FURMAN
CAPITAL ADVISORS


XpressWellness
URGENT CARE

SAPULPA, OKLAHOMA (TULSA MSA)

# CONFIDENTIAL OFFERING MEMORANDUM

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# EXCLUSIVELY LISTED BY


LEAD BROKER

**Robert Schmidt, CCIM**

Director & Shareholder

rschmidt@furmancap.com

864 678 5995

LEAD BROKER

**Peter Couchell, CCIM**

Managing Director & Shareholder

couchell@furmancap.com

864 678 5923

**Lawrence Myers**

Associate

lmyers@furmancap.com

864 313 2817

**Will Rogers**

Associate

wrogers@furmancap.com

864 906 0339

**Jared Jones, CCIM**

Broker of Record

Managing Broker/Principal

Jones Investment Real Estate, LLC

FURMAN CAPITAL ADVISORS

Furman Capital Advisors, LLC

101 E. Washington Street, Suite 300

Greenville, SC 29601 | 864.235.6855

FurmanCapital.com

Investment Services Division of NAI Earle Furman

## PROPERTY SUMMARY

| | |
|---|---|
| Address | 949 E Taft Ave, Sapulpa, OK |
| Ownership | Fee Simple |
| Building Size | 4,278 SF |
| Parcel Size | 0.72 acres |
| Year Built | 2015 |

## INVESTMENT SUMMARY

| | |
|---|---|
| Asking Price | $2,272,000 |
| Cap Rate | 7.00% |
| NOI | $159,008 |
| Lease Type | NNN |
| Remaining Lease Term | ±6.5 years |
| Rent Increases | 10% Every 5 Years |
| Remaining Options | (2) 5 - Year |

## PROPERTY HIGHLIGHTS

**Location in High-Traffic Retail Corridor:** Positioned along Sapulpa's primary commercial corridor, surrounded by national and regional credit tenants including Walmart Supercenter, Walgreens, Reasor's Foods, McDonald's, Taco Bell, Starbucks, Dutch Bros Coffee, Dollar Tree, Atwoods, and Whataburger — generating consistent daily foot traffic and strong walk-in patient volume for the clinic.

**Tulsa MSA:** Situated just 14 miles southwest of downtown Tulsa off I-44 (18,000 VPD) within the 1,069,000+ person Tulsa MSA, Sapulpa functions as a western gateway and established bedroom community to the metro.

**Limited Urgent Care Competition with Clear Healthcare Need:** Sapulpa is served by a small, single 25-bed hospital, creating substantial demand for accessible alternatives. Healthcare & Social Assistance is the city's largest employment sector, and the absence of competing urgent care operators in the immediate trade area gives Xpress Wellness a dominant local position.

**Resilient, Diversifying Local Economy:** Sapulpa's industrial base is anchored by employers like Ardagh Glass and T.D. Williamson, with new investment accelerating. AXH Air-Coolers is building a 26-acre manufacturing campus projected to create 200+ jobs, backed by $5.2 million in state incentives, while a new 90-acre Route 66 Business & Industrial Park supported by $6.3 million in state funding is in development. Residentially, the nearby Hickory Falls subdivision is delivering new homes priced from $400k to over $550K, signaling growing demand from higher-income households.

**Business-Friendly State Tax Environment:** Oklahoma ranks among the lowest in the nation in per capita state and local tax burden, creating a favorable operating climate and reinforcing the long-term economic stability of the market.

