



XPRESS WELLNESS URGENT CARE

SINGLE TENANT NET LEASED INVESTMENT OPPORTUNITY

5688 E 146TH STREET COLLINSVILLE, OK 74021



CONTENTS

- 3** INVESTMENT SUMMARY
- 4** INVESTMENT HIGHLIGHTS
- 5** LEASE SUMMARY
- 6** LOCATION HIGHLIGHTS
- 8** AREA MAPS
- 11** URGENT CARE MARKET

EXCLUSIVELY LISTED BY:

KAVEH EBRAHIMI

805-889-7837

Kaveh@aicrepartners.com

Lic #01896322

IN ASSOCIATION WITH:

BRIAN BROCKMAN – BROKER

Bang Realty-Oklahoma Inc

513-898-1551

bor@bangrealty.com

Lic #177814

ÀCRE
PARTNERS

BANG
REALTY

DISCLAIMER:

©2026 AiCRE Partners. The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. AiCRE Partners does not doubt its accuracy; however, AiCRE Partners 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. AiCRE Partners 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

AiCRE Partners is pleased to exclusively offer for sale a 3,000 square foot, single-tenant, free-standing building located at 5688 E 146th Street in Collinsville, Oklahoma. This property is currently leased to Xpress Wellness Urgent Care, a reputable healthcare provider, making it an attractive opportunity for investors seeking a stable, income-producing asset in a growing market.

The offering features a long-term, 15-year absolute triple net (ABS NNN) lease, under which the tenant assumes all responsibilities related to property maintenance, taxes, and insurance. Additionally, the lease is backed by a corporate guarantee from the tenant, ensuring a high level of financial security and reliability. This structure provides investors with a passive, low-risk investment with predictable income and no landlord obligations.

PRICE \$2,407,000

CAP RATE 7.00%

NOI \$168,492.00

PRICE PER SF \$802.33

GUARANTOR Corporate

ADDRESS 5688 E 146th Street
Collinsville, OK 74021

COUNTY Roger and Tulsa

BUILDING AREA 3,000 SF

LAND AREA 0.74

YEAR BUILT 2025





INVESTMENT HIGHLIGHTS

- Brand New Construction Xpress Wellness Urgent Care Opening in September 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
- Long Term 20 Year Roof Warranty
- Collinsville benefits from a diverse local employment base that includes Collinsville Public Schools, manufacturing and energy-related businesses, and healthcare providers. Additionally, its proximity to the broader Tulsa metro area provides access to a wide range of job opportunities
- Highway 75 / Highway 20 Corridor Development - Plans for retail and commercial development adjacent to the intersection of Highway 75 and Highway 20—including restaurants and shops—are underway (See Slide 8 for Further Details)
- Founded In 2014, Xpress Wellness / Integrity Urgent Care Currently Has 70+ 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

