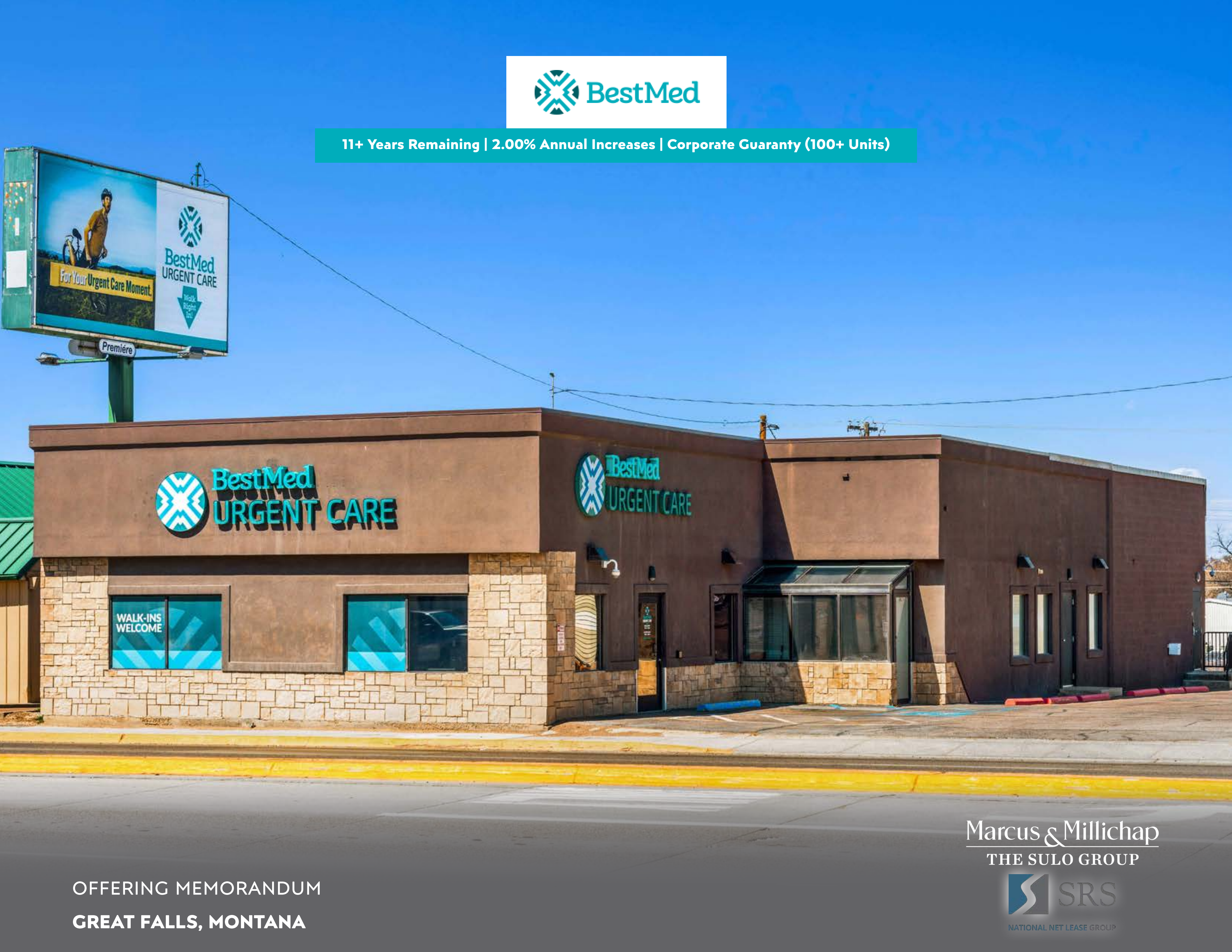
BestMed

11+ Years Remaining | 2.00% Annual Increases | Corporate Guaranty (100+ Units)



OFFERING MEMORANDUM

GREAT FALLS, MONTANA

Marcus & Millichap
THE SULO GROUP
SRS
NATIONAL NET LEASE GROUP

OFFERING SUMMARY

PROPERTY ADDRESS

BestMed Urgent Care
609 10th Avenue
Great Falls, MT 59405

OFFERING SUMMARY	
Price:	$2,646,000
Cap Rate:	6.40%
Net Operating Income:	$169,354
Building Square Footage:	4,900 Sq Ft
Year Built | Renovated:	1960 | 2000 | 2021
Lot Size:	+/- 0.34 Acres

LEASE SUMMARY	
Tenant:	Community Care Partners LLC dba Nova Health
Guaranty:	Corporate
Lease Commencement:	7/22/2020
Rent Commencement:	11/1/2021
Lease Expiration:	10/31/2036
Lease Term Remaining:	11+ Years
Lease Type:	Triple Net
Structure & Foundation:	Landlord Responsible
Rental Increases:	2.00% Annually
Renewal Options:	Two, Five-Year
Right of First Refusal:	None

OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
5	11/1/2025	10/31/2026	$169,354	6.40%
6	11/1/2026	10/31/2027	$172,741	6.53%
7	11/1/2027	10/31/2028	$176,196	6.66%
8	11/1/2028	10/31/2029	$179,720	6.79%
9	11/1/2029	10/31/2030	$183,314	6.93%
10	11/1/2030	10/31/2031	$186,981	7.07%
11	11/1/2031	10/31/2032	$190,720	7.21%
12	11/1/2032	10/31/2033	$194,535	7.35%
13	11/1/2033	10/31/2034	$198,425	7.50%
14	11/1/2034	10/31/2035	$202,394	7.65%
15	11/1/2035	10/31/2036	$206,442	7.80%
16-20 **(Option 1)**	11/1/2036	10/31/2041	$210,570	7.96%
21-25 **(Option 2)**	11/1/2041	10/31/2046	$232,487	8.79%

Lease Comments: Annual increases in options

INVESTMENT HIGHLIGHTS

- **Corporate Guaranty from Community Care Partners (100+ Units)**
  - BestMed began in 2008 with a single clinic with nine employees in Eugene, Oregon. SouthStar Urgent Care was founded in 2011 in Lafayette, Louisiana.
  - Today, under the Community Care Partners umbrella, the brands operate over ninety clinics across seven states — Oregon, Washington, Montana, Wyoming, Colorado, Louisiana, and Texas.

- **11+ Years Remaining | 2.00% Annual Rental Increases**
  - The CCP Holdings. LLC corporate guaranteed lease which has over 11 years remaining on initial lease term with two, five-year options to extend, demonstrating their commitment to the site.
  - The lease features 2% annual rental increases throughout the initial term and continuing into the option periods, growing NOI and hedging against inflation.

- **New 2021 Retrofit | NNN Lease with Limited Landlord Responsibilities**
  - The subject property was a retrofit for BestMed Urgent Care in 2021 and a strategic location in the main retail corridor in Great Falls, MT.
  - The tenant pays for CAM, taxes, and insurance and the landlord's responsibilities are limited to outer four walls & foundation only.
  - This property is an ideal, low-management investment for a passive investor.

- **Strategic Location Benefiting from a Diverse Economy**
  - Great Falls is located near the junction of the Missouri River and the Rocky Mountain Front, making it a prime spot for regional trade and transportation. It's also within driving distance to major cities like Helena, Billings, and Missoula.
  - The city's location provides easy access to major highways, railroads, and even an airport, which is important for businesses that require transportation or shipping.
  - Great Falls has a diverse economy that includes manufacturing, agriculture, retail, and healthcare. It's home to several large employers, including the Malmstrom Air Force Base, which plays a key role in the local economy. This diversity means that the city is not overly reliant on one sector, which can make it more stable and attractive for commercial investment.

WHY BUY URGENT CARE

Growth

- According to estimates from IBISWorld, the urgent care market will reach roughly $48 billion in revenue in 2023, a 21% increase from 2019.
- Growth is being fueled by consumers seeking affordable and accessible health care coupled with a well-documented shortage of primary care physicians and aging baby boomer population.
- In 2023, estimates for the total urgent care centers in the United States equate to 11,150 centers. This number expects to continue to grow about 7% annually, according to UCA. This number does not included clinics inside retail centers like CVS/ Walgreens/ Walmart or freestanding emergency rooms.

Demand For Healthcare

- Urgent care clinics handle about 89 million patient visits each year.
- Healthcare in the United States is upwards of 17.8 percent of the national gross domestic product (2019)

Consumer's Push Towards Convenience

- Convenience in retail centric locations of urgent care centers, convenience in hours of availability and convenience in breadth of services offered. Most urgent care centers offer a one-stop environment from the scope of services, offering pediatric to geriatric evaluations, to on-site diagnostics including imaging and laboratory. Many also dispense prepackaged medications, allowing patients immediate access to dozens of routine and/or generic medications without having to visit a 24-hour off-site pharmacy or wait for the next day to receive necessary medical treatment.

Source: https://www.ucaoa.org/, https://www.ibisworld.com/

$48B
Industry
Urgent Care Market in 2023

7.00%
Annual Growth
Growth Rate of Urgent Care Centers

17.8%
GDP
Healthcare in the U.S.

SITE PLAN

BestMed

AERIAL OVERVIEW

AERIAL OVERVIEW

DEMOGRAPHICS

POPULATION (2023):

3-Mile Radius	9,830
5-Mile Radius	54,871
10-Mile Radius	68,879

HOUSEHOLD INCOME (AVERAGE):

3-Mile Radius	$54,154
5-Mile Radius	$72,334
10-Mile Radius	$72,732

TENANT PROFILES

Community Care Partners

With founding roots in Oregon and Louisiana, Community Care Partners pursues partnerships with like-minded medical professionals to build a platform of high-quality medical care clinics across the United States.

