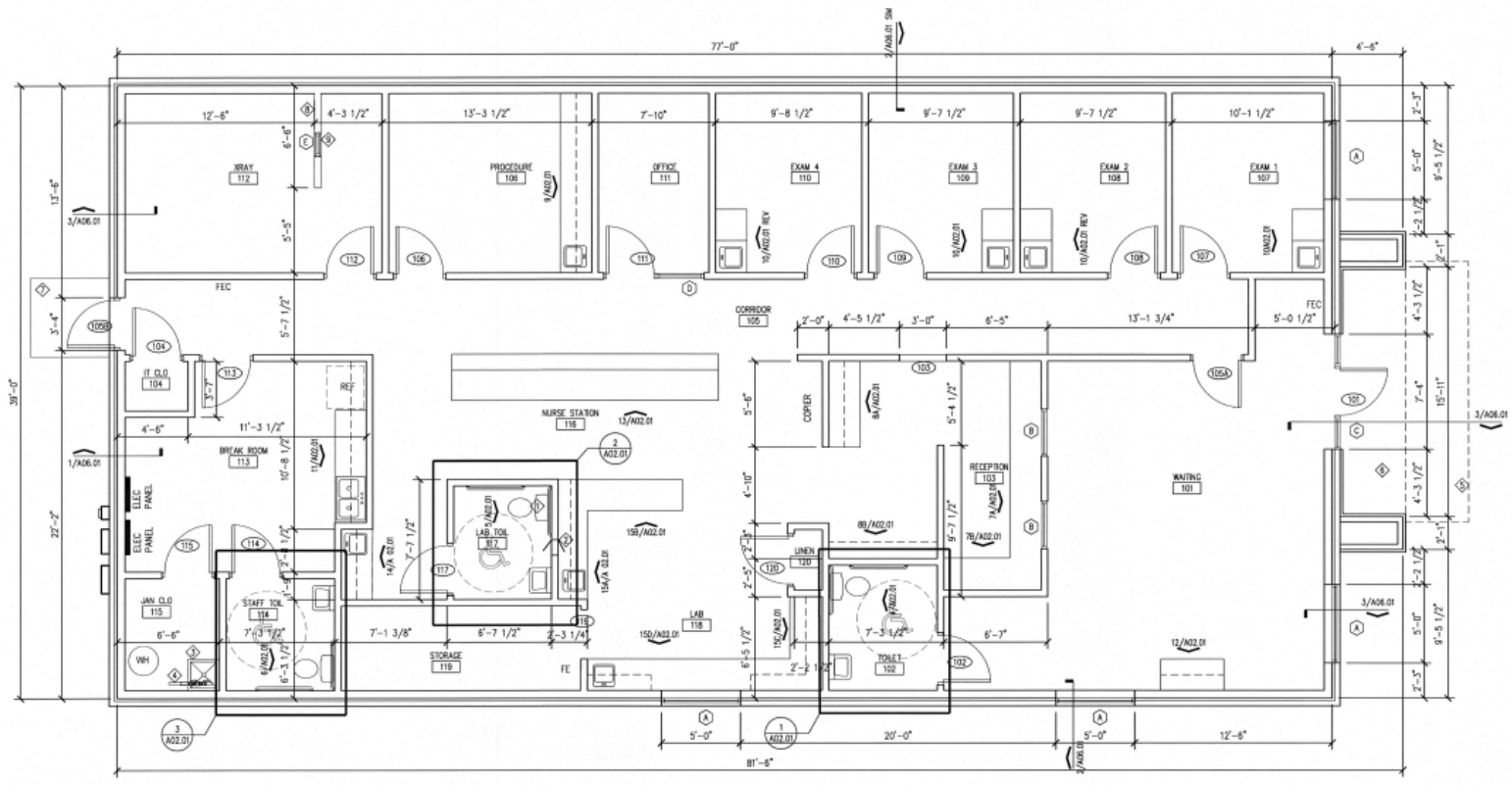


P.O. Box 6678 - Norman, OK 73070
405.681.3325 Phone & Fax - shawn@psnet
Certificate of Authorization No. LS-210 - Expires 12/31/2023
All rights reserved under copyright.
Project No: 3373 Date: 7/30/22 Scale: 1"=30'
Drawn By: WWH Party Chief: JDR Revisions: 11/1/22
DWG File: 3373.dwg FB/Data File: 3373fpntab1.txt



- BM #1 (NGS 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
 1/4" = 1'-0"