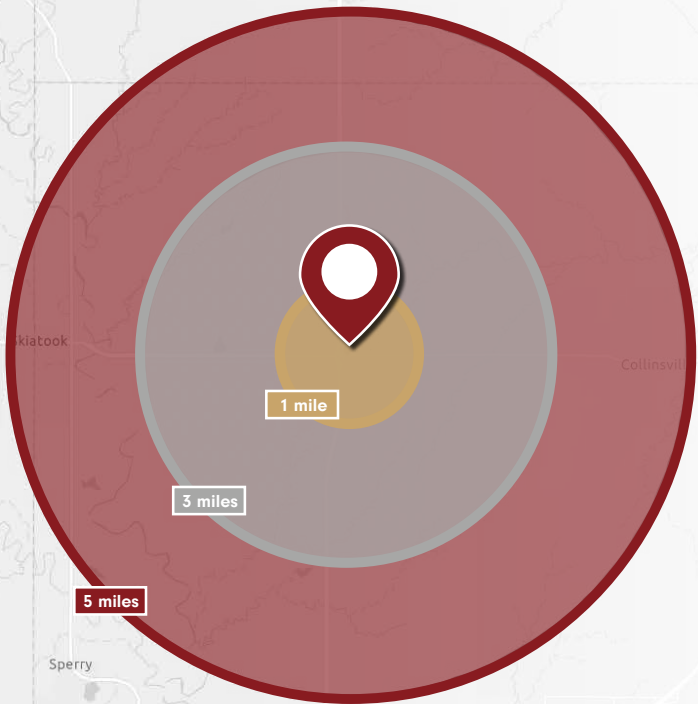
LEASE SUMMARY



TENANT	Xpress Wellness, LLC
PREMISES	A Building Consisting of 3,000 SF
LEASE COMMENCEMENT	9/15/25
LEASE EXPIRATION	15 Years from Lease Commencement
LEASE TERM	15 Years
RENEWAL OPTIONS	3 x 5 Year
RENT INCREASES	1.25% Annually - Beginning Year 3
LEASE TYPE	Absolute Triple Net (ABS NNN)
USE	Urgent Care
SQUARE FOOTAGE	3,000 SF
MONTHLY BASE RENT	\$14,041.00
RENT PER SF	\$56.16

RESPONSIBILITIES	TENANT	LANDLORD
PROPERTY TAXES	X	
INSURANCE	X	
COMMON AREA	X	
ROOF & STRUCTURE	X	
PARKING	X	
REPAIRS & MAINTENANCE	X	
HVAC	X	
UTILITIES	X	

LOCATION HIGHLIGHTS



5 MILE SUMMARY

KEY FACTS		EDUCATION																																										
21,670 Population	38.2 Median Age	7.4% No High School Diploma	31.4% High School Graduate	35.7% Some College/ Associate's Degree	25.5% Bachelor's/Grad Prof Degree																																							
2.7 Average Household Size	\$84,552 Median Household Income	EMPLOYMENT																																										
450 Total Businesses	3,208 Total Employees	61.1% White Collar	26.3% Blue Collar	12.6% Services	4.4% Unemployment Rate																																							
INCOME		2025 Households by income (Esri) The largest group: \$100,000 - \$149,999 (23.6%) The smallest group: <\$15,000 (5.0%)																																										
\$84,552 Median Household Income	\$37,436 Per Capita Income	\$278,808 Median Net Worth	<table border="1"> <thead> <tr> <th>Indicator ▲</th> <th>Value</th> <th>Diff</th> <th></th> </tr> </thead> <tbody> <tr><td><\$15,000</td><td>5.0%</td><td>-5.0%</td><td></td></tr> <tr><td>\$15,000 - \$24,999</td><td>6.1%</td><td>-0.1%</td><td></td></tr> <tr><td>\$25,000 - \$34,999</td><td>6.0%</td><td>-1.4%</td><td></td></tr> <tr><td>\$35,000 - \$49,999</td><td>11.3%</td><td>-0.7%</td><td></td></tr> <tr><td>\$50,000 - \$74,999</td><td>15.7%</td><td>-1.8%</td><td></td></tr> <tr><td>\$75,000 - \$99,999</td><td>13.1%</td><td>-0.1%</td><td></td></tr> <tr><td>\$100,000 - \$149,999</td><td>23.6%</td><td>+6.6%</td><td></td></tr> <tr><td>\$150,000 - \$199,999</td><td>9.9%</td><td>+2.9%</td><td></td></tr> <tr><td>\$200,000+</td><td>9.2%</td><td>-0.5%</td><td></td></tr> </tbody> </table>		Indicator ▲	Value	Diff		<\$15,000	5.0%	-5.0%		\$15,000 - \$24,999	6.1%	-0.1%		\$25,000 - \$34,999	6.0%	-1.4%		\$35,000 - \$49,999	11.3%	-0.7%		\$50,000 - \$74,999	15.7%	-1.8%		\$75,000 - \$99,999	13.1%	-0.1%		\$100,000 - \$149,999	23.6%	+6.6%		\$150,000 - \$199,999	9.9%	+2.9%		\$200,000+	9.2%	-0.5%	
Indicator ▲	Value	Diff																																										
<\$15,000	5.0%	-5.0%																																										
\$15,000 - \$24,999	6.1%	-0.1%																																										
\$25,000 - \$34,999	6.0%	-1.4%																																										
\$35,000 - \$49,999	11.3%	-0.7%																																										
\$50,000 - \$74,999	15.7%	-1.8%																																										
\$75,000 - \$99,999	13.1%	-0.1%																																										
\$100,000 - \$149,999	23.6%	+6.6%																																										
\$150,000 - \$199,999	9.9%	+2.9%																																										
\$200,000+	9.2%	-0.5%																																										
		Bars show deviation from <input type="text" value="Tulsa Co..."/>																																										

