

FAST PACE HEALTH

JONESBORO, AR

MARKET  STREET
retail advisors



Contents

- INVESTMENT HIGHLIGHTS..... 3**
 - Location Overview..... 4
 - Offering Summary..... 5
 - Financial Analysis 6
 - Tenant Overview 7
 - Site Plan..... 8
 - Demographics 9
- AERIAL IMAGES 10**
- LOCATION OVERVIEW12**

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Investment Highlights

- ✓ **\$227,340 year** (\$18,945/month)
- ✓ **Opening** 7/14/2025
- ✓ 15 Year Lease
- ✓ 2% Increase Annually
- ✓ Three 5-Yr. Options with 2% increase annually
- ✓ Located on East Highland Drive
- ✓ 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

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Investment Location



Offering Summary

Pricing Summary



\$3,135,724

OFFERING PRICE



\$227,340

NET OPERATING
INCOME



7.25%

CAPITALIZATION
RATE

Lease Details

15 years

INITIAL TERM

AUG. 2025

LEASE COMMENCED

*120 DAY RENT ABATEMENT PERIOD

NOV. 2040

LEASE EXPIRES

NNN

TENANT
RESPONSIBILITIES

Structure Only

LANDLORD
RESPONSIBILITIES

2% Annually

INCREASES

Three 5-Year

OPTIONS



Fast Pace Health



1407 E HIGHLAND DR
JONESBORO, AR 72401



3,700 SQUARE FEET



BUILT IN 2025



0.97 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	Nov. 2025	Nov. 2026	Nov. 2027	Nov. 2028	Nov. 2029	Nov. 2030	Nov. 2031	Nov. 2032	Nov. 2033	Nov. 2034	Nov. 2035	Nov. 2036	Nov. 2037	Nov. 2038	Nov. 2039
TO	Dec. 2026	Dec. 2027	Dec. 2028	Dec. 2029	Dec. 2030	Dec. 2031	Dec. 2032	Dec. 2033	Dec. 2034	Dec. 2035	Dec. 2036	Dec. 2037	Dec. 2038	Dec. 2039	Dec. 2040
MONTHLY	\$18,945	\$19,324	\$19,710	\$20,105	\$20,507	\$20,917	\$21,335	\$21,762	\$22,197	\$22,641	\$23,094	\$23,556	\$24,027	\$24,507	\$24,998
YEARLY	\$227,340	\$231,887	\$236,525	\$241,255	\$246,080	\$251,002	\$256,022	\$261,142	\$266,365	\$271,692	\$277,126	\$282,669	\$288,322	\$294,089	\$299,970



