

FAST PACE HEALTH

KINSTON, NC

MARKET  STREET
retail advisors



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Investment Highlights

- ✓ **\$227,100 year** (\$18,925.00/month)
- ✓ **Opening** 6/4/2025
- ✓ 15 Year Lease
- ✓ 2% Increase Annually
- ✓ Three 5-Yr. Options with 2% increase annually
- ✓ Located on Central Avenue
- ✓ Fast Pace Health and Calcasieu Urgent Care, **two of the nation's top affordable urgent care providers**, formed a partnership resulting in one of the largest urgent care providers in the United States
- ✓ Fast Pace Health announced in July 2022 that it has partnered with First Care Clinics to **expand its clinical footprint** and increase access to care for underserved rural populations
- ✓ **300+ locations** throughout Tennessee, Kentucky, Louisiana, Indiana, Alabama, North Carolina, Arkansas, and Mississippi

Ben Sullivan

MANAGING PARTNER

BEN@MARKETSTREETRETAIL.COM

Harrison Truex

MANAGING PARTNER

HARRISON@MARKETSTREETRETAIL.COM

Tim Hickey

MANAGING PARTNER

TIM@MARKETSTREETRETAIL.COM

BROKER OF RECORD: DENNIS HARRIS, LICENSE#311407

📍 5100 MARYLAND WAY STE 100, BRENTWOOD, TN 37027 • 📞 615.309.6100 • 🖱️ MARKETSTREETRETAIL.COM

Investment Location



Offering Summary

Pricing Summary



\$3,244,285

OFFERING PRICE



\$227,100

NET OPERATING
INCOME



7.00%

CAPITALIZATION
RATE

Lease Details

15 years

INITIAL TERM

JUN. 2025

LEASE COMMENCED

*120 DAY RENT ABATEMENT PERIOD

SEP. 2040

LEASE EXPIRES

NNN

TENANT
RESPONSIBILITIES

Structure Only

LANDLORD
RESPONSIBILITIES

2% Annually

INCREASES

Three 5-Year

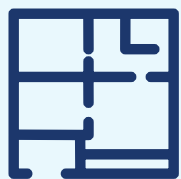
OPTIONS



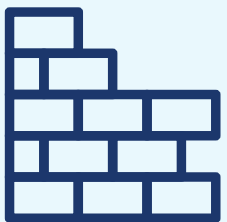
Fast Pace Health



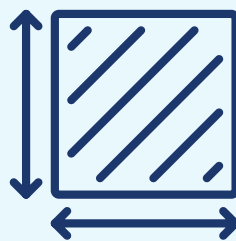
2301 N HERRITAGE STREET
KINSTON, NC 28501



3,600 SQUARE FEET



BUILT IN 2025



0.647 ACREAGE

Financial Analysis



Base Terms

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
FROM	Oct. 2025	Oct. 2026	Oct. 2027	Oct. 2028	Oct. 2029	Oct. 2030	Oct. 2031	Oct. 2032	Oct. 2033	Oct. 2034	Oct. 2035	Oct. 2036	Oct. 2037	Oct. 2038	Oct. 2039
TO	Sep. 2026	Sep. 2027	Sep. 2028	Sep. 2029	Sep. 2030	Sep. 2031	Sep. 2032	Sep. 2033	Sep. 2034	Sep. 2035	Sep. 2036	Sep. 2037	Sep. 2038	Sep. 2039	Sep. 2040
MONTHLY	\$18,925	\$19,304	\$19,690	\$20,083	\$20,485	\$20,895	\$21,313	\$21,739	\$22,174	\$22,617	\$23,069	\$23,531	\$24,001	\$24,482	\$24,971
YEARLY	\$227,100	\$231,642	\$236,275	\$241,000	\$245,820	\$250,737	\$255,751	\$260,867	\$266,084	\$271,406	\$276,834	\$282,370	\$288,018	\$293,778	\$299,654



