



COLUMBUS DREAM VENTURES

Xpress Wellness
Urgent Care

About Us

Columbus Dream Ventures LLC is a dynamic investment group based in Columbus, Ohio, with a collective presence in the region for over 15 to 20 years.

Our team comprises experienced professionals with diverse real estate, franchise management, and information technology backgrounds.

Together, we leverage our expertise to identify, invest in, and manage lucrative business and real estate opportunities.





Our Expertise

Real Estate Investments: Ownership of multiple properties, including net lease (NNN) properties valued at about \$8 million.

Investor Network: Columbus Dream Ventures has cultivated a robust network of over 50 investors, enabling us to undertake high-value investment projects and real estate ventures. Our investor-centric approach ensures sustainable growth and long-term profitability.

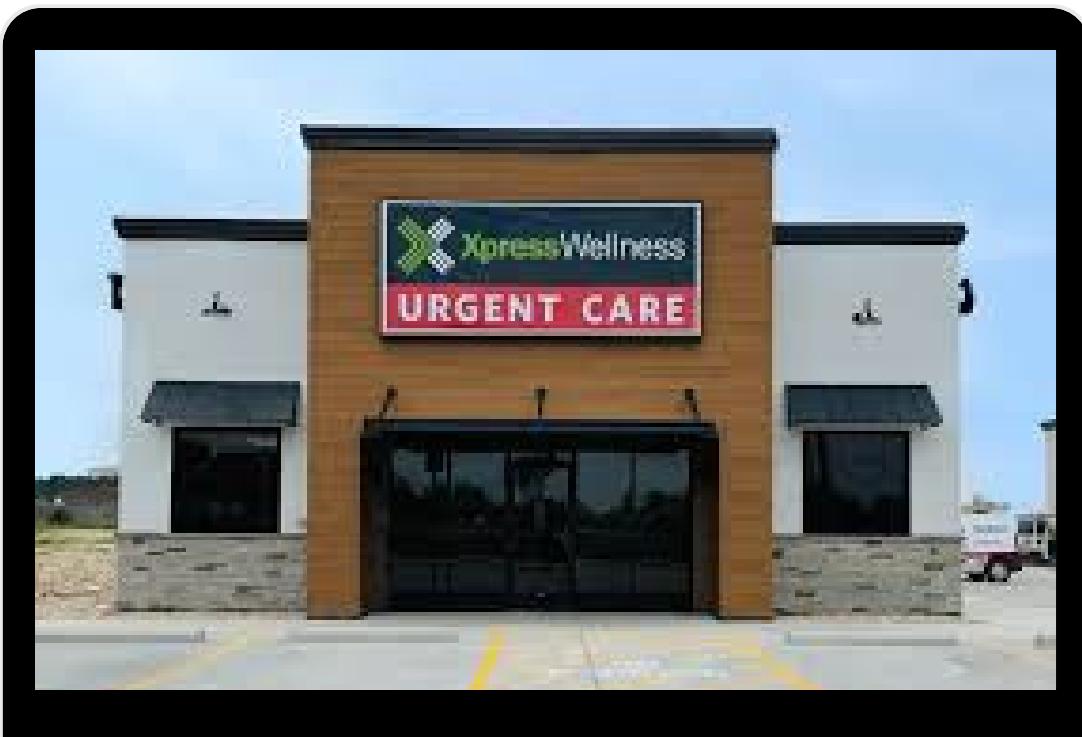
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Our Vision

We aim to expand our portfolio by acquiring high-potential properties, fostering strategic business partnerships, and maximizing returns for our investors while contributing to the economic growth of the communities



Investment Summary



Columbus Dream Ventures is excited to present an exclusive investment opportunity: a 3,000 SF Xpress Wellness Urgent Care at 2031 W 6th Avenue in Emporia, KS. This deal Includes a Long Term 13 Year Absolute Triple Net (ABS NNN) Lease with **Zero Landlord Responsibilities** and a Corporate Guarantee from the Tenant, Providing for a Secure Investment. The GUARANTOR Xpress Wellness Holdings, LLC is owned by **Goldman Sachs**. Currently, the property generates an annual rent of \$159,590, with scheduled 1.25% annual increases, extending through the base term and each of the three, five-year renewal options.



About the Investment

- Long-Term, 13-Year Absolute Triple Net (NNN) Lease
- 1.25% Annual Rental Increases Starting from Lease Commencement
- Three (3), Five (5)-Year Tenant Renewal Options, Extending Potential Lease Term to 30 Years
- Corporate Guarantee from Xpress Wellness Holdings, LLC. (70+ Locations) owned by Goldman Sachs.