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	868	4,993	21,670
Households	272	1,728	7,981
Families	219	1,374	5,743
Average Household Size	3.19	2.89	2.70
Owner Occupied Housing Units	259	1,631	6,221
Renter Occupied Housing Units	13	97	1,760
Median Age	38.7	40.2	38.2
Median Household Income	\$113,546	\$107,936	\$84,552
Average Household Income	\$126,928	\$125,279	\$101,587

COLLINSVILLE OKLAHOMA

Located just 20 miles north of downtown Tulsa, Collinsville offers the charm of small-town living with quick access to one of Oklahoma's largest metro areas. Known as the "Center of it All," Collinsville blends historic character with modern amenities. Its downtown district features locally owned shops, eateries, and restored architecture, while surrounding neighborhoods provide family-friendly living with quality schools and parks.


Recreational opportunities abound, from the city's extensive trail system to the nearby Oologah Lake, which offers boating, fishing, and hiking just minutes away. The city also hosts a full calendar of community events, including seasonal festivals, parades, and youth sports programs that foster a strong sense of community pride.

Strategic Growth & Development: Collinsville is experiencing a wave of residential and commercial growth fueled by its location along key transportation corridors, including US-75 and OK-20. Recent infrastructure improvements have expanded roadway capacity and utility access,

setting the stage for continued development. City leadership is actively working on a long-term comprehensive plan to guide sustainable growth while preserving the city's welcoming, small-town atmosphere.

Economic & Employment Outlook: The community benefits from proximity to major employers throughout the Tulsa metro, while locally, Collinsville supports a growing mix of education, healthcare, light manufacturing, and retail businesses. With its expanding housing market, easy commute, and quality of life, Collinsville is emerging as a sought-after destination for families, professionals, and investors alike.



 HWY 75 | 15,500 VPD

NEW CONSTRUCTION


NEW CONSTRUCTION


Site Construction (infrastructure/
utilities/stormwater) was completed
in 2024—all pads are “pad-ready” with
utilities in place (electric, water, sewer,
gas, communications)

 E 146TH ST | 6,700 VPD





 **XpressWellness**
URGENT CARE

 **E 146TH ST | 6,700 VPD**

The Shoppes at Cooper Ranch

- Prime Intersection Location at Hwy 75 & Hwy 20 with high visibility and direct access to growing residential communities
- 22-Acre Mixed-Use Commercial Development featuring retail, restaurant, office, and mini-storage components
- The Shoppes at Cooper Ranch is a brand-new commercial development planned at the busy intersection of Highway 75 and Highway 20 in Collinsville, OK
- Positioned strategically at a high-traffic crossroads, the project captures local and through traffic near communities like Tulsa, Bartlesville, and Skiatoo
- Infrastructure Complete – Full utilities in place (water, sewer, gas, electric, fiber), stormwater system finished, Hwy 20 expansion complete
- It's the first of its kind in the area, bringing modern, accessible amenities to a rapidly growing housing market
- High Growth Trade Area – Over 500 new homes planned or under construction nearby; traffic counts and demand trending upward
- Community-Focused Development prioritizing Oklahoma-based businesses and service providers
- Future-Ready Design with walkability, parking flexibility, and long-term visibility

HWY 20 | 15,300 VPD

HWY 169 | 19,400 VPD

Casey's **BRÔ**
FARM Hippie FARMERS MARKET
 GARNER'S FLOWERS
 SMOKE SEASIDE

Integrity
 URGENT CARE

COLLINSVILLE HIGH SCHOOL

DOLLAR GENERAL

DOLLAR GENERAL

SONIC

SONIC **Arby's**
QT **QuikTrip**

TSC **TRACTOR SUPPLY CO**

HWY 75 | 24,995 VPD

McDonald's **Dutch Bros** **CLIFFE** **DOLLAR TREE** **TACO BELL**
Walgreens **DISCOUNT TIRE** **jiffylube**