Option Terms

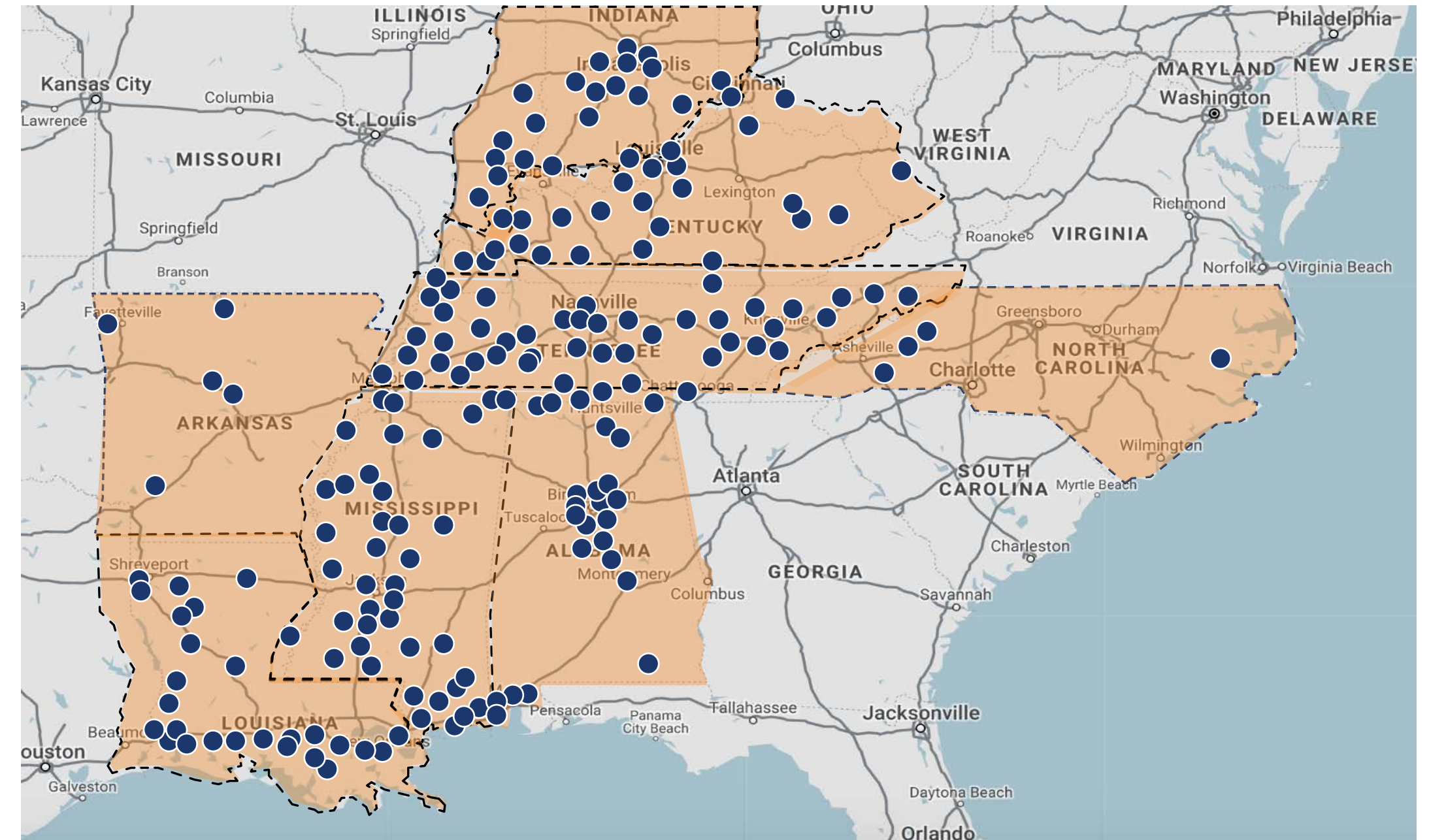
	YEAR 16-20	YEAR 21-25	YEAR 26-30
FROM	Oct. 2040	Oct. 2045	Oct. 2050
TO	Sep. 2045	Sep. 2050	Sep. 2055
MONTHLY	\$25,471	\$28,122	\$31,048
YEARLY	\$305,647	\$337,459	\$372,582



