



OFFERING MEMORANDUM

SOUTHSTAR URGENT CARE CLINIC

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MARKSVILLE, LA

\$1,656,485 | 6.75% CAP

- Newer Development SouthStar Urgent Care Clinic
- Attractive 1.5% Annual Rental Increases
- Location Opened in 2018 Leaving Over 4 Years Remaining on the Current Term of Lease
- Absolute NNN Lease - Tenant Reimburse LL for Capital Expenditures on Property
- SouthStar Operates 30+ Locations Across the State of Louisiana
- 3,750 SF Building Sits on .90 Acre Parcel Along Tunica Drive (18,000+ VPD)

EXCLUSIVELY MARKETED BY:

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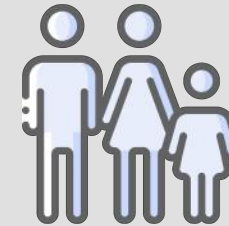
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$111,813
Rent Per SF:	\$29.82
Rent Commencement Date:	6/29/2018
Lease Expiration Date:	6/30/2028
Lease Term Remaining:	4+ Years
Lease Type:	NNN
Rental Increases:	1.5% Annually



SouthStar Urgent Care is a Leading Provider of Urgent Care Services in Louisiana



Founded in 2011, SouthStar Urgent Care has 9 Locations Throughout Louisiana



Marksville is Part of the Alexandria, LA MSA Located in Central Louisiana

PROPERTY DETAILS:

Building Area:	3,750 SF
Land Area:	.9 AC
Year Built:	2018
Guarantor:	Hulin Holdco, LLC
Price Per SF:	\$441.73

LEASE ABSTRACT

863 TUNICA DR E | MARKSVILLE, LA

ANNUALIZED OPERATING DATA

1.5% Rental Increases Annually	Term	Annual Rent	Rent Per SF
Current Term	7/1/2023-6/30/2024	\$111,813	\$29.82
Years 7-10*	7/1/2024-6/30/2028	\$121,041	\$32.28
Four (4), 5-Year Options*	7/1/2028-6/30/2033	\$130,396	\$34.77
	7/1/2033-6/30/2038	\$140,474	\$37.46
	7/1/2038-6/30/2043	\$151,330	\$40.35
	7/1/2043-6/30/2048	\$165,471	\$44.13

*Annual rent based on final year of option period



Rendering | Credit to: Michael Broussard architectural artist

RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY **TENANT/LANDLORD**

Taxes: Paid by Tenant. Tenant shall pay such Impositions directly to the Taxing Authority...

Insurance: Paid by Landlord. Landlord agrees that it will obtain a policy of general liability insurance. Upon receipt of invoices for premiums, Landlord shall forward copies to tenant and tenant shall pay to Landlord the amount thereof.

PARKING LOT

MAINTAINED BY **TENANT**

Tenant will maintain in good order, condition and repair, the Premises, including the parking areas. Landlord shall replace the parking lot of the building. All expenses to replace Parking Lot shall be passed through to Tenant on an amortized basis.

ROOF & STRUCTURE

REIMBURSED BY **TENANT**

Landlord shall replace the roof, and any other structural component of the building. All expenses to replace Roof shall be passed through to Tenant on an amortized basis.

HVAC

MAINTAINED BY **TENANT**

Tenant will maintain in good order, condition and repair, the Premises, including the HVAC systems.