BestMed began in 2008 with a single clinic with nine employees in Eugene, Oregon. SouthStar Urgent Care was founded in 2011 in Lafayette, Louisiana. Today, under the Community Care Partners umbrella, the brands operate over ninety clinics across seven states — Oregon, Washington, Montana, Wyoming, Colorado, Louisiana and Texas.

With its remarkable growth, Community Care Partners has over 1500 team members including over 290 providers to date. Recognizing that culture is a key component of delivering high quality care, we focus first on our team. We create a great environment where team members can realize their full potential and flourish. This enables us to live up to on our promise of delivering care that is personal.

TENANT OVERVIEW	
No. of Locations:	100+
Year Founded:	2008
Headquarters:	Eugene, OR
Website:	https://ccpartners.com/

BestMed

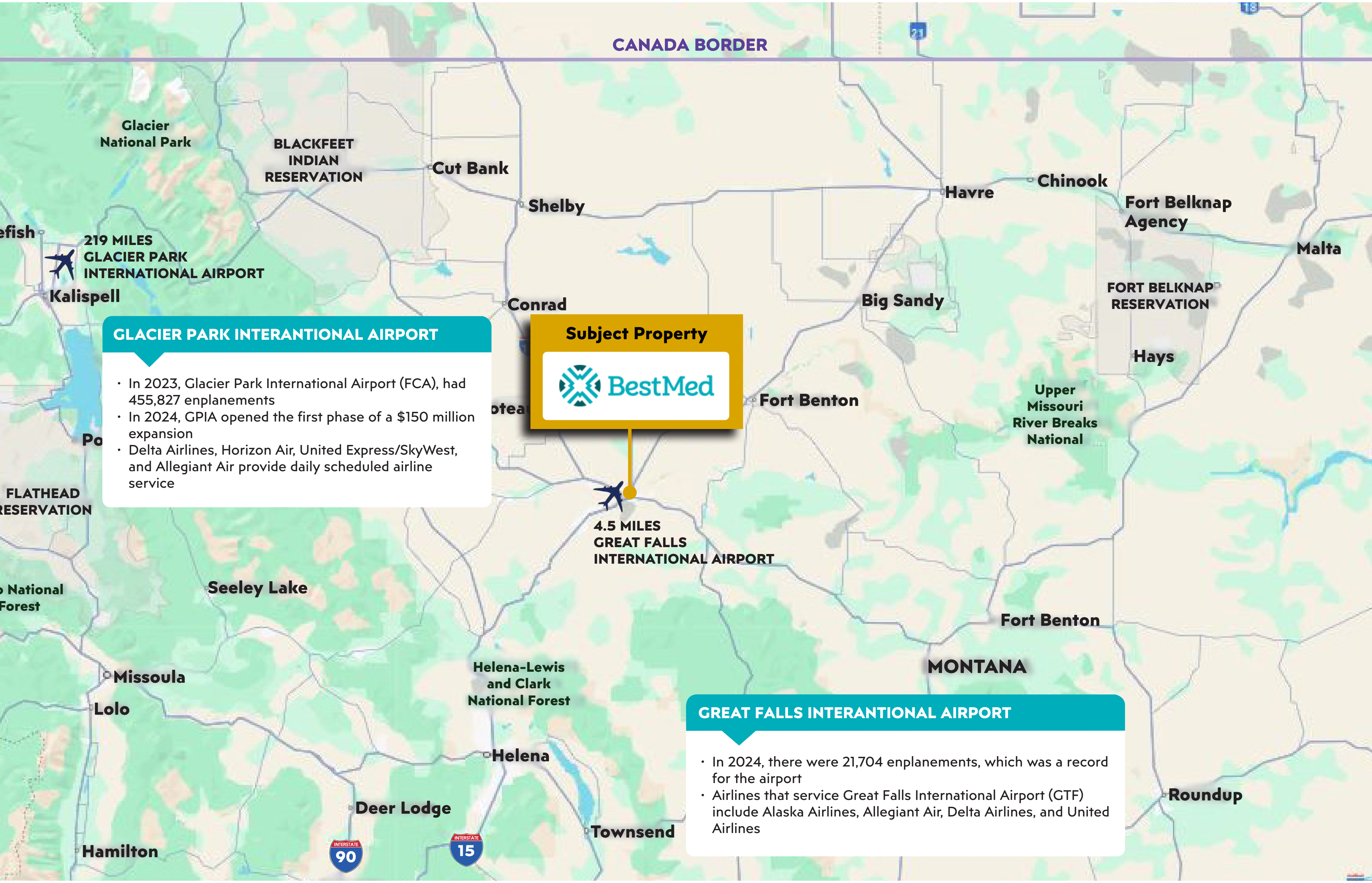
Founded in 2008, BestMed is a leading provider of Urgent Care, Primary Care and Occupational Medicine services throughout Oregon, Washington, Montana, Wyoming, Colorado and Texas. With over thirty clinics, we aim to serve our patients and be part of the local community. Our Promise is simple: We deliver Care That Is Personal. We treat our patients how we would like to be treated. Sure that sounds simple, but there are some in the healthcare industry that don't seem to operate that way.