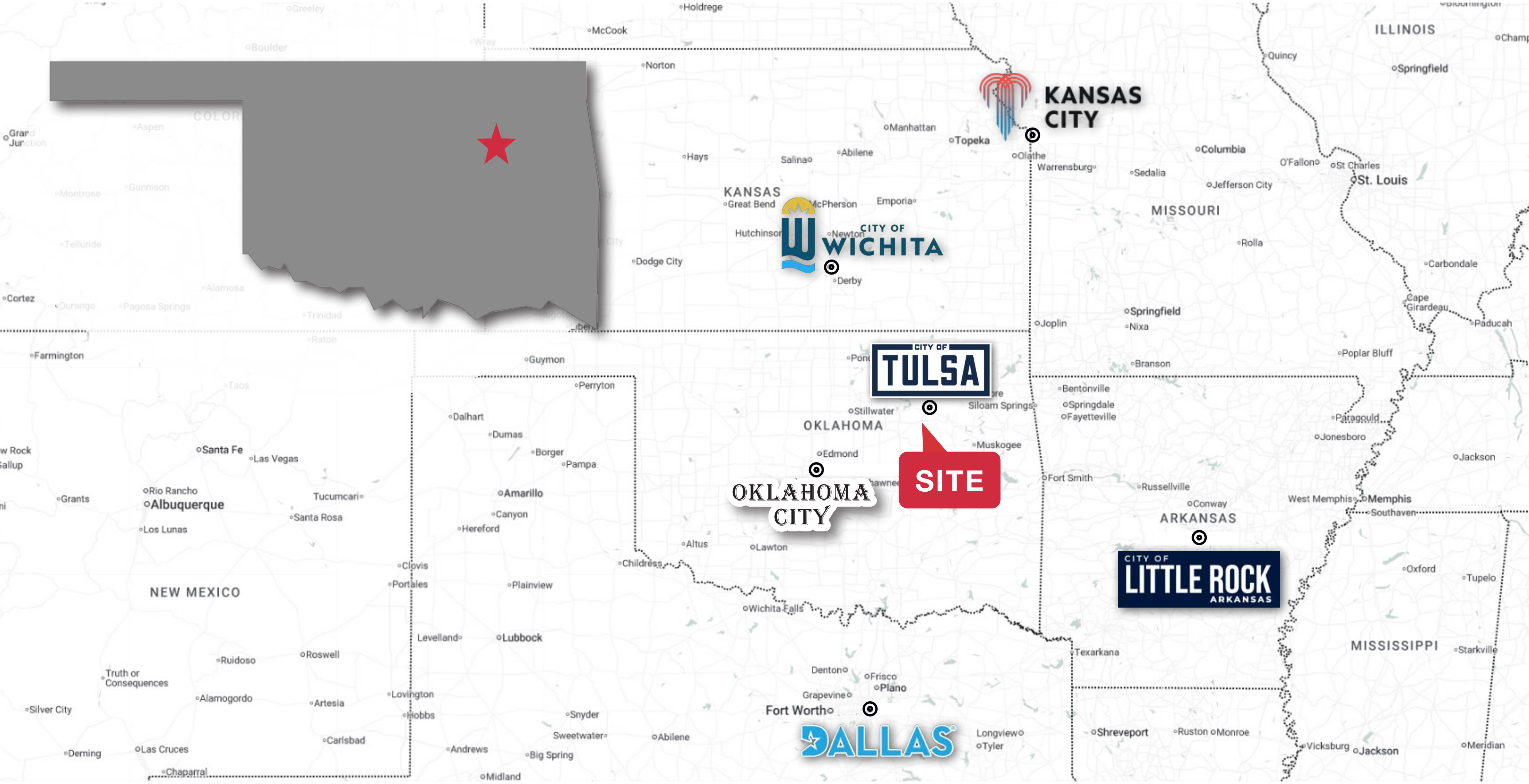
**Institutionally Acquired Tenant:** Xpress Wellness is a physician-founded urgent care platform operating 58+ locations across three states, with a rapid growth trajectory, diversified service lines spanning urgent care, occupational medicine, behavioral health, and primary care. Goldman Sachs Alternatives acquired the company in May 2024 through its Sustainable Investing platform, signaling strong institutional confidence and access to significant capital for continued expansion.

**#1 Urgent Care Within a 5-mile Radius by Visit Volume:** Having generated approx. 32,900 visits from 18,500 unique visitors over the trailing 12 months, this clinic's exceptional foot traffic reinforces its dominant market position in the immediate trade area.