Tenant Overview



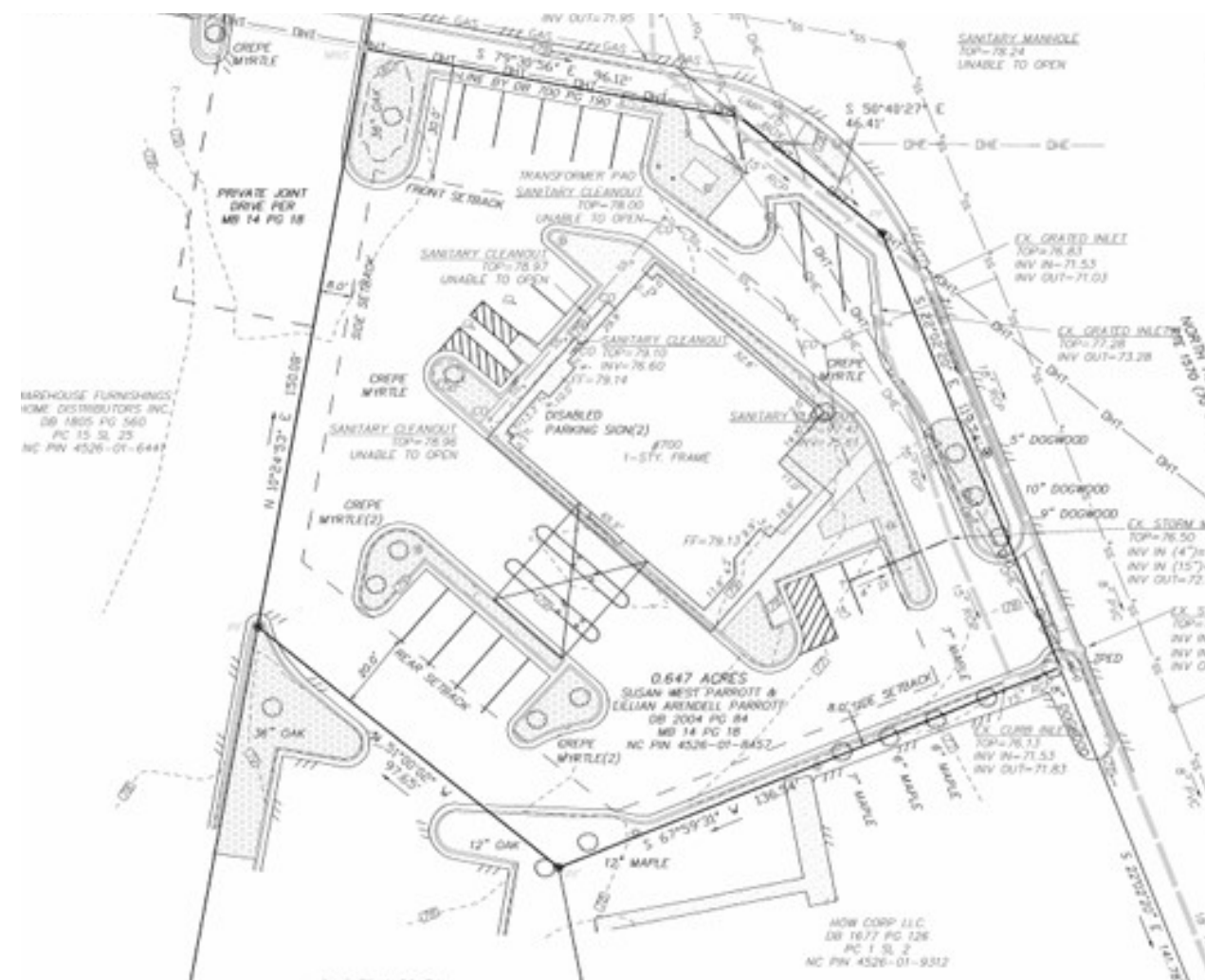
Fast Pace Health opened its first clinic in Collinwood, TN in 2009 with the goal of providing accessible and affordable healthcare to the uninsured and under served in rural areas. Today, there are now 300+ Fast Pace Health clinics serving over three million annual patient visits throughout Tennessee, Kentucky, Mississippi, Indiana, Alabama, Arkansas, North Carolina and Louisiana, with plans for further expansion. Fast Pace Health serves as a primary, walk-in and urgent care clinic, providing a wide array of treatment options as well as diagnostic and screening services. Fast Pace Health recently completed an investment in First Care Clinics. The combination results in a multi-specialty provider of rural healthcare and value-based care population health management services. Fast Pace Health also accepts most major insurance providers and offers competitive self-pay prices. Fast Pace Health and Calcasieu Urgent Care, two of the nation's top affordable urgent care providers, recently formed a partnership resulting in one of the largest urgent care providers in the United States. Fast Pace Health acts as the overarching brand for the two companies.