LOCATION OVERVIEW

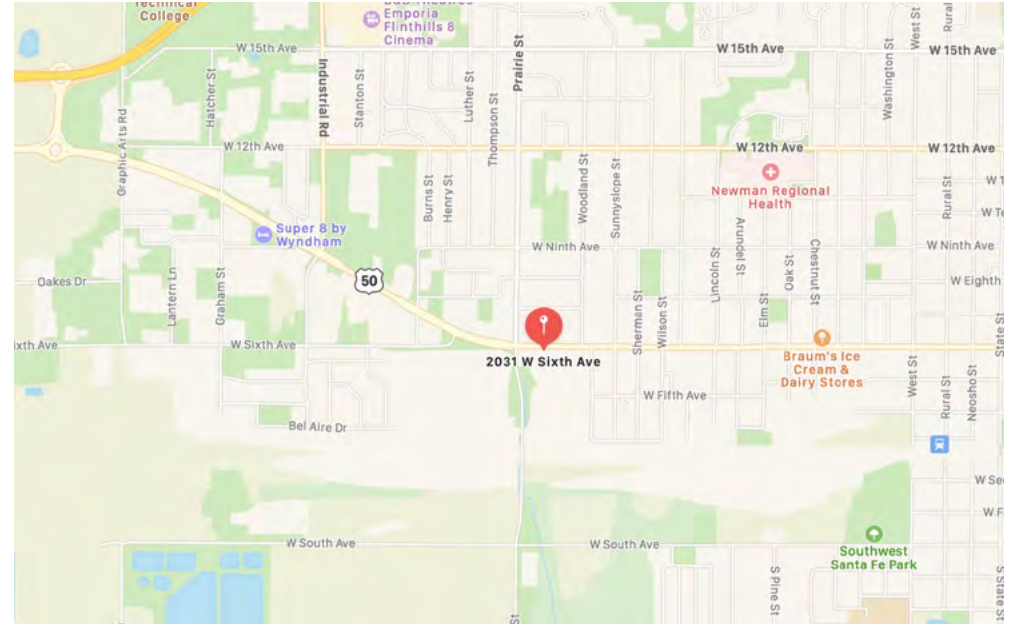
EMPORIA, KS

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.

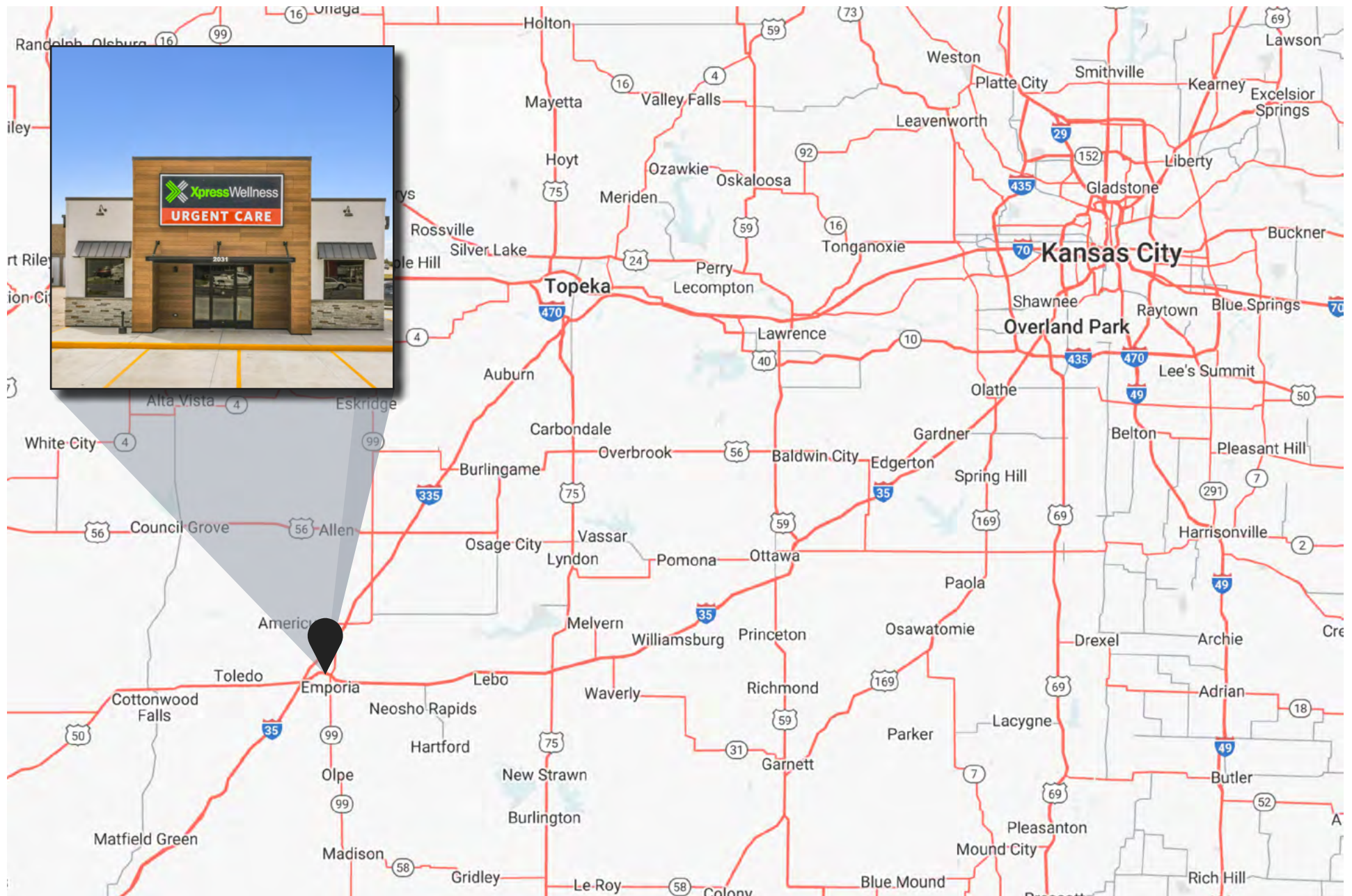
A regional manufacturing, educational, transportation, medical and agricultural center provides economic diversity to the largest city in Lyon County and east central Kansas. This important cross roads center has a trade area of approximately 85,200 persons.

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

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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