# PROPERTY OVERVIEW

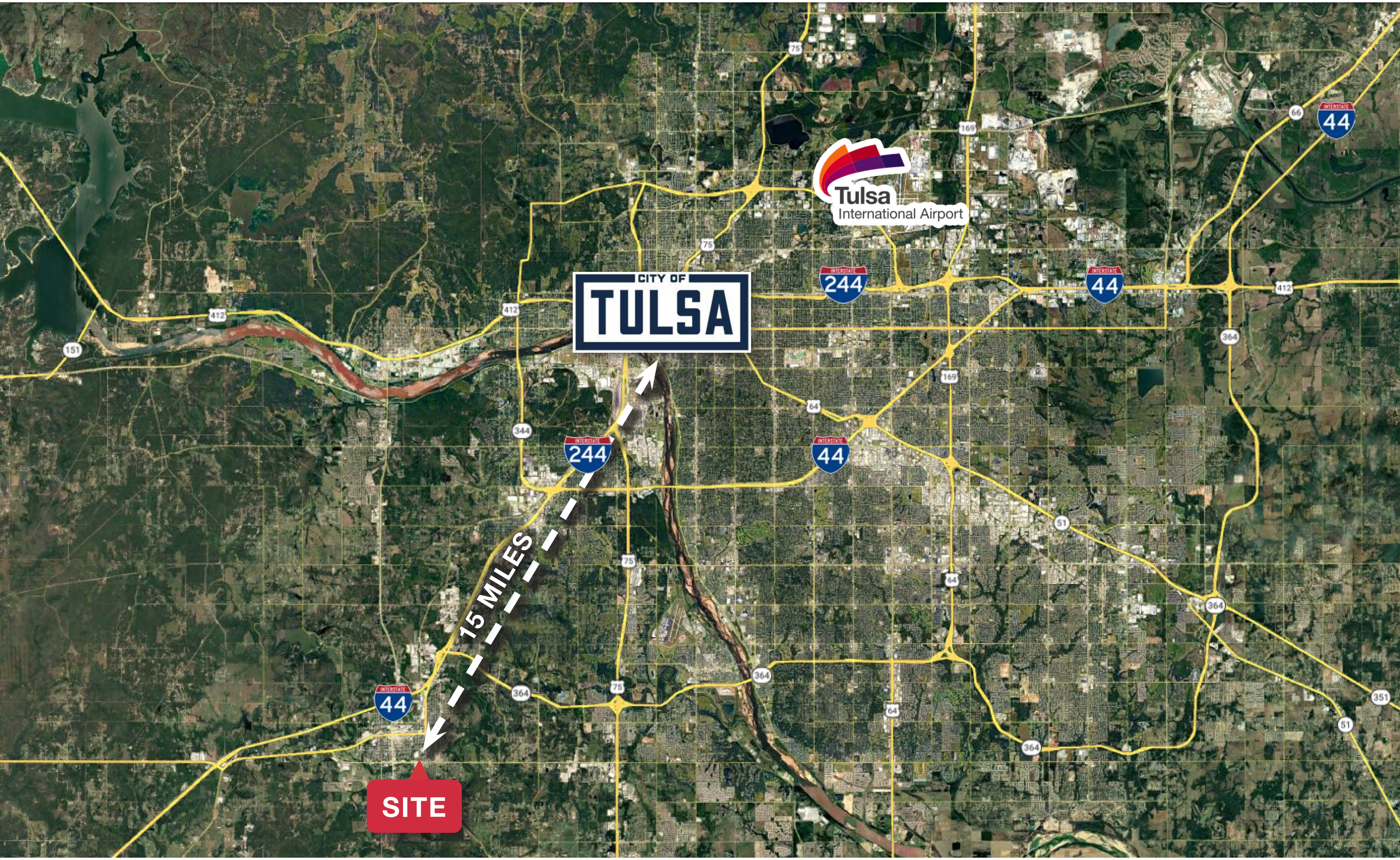
XpressWellness URGENT CARE

Regional Map




**DISTANCE FROM SITE:**

| Tulsa, OK | Oklahoma City, OK | Wichita, KS | Dallas, TX | Kansas City, MO | Little Rock, AR |
|---|---|---|---|---|---|
| **15 Miles** | **94 Miles** | **180 Miles** | **251 Miles** | **255 Miles** | **285 Miles** |