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	2,152	7,844	12,230
2022 Estimated	1,844	7,112	11,387
2027 Projected	1,802	6,949	11,129

HOUSEHOLD INCOME



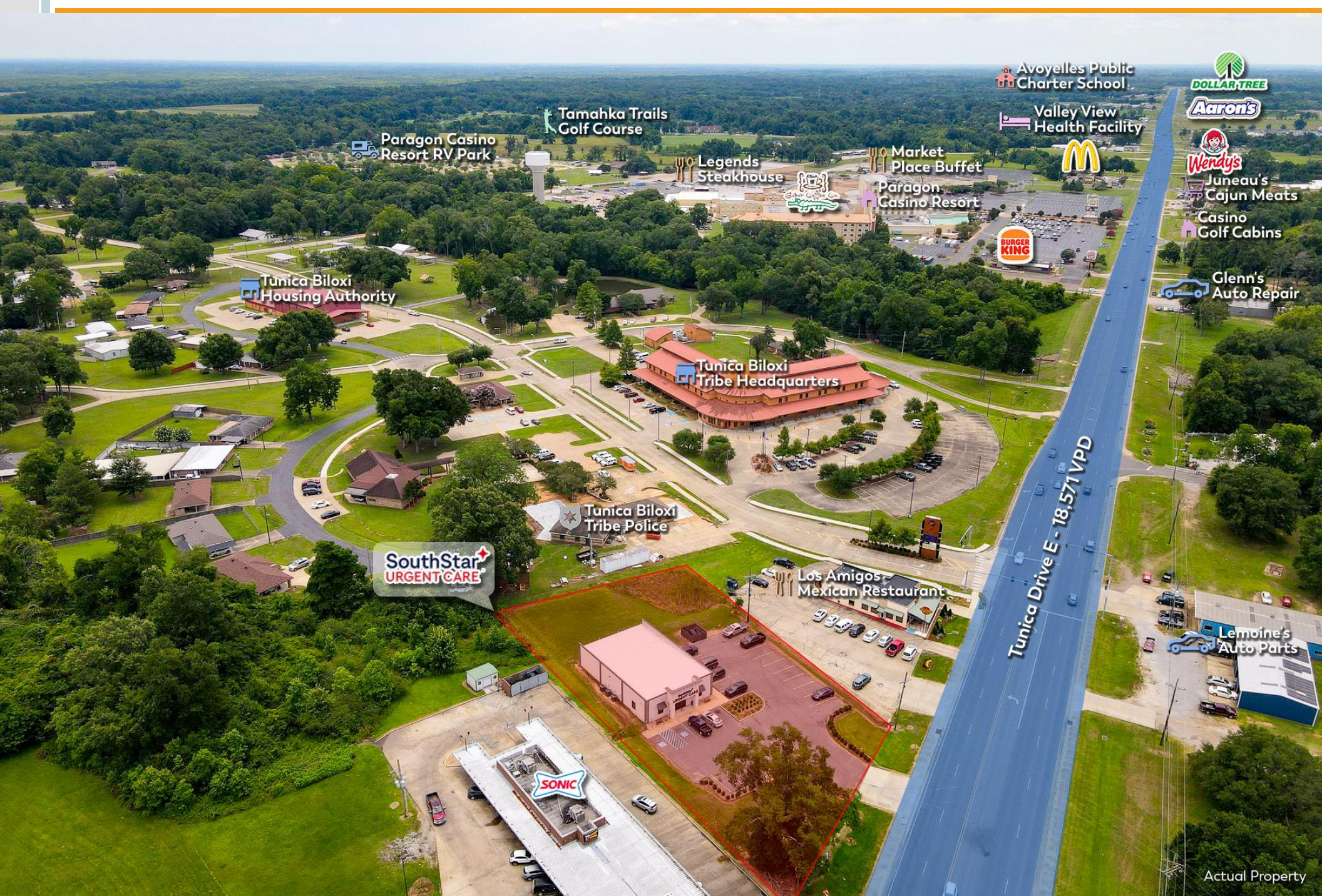
	1 Mile	3 Mile	5 Mile
Median	\$28,656	\$32,896	\$35,172
Average	\$72,203	\$56,870	\$57,483