We highlight when things go well, and we hold ourselves accountable if they don't. From aches to X-rays BestMed offers a wide range of urgent care, primary care and occupational medicine services. Our services are available to patients of all ages and our clinics are open after hours seven days a week for your convenience.

TENANT OVERVIEW	
No. of Locations:	30+
Year Founded:	2008
Headquarters:	Coburg, OR
Website:	https://www.bestmedclinics.com/wyoming-colorado/

PROPERTY PHOTOS

REGIONAL MAP



GLACIER PARK INTERANTIONAL AIRPORT

- In 2023, Glacier Park International Airport (FCA), had 455,827 enplanements
- In 2024, GPIA opened the first phase of a $150 million expansion
- Delta Airlines, Horizon Air, United Express/SkyWest, and Allegiant Air provide daily scheduled airline service

GREAT FALLS INTERANTIONAL AIRPORT

- In 2024, there were 21,704 enplanements, which was a record for the airport
- Airlines that service Great Falls International Airport (GTF) include Alaska Airlines, Allegiant Air, Delta Airlines, and United Airlines

AREA OVERVIEW

GREAT FALLS

- Great Falls straddles the Missouri River and is known as the “Electric City” because of its numerous dams and power plants. Great Falls is just over 60,000 people is centrally located and home to an international airport.
- Nestled in between 4 mountain ranges, 3 rivers, 2 wilderness areas and 1 wildlife refuge, adventure is easily accessible in every direction.
- The 3rd largest city in the state, boasts an extensive hiking and biking trail system along the river, in addition to three golf courses, three disc golf courses, one of the top 5 skate parks in the northwest, a water park, a 15-field soccer park, a minor-league baseball stadium, an extensive system of city parks, two state parks, and one national wildlife refuge.
- Giant Springs is located in Great Falls, Montana’s Giant Springs Heritage Park. Heritage Park also features Rivers Edge Trail, Visitor Center, and Roe River (the shortest river in the world!)
- Many of our local restaurants specialize in farm to table practices, like Harvest Craft Kitchen and Roadhouse Diner. Even our craft beer is a fresh as it can be, and the localist.
- The Great Falls Symphony and its resident chamber ensembles have a strong presence in the community. Great Falls is known as the Western Art Capital, and it also boasts a dynamic contemporary art museum.
- Enjoy a stroll through historic downtown and be met by larger than life statues, arches, and murals created by internationally renowned and local artists.
- Great Falls is known for its good schools and for being a safe place to raise a family. The sane pace of living and lower cost of living make it a wonderful place to call home. Its affordable housing market didn’t reach the highs much of the country experienced and therefore remains strong.
- Great Falls is a popular tourist destination in Montana, with one million overnight visitors annually, who spend an estimated $185 million while visiting, according to the Great Falls Montana Tourism group.

GIANT SPRINGS STATE PARK

MALMSTROM MUSEUM AND AIR PARK

C. M. RUSSELL MUSEUM

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	10,061	54,211	66,303
2020 Population	9,938	54,881	68,763
2023 Population	9,830	54,871	68,879
2028 Population	9,869	55,707	69,955
HOUSEHOLDS			
2010 Households	4,795	23,612	28,003
2020 Households	4,767	23,940	29,102
2023 Households	4,799	24,267	29,482
2028 Households	4,825	24,701	30,008
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	37.7%	58.6%	59.2%
2020 Owner Occupied Housing Units	36.0%	56.1%	56.8%
2023 Owner Occupied Housing Units	34.8%	56.1%	56.8%
2028 Owner Occupied Housing Units	34.4%	55.8%	56.6%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	53.2%	35.2%	34.1%
2020 Renter Occupied Housing Units	51.8%	35.8%	35.6%
2023 Renter Occupied Housing Units	53.0%	35.9%	35.6%
2028 Renter Occupied Housing Units	52.9%	35.8%	35.7%
AVERAGE HOUSEHOLD INCOME	**$54,154**	**$72,334**	**$72,732**

AREA SNAPSHOT

68,879
POPULATION (5-MILE)

71,263
DAYTIME POPULATION (5-MILE)

29,482
HOUSEHOLDS (5-MILE)

$72,732
AVERAGE HOUSEHOLD INCOME (5-MILE)

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