Tulsa
International Airport
CITY OF
TULSA
15 MILES
SITE
44
244
412
151
344
364
75
169
64
51
66
351

# PROPERTY OVERVIEW

Submarket Map

# PROPERTY OVERVIEW

Site Aerial



*Site lines are approximate

# **PROPERTY** OVERVIEW

Aerial Site Plan


*Site lines are approximate

# TENANT OVERVIEW

Lease Summary & Rent Schedule

## LEASE SUMMARY

| Tenant | Xpress Wellness, LLC |
|---|---|
| Tenant Classification | Corporate |
| Lease Type | NNN |
| Building Size | 4,278 |
| Initial Lease Term | 17 years |
| Remaining Lease Term | ±6.5 years |
| Rent Commencement Date | 6/15/2015 |
| Lease Expiration Date | 11/30/2032 |
| Rent Increases | 10% every 5 years |
| Options | (2) 5-year terms |
| Right of First Refusal | Yes, 10 days |
| Property Taxes | Tenant Responsibility |
| Insurance | Tenant Responsibility |
| Repairs and Maintenance | Tenant Responsibility |
| HVAC Repairs and Replacement | Tenant Responsibility |
| Parking Lot | Tenant Responsibility |
| Roof & Structure | Landlord Responsibility |

## RENT SCHEDULE

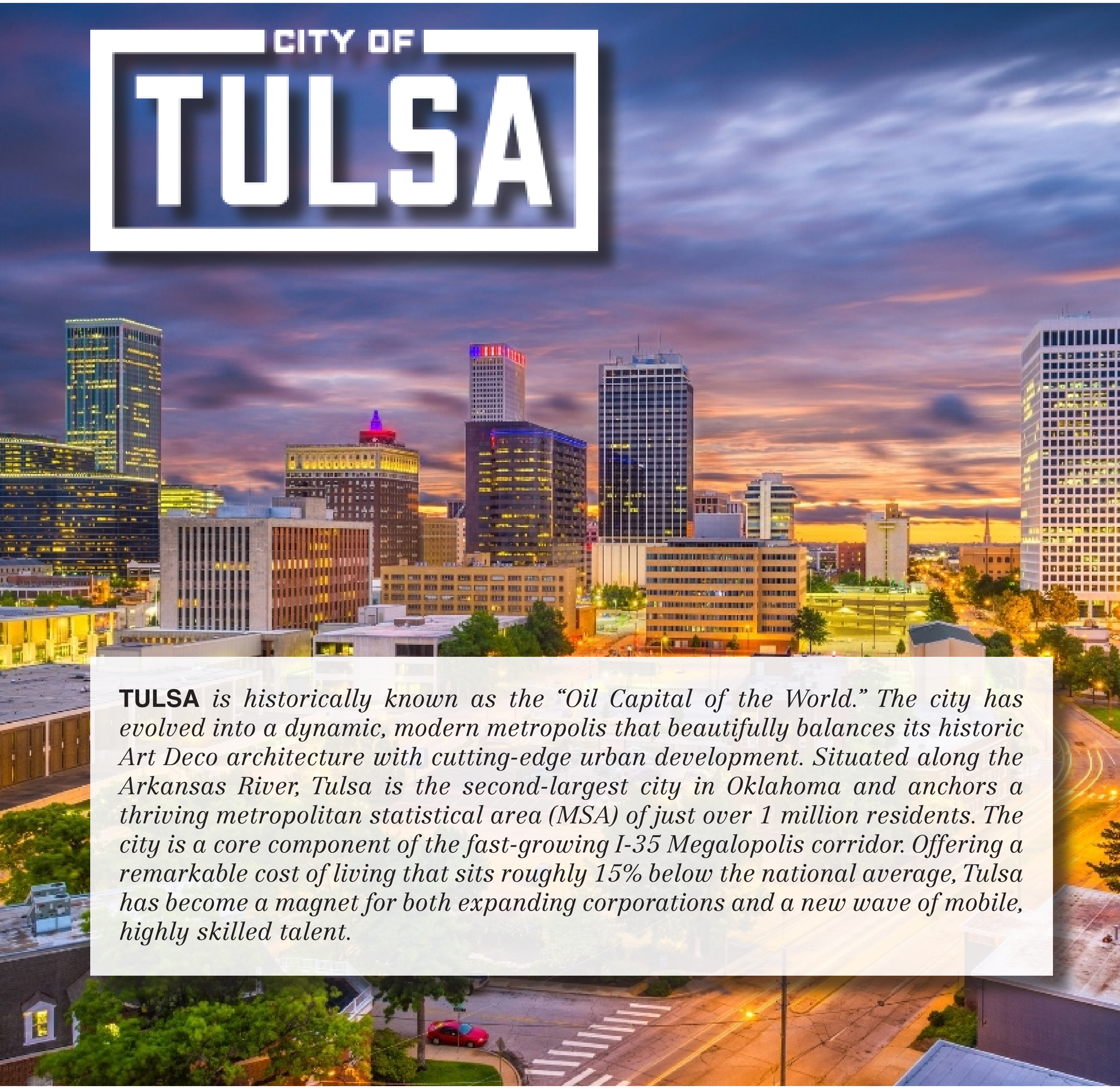
| Initial Term | Monthly | Annually |
|---|---|---|
| 6/15/2015 - 6/14/2020 | $10,951.00 | $131,412.00 |
| 6/15/2020 - 6/14/2025 | $12,046.10 | $144,553.20 |
| 6/15/2025 - 6/14/2030 | $13,250.71 | $159,008.52 |
| 6/15/2030 - 11/30/2032 | $14,575.78 | $174,909.37 |
| **First Option** | | |
| 12/1/2032 - 11/30/2035 | $14,575.78 | $174,909.37 |
| 12/1/2035 - 11/30/2037 | $16,033.36 | $192,400.31 |
| **Second Option** | | |
| 12/1/2037 - 11/30/2040 | $16,033.36 | $192,400.31 |
| 12/1/2040 - 11/30/2042 | $17,636.70 | $211,640.34 |