Investment Highlights

- Shareholder Details:
 - Each Share: \$50,000.00
 - Total Shares: 16





Projections based on Sale of the Property after 5 years in August 2030:

Purchase Price	\$2,142,722.88	
Annual Rent	\$159,590 (Aug 2025) with 1.25% annual increments every year	
Rent Per Month	\$13,299.17	
Downpayment & Closing Costs	\$800,000*	
Monthly Mortgage payment	10,941.41*	
Expected Dividend Year 1	\$2,500.00* per share per year	
Expected Dividend Year 2	\$2,600.00* per share per year	
Expected Dividend Year 3	\$2,700.00* per share per year	
Expected Dividend Year 4	\$2,800.00* per share per year	
Expected Dividend Year 5	\$2,900.00* per share per year	
Expected Sale in 5 years	7% CAP Rate	6.5% CAP Rate
Expected sale price in 2030	\$2,425,954**	\$2,612,566***
Expected Sale revenue per share	\$72,327**	\$87,369****
Total expected revenue per share after sale	\$84,869**	\$99,911****
*Projection based on interest rate of 6.59% currently offered but could change at the time of closing		
** Conservative Projection based on Sale at 7% Cap Rate		
*** Optimistic Projection Based on Sale at 6.5% Cap Rate		



- Operating company share: 3% of the annual revenue and 4% of the sales profit.
- Investors will not possess decision-making authority concerning property transactions, including purchases or sales. All property-related decisions will be exclusively made by the Operating company.
- Shares may only be sold within the group with approval from the Operating Company. No sales outside the group are permitted under any circumstances.

Potential Upside:

- More than 5% returns during the property hold period (2024-2029). Returns increase every year. (For land investments you typically don't get anything during the hold period)
- About 13% to 18% total returns after the sale of the property.
- Absolute Triple Net (NNN) Lease with minimal landlord responsibilities.
- Refinancing Opportunity: Higher returns expected (over 14%) if interest rates decrease.
- Sale at Lower Cap Rate: Opportunity to sell the property at a lower cap rate in 5 years for increased returns.
- Audited Financials to all investors annually.
- Tax Benefits: Depreciation and aggregation available to reduce tax liability. All investors will get a K1 annually.



Tax Benefits:

- Depreciation and Aggregation Available to Reduce Tax Liability.
- All investors will get a K1 annually

Risks:

- **Credit Risk:** Tenant default or Bankruptcy may result in vacancies and financial losses.
- **Market Risk:** Economic downturns could affect demand and rental rates.
- **Liquidity Risk:** Real estate Investments can be illiquid, posing challenges in accessing capital quickly.



Location Overview / Demographics:

- 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.
- Strong demographics with over 23,979 residents and an average household income of 61.837 within 3 - mile radius





About Xpress Wellness

Urgent Care:

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.





Strong Asset & Tenant:

- In May 2024, Goldman Sachs Alternatives acquired Xpress Wellness, LLC, a rural healthcare provider operating across Oklahoma, Kansas, and Texas.
- 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.
- 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.
- The U.S. Urgent Care centers market size was valued at USD 56.7 billion in 2022 and is expected to expand at a compound annual growth rate (CAGR) of 10.99% 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.



Why Invest with Us?

- **Expertise:** Our team of professionals ensures diligent management and optimization of your investment.
- **Transparency:** We provide regular updates and maintain open communication with our investors.





Disclaimers

- All investments are subject to holding period requirements and are tailored for investors who do not require immediate liquidity. Investing in private LLCs may be considered highly speculative and involves risk, including the risk of loss of investment. Investors must be able to afford the loss of their entire investment. Investing involves risk. Principal loss is possible.
- Investors should carefully consider the investment objectives, risks, charges, and expenses.
- Because Columbus Dream Ventures is a private LLC, there are no standard disclosures. Therefore, all investments are considered risky.
- We are not responsible for your decisions, gains, and/or losses on this investment. Every one of you here will transact with the Operating Company independently on your own. Please do your own due diligence and research on the investment and Operating Company before signing up, as you are solely responsible for any gains or losses on your investment.

Contact Information



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A black and white photograph showing two modern skyscrapers from a low-angle perspective, looking up. The building on the left has a glass facade with horizontal stripes and a prominent steel frame. The building on the right is mostly hidden in shadow. The sky above is filled with scattered clouds.

Thank you