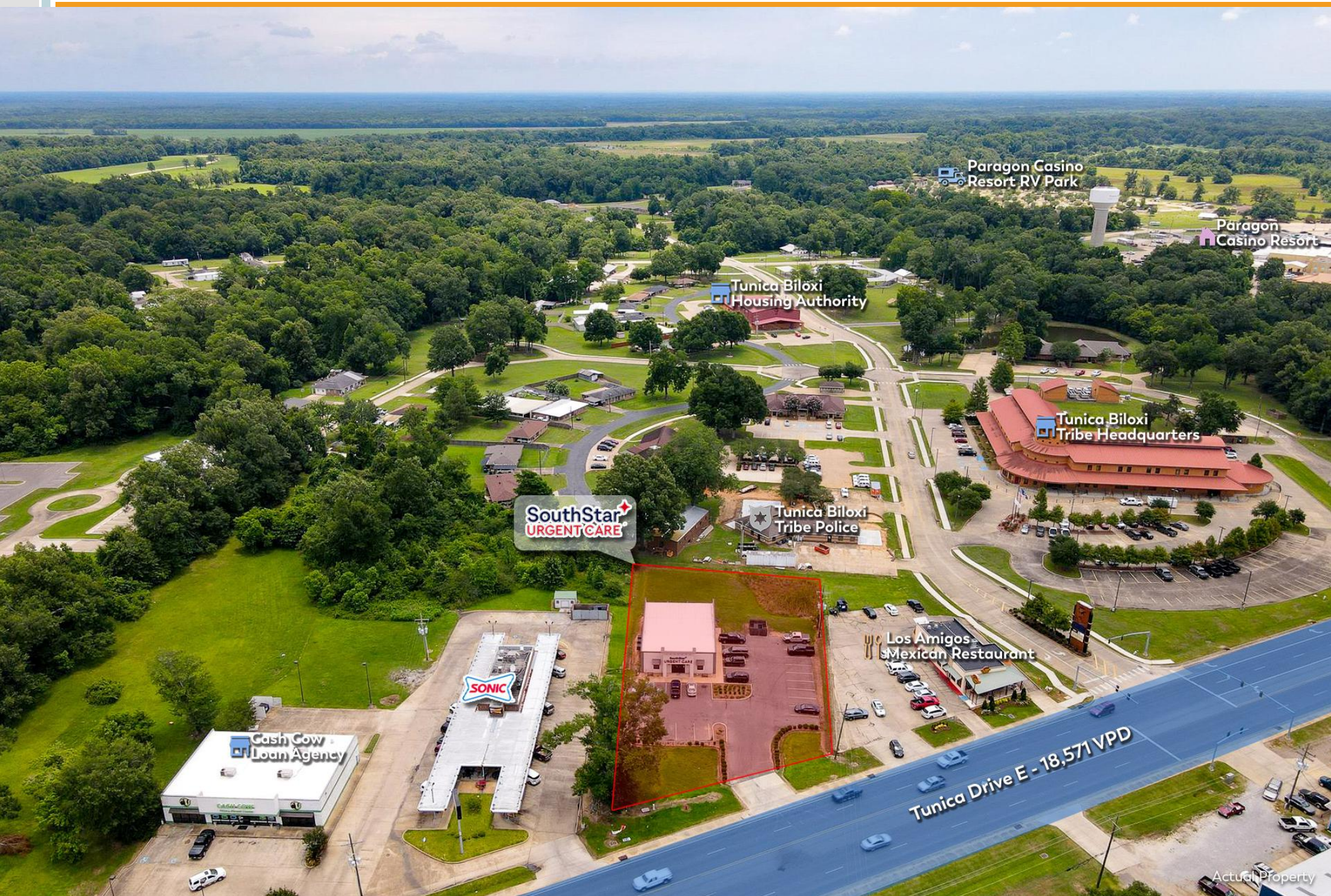
Demographic data provided by CoStar

SouthStar
URGENT CARE



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Actual Property



Actual Property



Actual Property



Actual Property



SouthStar
URGENT CARETM



12 Years
of Success



Privately
Owned



Headquarters
Lafayette, LA



\$190M
Annual Revenue



30+
Locations

ative Photo

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