- Physician-founded urgent care platform established in 2013 and headquartered in Oklahoma City, **operating across Oklahoma, Kansas, and Texas,** with a multi-specialty model spanning urgent care, occupational medicine, behavioral health, and primary care.
- **Backed by Goldman Sachs Alternatives,** which acquired the company in May 2024 through its Sustainable Investing platform, signaling strong institutional confidence and access to significant capital for continued expansion.
- Rapid, proven growth trajectory, as **they've scaled from 10 clinics in 2018 to 58+ locations by 2024** through a combination of new openings and strategic acquisitions (including Integrity Urgent Care and MedNOW Urgent Care), **creating over 600 jobs** in the communities it serves.
- Differentiated underserved community focus, with **39 clinics holding CMS-certified Rural Health Clinic (RHC) designation** — a federal credential that entitles certified clinics to enhanced cost-based Medicare and Medicaid reimbursement, typically 25% to 75% above standard Fee-For-Service rates, providing Xpress Wellness with structurally higher and more predictable revenue at the majority of its locations.

XPRESSWELLNESSURGENTCARE.COM/

## XPRESS WELLNESS URGENT CARE SERVICES

- Urgent Care
- Sports Medicine
- Telemedicine
- Employer Services
- Workers Compensation Services
- Private Exam Rooms
- Treatment Room
- Procedure Room
- Computerized X-Ray
- Lab Services
- On-site Diagnostic Testing & EKG




**TULSA** *is historically known as the "Oil Capital of the World." The city has evolved into a dynamic, modern metropolis that beautifully balances its historic Art Deco architecture with cutting-edge urban development. Situated along the Arkansas River, Tulsa is the second-largest city in Oklahoma and anchors a thriving metropolitan statistical area (MSA) of just over 1 million residents. The city is a core component of the fast-growing I-35 Megalopolis corridor. Offering a remarkable cost of living that sits roughly 15% below the national average, Tulsa has become a magnet for both expanding corporations and a new wave of mobile, highly skilled talent.*