Option Terms

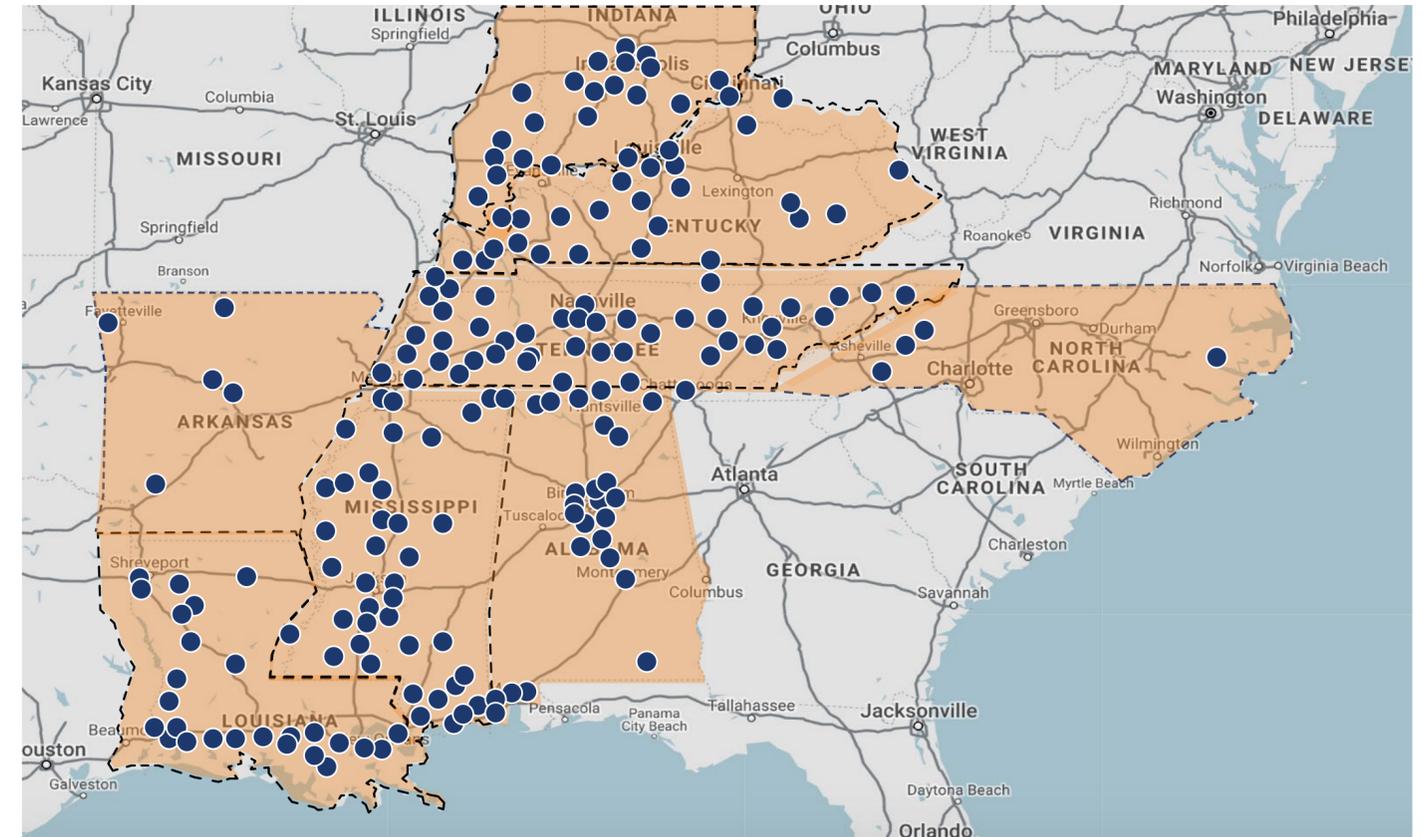
	YEAR 16-20	YEAR 21-25	YEAR 26-30
FROM	Nov. 2040	Nov. 2045	Nov. 2050
TO	Dec. 2045	Dec. 2050	Dec. 2055
MONTHLY	\$25,497	\$28,151	\$31,081
YEARLY	\$305,970	\$337,815	\$372,975



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 250+ 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.