E 116TH ST N | 17,800 VPD

LOWE'S **HIBBETT SPORTS** **Academy** **BEST BUY**
HomeGoods **TJ-maxx** **Walmart**
HOBBY LOBBY **ROSS** **TARGET** **OLD NAVY**
JCPenney **belk** **Office DEPOT** **ULTA BEAUTY**
Kirklands **Famous Footwear** **SHOE CARNIVAL** **IHOP**
RALLY HOUSE **SALLY BEAUTY** **EYEMART EXPRESS** **Red Robin**
crumbl cookies **Starbucks** **Olive Garden** **BRICKTOWN BREWERY** **Tanera**
McDonald's **DOLLAR TREE** **Chick-fil-A** **WALDO'S CHICKEN & BEER** **GNC LIVE WELL**
TATE BOYS **carter's** **GameStop** **CVS**

Walmart **ACE Hardware** **PET SUPPLIES PLUS**
Reasor's **BUENO** **Taco Bueno** **Pizza Hut** **Auto Zone**
goodwill **SONIC** **Starbucks** **Wendy's** **O'Reilly AUTO PARTS**
SUPERCUTS

Arby's **APPLE BARBEQUE CAFE**

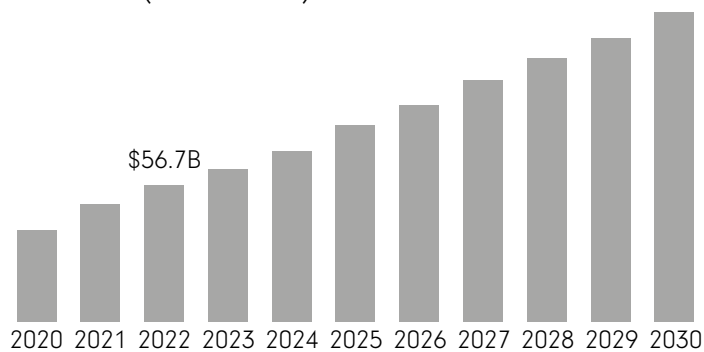
THE HOME DEPOT **Sams CLUB** **ALDI** **SPROUTS FARMERS MARKET**
TEXAS ROADHOUSE **Canes** **BUFFALO WILD WINGS**
Cracker Barrel **Schlitzky's BAKERY CAFE** **Jimmy's egg**
Logan's ROADHOUSE **ICHIBAN** **WUAWAY PIZZA**
SOUTHERN LAG **airbenders** **WHATABUNGER** **CVS**
Walgreens **Great Clips**

URGENT CARE MARKET UPDATE



The U.S. urgent care centers market size was valued at \$56.7 billion in 2022 and is expected to expand at a compound annual growth rate (CAGR) of 10.9% 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.

U.S. URGENT CARE CENTERS MARKET 2020-2030 (USD Billion)



10.9%

U.S. Market CAGR,
2023-2030



TENANT GUARANTEE & 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.

Xpress Wellness Urgent Care and Integrity Urgent Care operate under the same healthcare group, with Integrity serving as a brand and subsidiary division of Xpress Wellness. In May 2024, Xpress Wellness acquired several Texas-based urgent care clinics and rebranded them as Integrity Urgent Care to align with its integrated brand structure. As of mid-2024, Xpress Wellness itself was acquired by Goldman Sachs Alternatives, further solidifying the corporate relationship and ownership structure. Integrity Urgent Care now serves as the designated brand for Xpress Wellness's Texas-based clinic operations.

At all of their 70+ clinics, 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!

MEDICAL
INDUSTRY

URGENT CARE CLINIC
SPECIALTY

ENID, OK
HEADQUARTERS

70+
LOCATIONS

2014
FOUNDED

PRIVATE
COMPANY TYPE

XPRESSWELLNESSURGENTCARE.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@aicrepartners.com

Lic #01896322

IN ASSOCIATION WITH:

BRIAN BROCKMAN – BROKER

Bang Realty-Oklahoma Inc

513-898-1551

bor@bangrealty.com

Lic #177814

ÀCRE
PARTNERS

BANG
REALTY