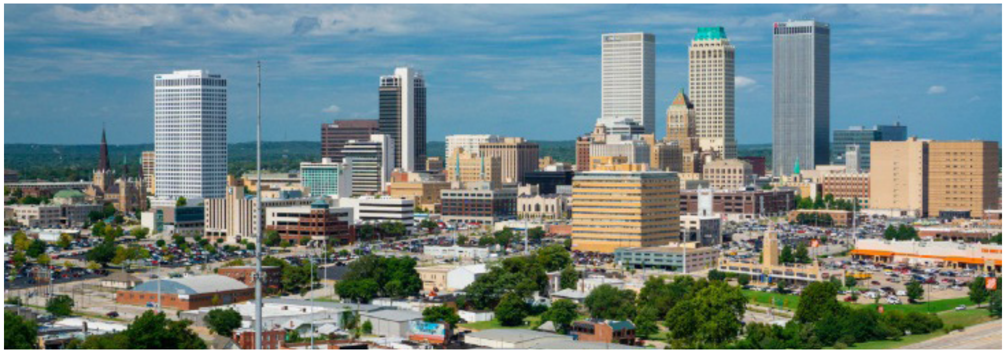
## ACCOLADES & RANKINGS

**FEDERAL TECH HUB DESIGNATION:**
Officially designated as a "Tech Hub" by the U.S. Department of Commerce Economic Development Administration, recognizing its leadership in inclusive innovation, advanced tech infrastructure, and autonomous systems.
*U.S. Economic Development Administration*

**TOP 15 STATE FOR BUSINESS:**
Earning high marks via regional indicators, Oklahoma ranks in the top 15 states nationwide for doing business, driven heavily by ranking No. 2 in energy costs and No. 9 in energy availability.
*Oklahoma Department of Commerce*

**REMOTE WORKER CAPITAL:**
Home to Tulsa Remote, the nation's premier remote-work recruitment initiative, which has successfully attracted thousands of professionals, generating over $620 million in employment income with a 70% retention rate post-program.
*Tulsa Remote Economic Impact Report*

**WORLD-CLASS ENTERTAINMENT:**
The iconic BOK Center consistently ranks among the top 30 arena venues globally in Billboard's Boxscore, anchoring a thriving downtown arts and entertainment district.
*BOK Center Billboard Ranking Announcement*



## ECONOMY

Tulsa's economy is one of the most resilient and accelerating markets in the West South Central region, characterized by a rapid evolution from a legacy energy hub into a tech-forward, highly diversified corporate center. Positioned along the rapidly expanding I-35 Megalopolis corridor, the region has captured massive capital inflows across aerospace engineering, advanced mobility, logistics, and tech innovation.

Tulsa leads the region in aerospace manufacturing and defense contracting, anchored by the global operations of American Airlines (home to the world's largest aviation Maintenance, Repair, and Overhaul base), The Nordam Group, and Spirit AeroSystems. Beyond heavy industry, Tulsa has successfully established a booming technology and startup ecosystem. Fueled by massive public-private regional investments and its official designation as a Federal Tech Hub, the metro area is seeing unprecedented employment growth in cybersecurity, autonomous systems, and advanced aerial mobility. This industrial diversity, paired with an exceptionally business-friendly climate and robust infrastructure, establishes Tulsa as a premier, recession-resistant market for corporate expansion and institutional real estate investment.

## FORTUNE 500 HEADQUARTERED IN TULSA MSA

**ONEOK**

Fortune 500 | S&P 500 | Natural Gas Infrastructure & Logistics

**Williams**

Fortune 500 | S&P 500 | Energy Infrastructure & Pipeline

| Corporate HQs & Logistics | Aerospace & Defense | Healthcare Anchors |
|---|---|---|
| BOK Financial | American Airlines | Saint Francis Health System |
| QuikTrip | The Nordam Group | Hillcrest HealthCare System |
| Amazon | Spirit AeroSystems | Ascension St. John |
| Macy's Logistics | L3Harris Technologies | City of Hope Cancer Center |

## METRO TULSA STATS

**2** Fortune 500 / S&P 500 Headquarters (ONEOK | Williams)

**54th** Largest Metropolitan Statistical Area (MSA) in the United States (Population over 1 Million)

**$7.2B+** Total Capital Allocation Pipeline (Representing combined recently completed, under-construction, and proposed regional development initiatives)