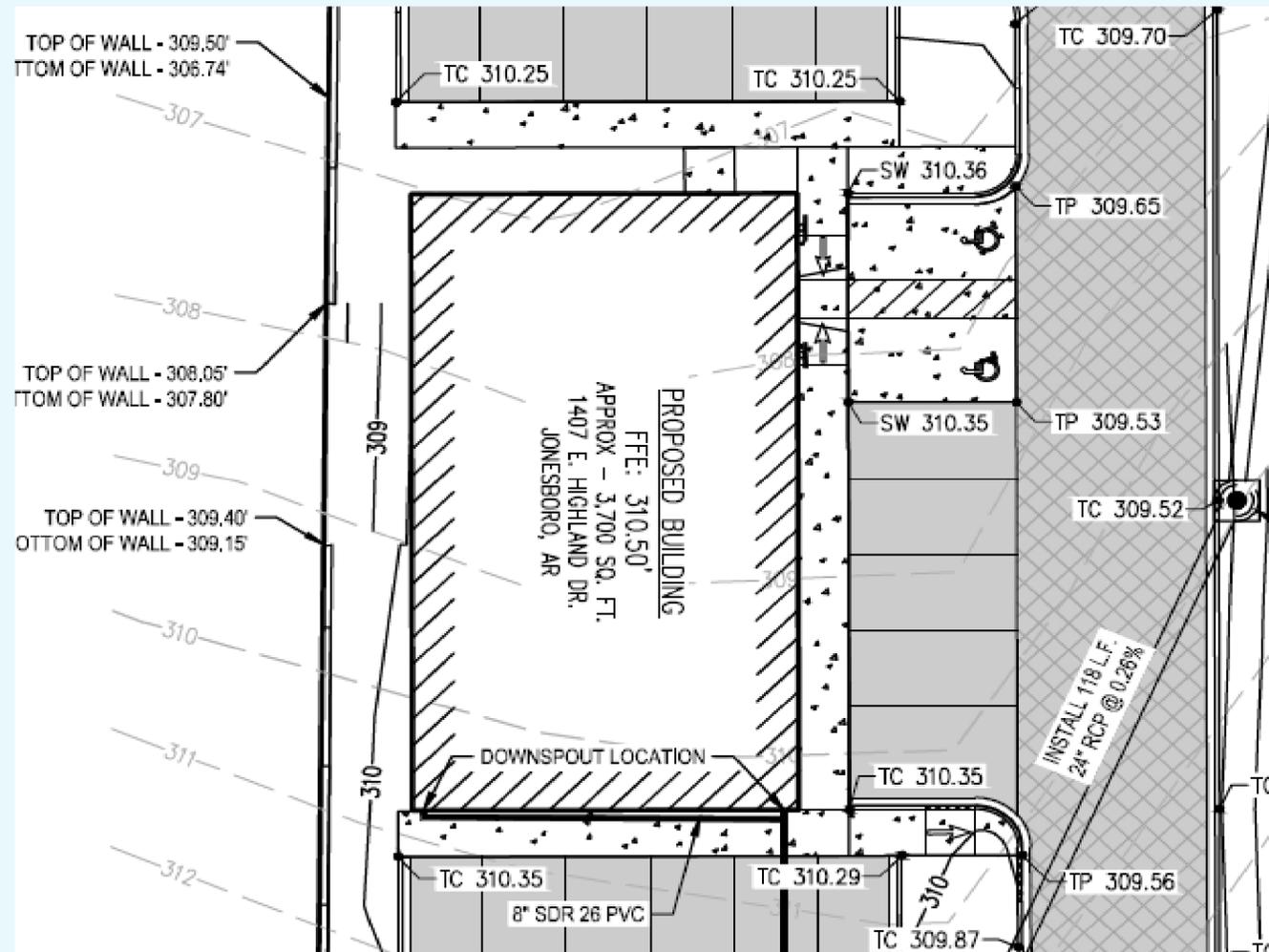


250+
U.S. LOCATIONS

Tennessee
Kentucky
Louisiana
Mississippi

Indiana
Alabama
Arkansas
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	42,365	56,543	62,389
April 1, 2010	47,424	66,450	75,022
April 1, 2020	52,796	75,885	86,873
January 1, 2024	53,931	78,086	89,523
January 1, 2029	56,215	81,434	93,385

 Income Characteristics	3 MILES	5 MILES	7 MILES
Total Personal Income	1,546,012,787	2,434,798,950	2,867,645,152
Total Household Income	1,492,296,187	2,370,494,006	2,800,210,264
Median Household Income	44,959	51,848	55,870
Average Household Income	71,422	80,084	83,070
Per Capita Income	29,283	32,085	33,010

 Households By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	17,261	22,535	24,716
April 1, 2010	18,820	25,783	28,973
April 1, 2020	20,894	29,600	33,709
January 1, 2024	22,070	31,386	35,761
January 1, 2029	23,261	33,080	37,695

 Household Characteristics	3 MILES	5 MILES	7 MILES
Households - April 1, 2020	20,894	29,600	33,709
Family Households	12,341	18,871	21,879
Non-Family Households	8,553	10,729	11,830
Avg. Size of Household	2.37	2.44	2.47
Median Size of Household	47.2	48.2	48
Median Value Owner-Occupied	175,948	191,690	195,534
Median Rent Per Rent	716	744	754
Median Vehicles Per Household	2	2.1	2.2



JONESBORO ARKANSAS

E HIGHLAND DR: 20,000 VPD





five BELOW petco
 Bath & Body Works[®] NATURAL GROCERS good4u
T.J. maxx HomeGoods[®]

PIZZA
PAPA JOHN'S
 PIZZA • SALADS • SANDWICHES • BURGERS • DRINKS

JONESBORO
 ARKANSAS

SLIM CHICKENS[®] PANDA EXPRESS CHINESE KITCHEN
 Krispy Kreme DOUGHNUTS

PETSMART SportClips HAIRCUTS
 Kirkland's Bring happiness home. ZALES CENTENNIAL BANK
 ULTA BEAUTY Olive Garden

Burlington Goodwill
 McDonald's THE HONEY BAKED Ham CO planet fitness BURGER KING

SHERWIN-WILLIAMS

Ford

OfficeMax
BARNES & NOBLE

Kroger
 TEXAS

CHUCK E. CHEESE Chick-fil-A
 Dillard's TARGET
JCPenney

ASHLEY golden corral
 Michaels CADENCE Bank
 Freddy's STEAKBURGERS[®] ROSS DRESS FOR LESS[®]
KOHL'S **LOWE'S**