300+
U.S. LOCATIONS

Tennessee Indiana
Kentucky Alabama
Louisiana Arkansas
Mississippi North Carolina


Site Plan





Recent News


- Revelstoke Capital Partners, a leading private equity firm focused on investing in healthcare services companies, announced that it has completed fundraising for Revelstoke Single Asset Fund II, L.P. RSAF II, with \$111 million of commitments, was oversubscribed.
- The Fund acquired a minority equity interest in Fast Pace Health, with which Revelstoke has long had a successful partnership.
- Fast Pace Health announced in July 2022 that it has partnered with First Care Clinics ("First Care") to expand its clinical footprint and increase access to care for underserved rural populations.
- Simon Bachleda, Co-Founder and Managing Partner of Revelstoke, said, "We are very excited to extend our partnership with Greg Steil and the Fast Pace Health team, and we look forward to the company's growth by broadening its strategy to increase market presence and service offerings to comprehensively serve America's most vulnerable population."
- Since Revelstoke's initial investment in Fast Pace in August of 2016, Fast Pace has grown its clinical footprint from 35 clinics in two states to over 250 clinics, increasing access to healthcare for millions of vulnerable rural Americans.

Demographics

 Population By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	23,528	32,933	40,188
April 1, 2010	21,204	30,455	38,181
April 1, 2020	19,268	27,746	34,621
January 1, 2023	19,091	27,605	34,573
January 1, 2028	19,346	27,966	35,028

 Income Characteristics	3 MILES	5 MILES	7 MILES
Total Personal Income	483,107,603	740,801,741	966,024,015
Total Household Income	462,608,374	712,391,200	936,466,870
Median Household Income	37,500	42,871	43,874
Average Household Income	55,522	60,041	63,258
Per Capita Income	25,073	26,699	27,903

 Households By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	9,789	13,409	16,298
April 1, 2010	9,125	12,863	15,955
April 1, 2020	8,332	11,865	14,804
January 1, 2023	8,303	11,869	14,816
January 1, 2028	8,448	12,073	15,110

 Household Characteristics	3 MILES	5 MILES	7 MILES
Households - April 1, 2020	8,332	11,865	14,804
Family Households	4,468	6,721	8,751
Non-Family Households	3,864	5,144	6,053
Avg. Size of Household	2.21	2.25	2.26
Median Size of Household	59.8	58.4	58.2
Median Value Owner-Occupied	101,798	102,872	106,692
Median Rent Per Rent	542	546	549
Median Vehicles Per Household	1.7	1.9	2





Location Overview

Kinston, North Carolina, is a charming city rich in history and Southern hospitality. Nestled along the Neuse River, Kinston boasts a unique blend of historical significance, cultural vibrancy, and modern growth. Known for its deep roots in agriculture and tobacco heritage, the city has evolved into a hub for culinary excellence, artistic expression, and community revitalization. Its strategic location along U.S. Highways 70 and 258 provides convenient access to major urban centers like Raleigh and Greenville, enhancing its appeal as both a welcoming hometown and an emerging destination.

The local economy in Kinston is diverse and steadily growing, driven by industries such as agriculture, manufacturing, and tourism. The city has gained national recognition for its thriving food scene, with renowned restaurants and craft breweries drawing visitors from across the region. Small businesses, boutique shops, and a revitalized downtown district contribute to a dynamic commercial environment. Additionally, healthcare and education play crucial roles in the community, with leading medical facilities and educational institutions supporting a well-rounded job market and enhancing the quality of life for residents.

Beyond its economic strengths, Kinston is known for its close-knit, community-oriented atmosphere. Residents enjoy a variety of housing options and an abundance of recreational opportunities. The city is home to vibrant arts and music festivals, historical landmarks, and beloved local attractions

like the CSS Neuse Civil War Interpretive Center and Grainger Stadium, home to the Down East Wood Ducks baseball team. Outdoor enthusiasts appreciate the scenic beauty of the Neuse River, which offers boating, fishing, and picturesque greenways for walking and cycling. Recent revitalization efforts have breathed new life into public spaces and historic districts, reinforcing Kinston's charm and appeal. These ongoing investments in culture, infrastructure, and economic development continue to make Kinston an inviting destination for families, entrepreneurs, retirees, and visitors alike.



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MANAGING PARTNER

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HARRISON@MARKETSTREETRETAIL.COM

Tim Hickey

MANAGING PARTNER

TIM@MARKETSTREETRETAIL.COM