**15.3%** Cost of Living Advantage (Significantly below the national standard, driving major corporate relocation)

**12,000+** New Jobs Generated Annually (Reflecting a steady 2.5% year-over-year employment growth metric)

### CULTURE & ATTRACTIONS

Tulsa boasts a remarkably vibrant arts and culture scene, anchored by a world-class concentration of 1920s Art Deco architecture, the historic Cain's Ballroom, and the nationally renowned High Museum of Art. Its rapidly expanding media presence and highly competitive production infrastructure have continually advanced the region's cultural footprint.

The city offers an exceptional, diverse array of lifestyle attractions, including the world-famous, award-winning Gathering Place—a $465 million, 66-acre riverfront destination that stands as the largest privately funded community park in U.S. history. Combined with the interactive Woody Guthrie Center, the Bob Dylan Center, and expansive outdoor urban wilderness assets like Turkey Mountain, Tulsa is a premier regional destination for culture, nature, and deep-rooted musical heritage.

Home to exceptional collegiate programs, professional sports venues, and world-class regional entertainment draws, Tulsa is a major regional sports and event destination. The iconic BOK Center consistently anchors this global appeal, actively ranking among the top 30 arena venues worldwide in Billboard's Boxscore tracking.

*The University of Tulsa*

### TULSA'S WORKFORCE & HIGHER EDUCATION

Tulsa is a prominent regional hub for higher education, anchored by elite institutions like The University of Tulsa (TU), Oklahoma State University–Tulsa (Content/OSU-Tulsa), and Oral Roberts University (ORU). This highly robust academic presence supplies a constant pipeline of skilled professionals directly into the local economy, with approximately 34.4% of the adult population holding a bachelor's degree or higher. Recognized as a premier technical talent center, Tulsa continues to draw mobile professionals and tech-focused corporate operations from across the nation.

- Top 100 Private Research University — U.S. News & World Report (The University of Tulsa)
- Top 500 Global University — Times Higher Education World University Rankings
- No. 1 University in Oklahoma — WalletHub Regional Rankings
- No. 7 Best Colleges for Engineering Majors — Money Magazine national standard
- 96% Graduate Placement Rate — Reflecting consistent corporate integration within 10 months of graduation

## 1 MILE RADIUS

| Summary | 2025 | 2030 |
|---|---|---|
| Population | 6,660 | 6,735 |
| Households | 2,709 | 2,750 |
| Families | 1,640 | 1,651 |
| Average Household Size | 2.39 | 2.38 |
| Owner Occupied Housing Units | 1,551 | 1,619 |
| Renter Occupied Housing Units | 1,158 | 1,130 |
| Median Age | 39.8 | 41.1 |
| Average Household Income | $66,421 | $72,200 |

## 3 MILE RADIUS

| Summary | 2025 | 2030 |
|---|---|---|
| Population | 21,569 | 21,839 |
| Households | 8,546 | 8,700 |
| Families | 5,587 | 5,640 |
| Average Household Size | 2.49 | 2.47 |
| Owner Occupied Housing Units | 5,334 | 5,484 |
| Renter Occupied Housing Units | 3,212 | 3,216 |
| Median Age | 39.7 | 40.8 |
| Average Household Income | $78,262 | $85,395 |

## 5 MILE RADIUS

| Summary | 2025 | 2030 |
|---|---|---|
| Population | 37,409 | 38,568 |
| Households | 14,352 | 14,847 |
| Families | 9,922 | 10,213 |
| Average Household Size | 2.58 | 2.57 |
| Owner Occupied Housing Units | 9,592 | 9,896 |
| Renter Occupied Housing Units | 4,760 | 4,951 |
| Median Age | 39.7 | 40.6 |
| Average Household Income | $92,597 | $103,787 |

# DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 949 E Taft Ave, Sapulpa, OK (“Property”). It has been prepared by Furman Capital Advisors (“Agent”). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.

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CAPITAL ADVISORS

101 E. Washington Street, Suite 300 | Greenville, SC 29601

864.235.6855 FurmanCapital.com