AutoZone

FAZOLI'S

FIRST HORIZON

E HIGHLAND DR: 20,000 VPD

Newk's
 EATERY

ARVEST

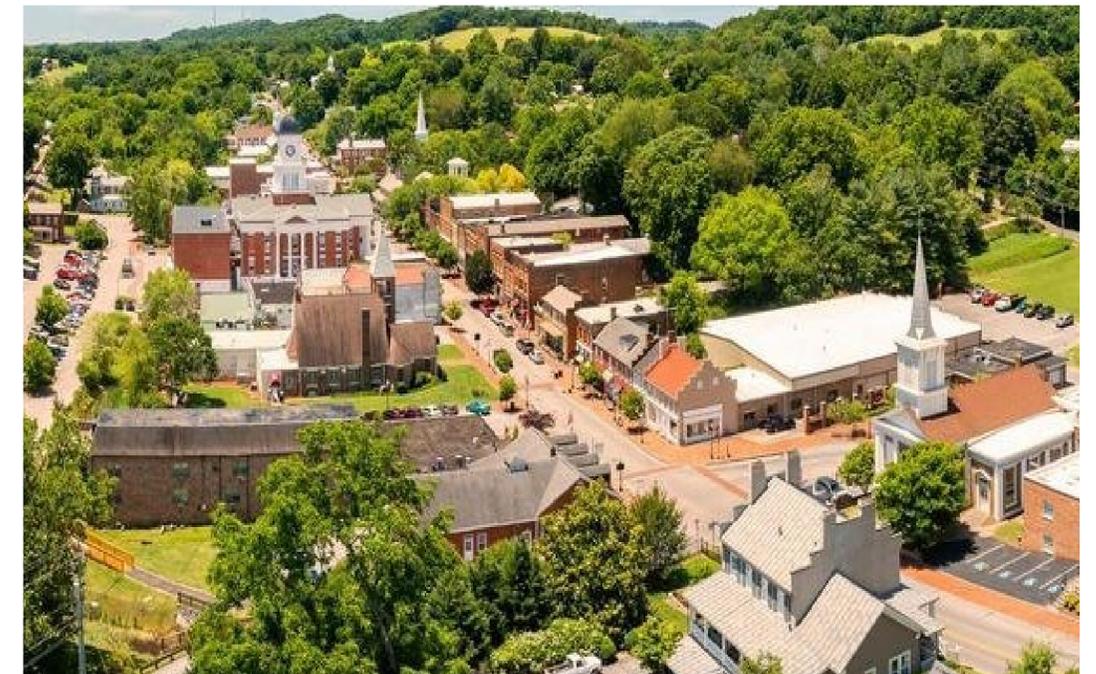
fastpace health
 urgent care

Location Overview

Jonesboro, located in northeastern Arkansas, is a dynamic and growing city that blends the warmth of a small town with the energy of a regional economic center. As the largest city in Craighead County and the fifth-largest in the state, Jonesboro plays a vital role in education, healthcare, manufacturing, and agriculture. Its strategic location along U.S. Highway 63 and proximity to major transportation corridors make it an attractive destination for families, students, and businesses alike. With a strong sense of community, excellent public schools, and a welcoming atmosphere, Jonesboro continues to grow while maintaining its accessible, family-friendly character.

The city's economy is bolstered by a broad mix of industries, including education, healthcare, manufacturing, and agriculture. Arkansas State University, a major public research institution, is a cornerstone of the local economy, drawing students from across the nation and providing a steady stream of talent and innovation. Jonesboro is also home to a thriving healthcare sector, led by facilities such as St. Bernards Healthcare and NEA Baptist Memorial Hospital, which offer advanced medical services and significant employment opportunities. Additionally, the city supports a robust manufacturing base and serves as a distribution hub for the surrounding Delta region, with strong ties to agribusiness and logistics.

Jonesboro offers a high quality of life with a variety of recreational, cultural, and educational amenities. The city features a well-developed parks system, greenways, and access to Crowley's Ridge, providing ample opportunities for outdoor activities. Its revitalized downtown district offers locally owned shops, restaurants, and community events that foster connection and civic pride. Jonesboro also hosts seasonal festivals, concerts, and sporting events, further enriching the cultural life of its residents. With ongoing investments in infrastructure, education, and economic development, Jonesboro continues to thrive as a vibrant, forward-looking community in the heart of Northeast Arkansas.



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