

FAST PACE URGENT CARE

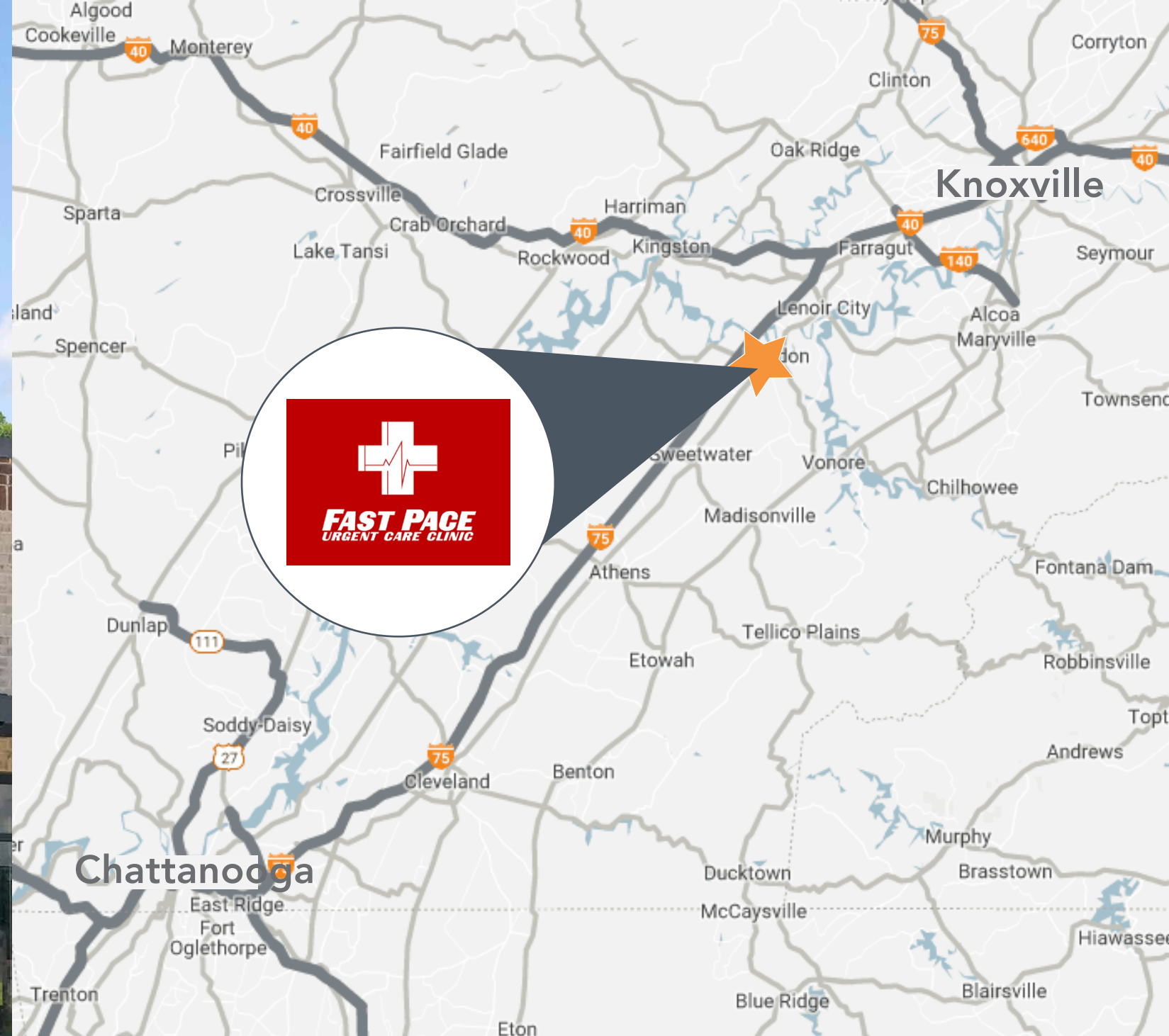
LOUDON, TN



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INVESTMENT HIGHLIGHTS

- \$112,732 / year (\$9,394.30 / month)
- Anticipated Lease Commencement: July 2020
- 12 Year Lease
- 7.25% Increase in Yr. 7 (\$120,905)
- Three 6-Yr. Options with 7.25% increase every option (\$129,670, \$139,071, \$149,154)
- 2,700 Square Feet
- Fast Pace Urgent Care 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 Urgent Care acts as the overarching brand for the two companies
- 100+ locations throughout Tennessee, Kentucky, Louisiana, and Mississippi
- Urgent Care Clinics are a \$20 billion industry with an annual growth rate of 5.3%
- Outparcel to a Food City grocery anchored shopping center. Food City is a 100 year old company and has a dominant presence in East Tennessee



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARKET STREET AGENT FOR MORE DETAILS.

OFFERING SUMMARY

THE OFFERING	
Tenant Name	Fast Pace Urgent Care
Address	2933 Highway 72 North
Rentable Square Feet	2,700
Year Built	2020
Acreage	0.78
Parcel #	048 041.13

PRICING SUMMARY	
Offering Price	\$1,503,088
Down Payment	\$375,772 (25%)
Net Operating Income	\$112,732
Capitalization Rate	7.50%
Cash-on-Cash Return	12.81%
Cash-on-Cash w/ Principal Reduction	18.10%

LEASE DETAILS	
Initial Term	12 Years
Lease Commenced	July 2020
Lease Expires	June 2032
Landlord Responsibilities	NN
Increases	Yr. 7 - 7.25%
Options	Three 6-Yr. Options

**assumes the following terms: Loan Term - 10 years; Amortization - 25 years; Interest Rate - 4.00%

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FINANCIAL ANALYSIS

Income Summary	From	To	Monthly	Yearly	
Term					
	yr. 1	July 2020	June 2021	See Note Below	
	yr. 2	July 2021	June 2022	\$9,394.30	\$112,732
	yr. 3	July 2022	June 2023	\$9,394.30	\$112,732
	yr. 4	July 2023	June 2024	\$9,394.30	\$112,732
	yr. 5	July 2024	June 2025	\$9,394.30	\$112,732
	yr. 6	July 2025	June 2026	\$9,394.30	\$112,732
	yr. 7	July 2026	June 2027	\$10,075.39	\$120,905
	yr. 8	July 2027	June 2028	\$10,075.39	\$120,905
	yr. 9	July 2028	June 2029	\$10,075.39	\$120,905
	yr. 10	July 2029	June 2030	\$10,075.39	\$120,905
	yr. 11	July 2030	June 2031	\$10,075.39	\$120,905
	yr. 12	July 2031	June 2032	\$10,075.39	\$120,905
Opt 1	13-18	July 2032	June 2038	\$10,805.86	\$129,670
Opt 2	19-24	July 2038	June 2044	\$11,589.28	\$139,071
Opt 3	25-30	July 2044	June 2050	\$12,429.50	\$149,154

Landlord Responsibilities:

- **Maintenance, Repairs and Replacement** – capital expenditure related to the property including but not limited to roof, foundation, parking lot resurfacing, load bearing walls and exterior walls.
- **Property Insurance** – Landlord acquire property insurance for full replacement value of the Premises. Tenant will reimburse within 30 days after receipt of Landlord's invoice.

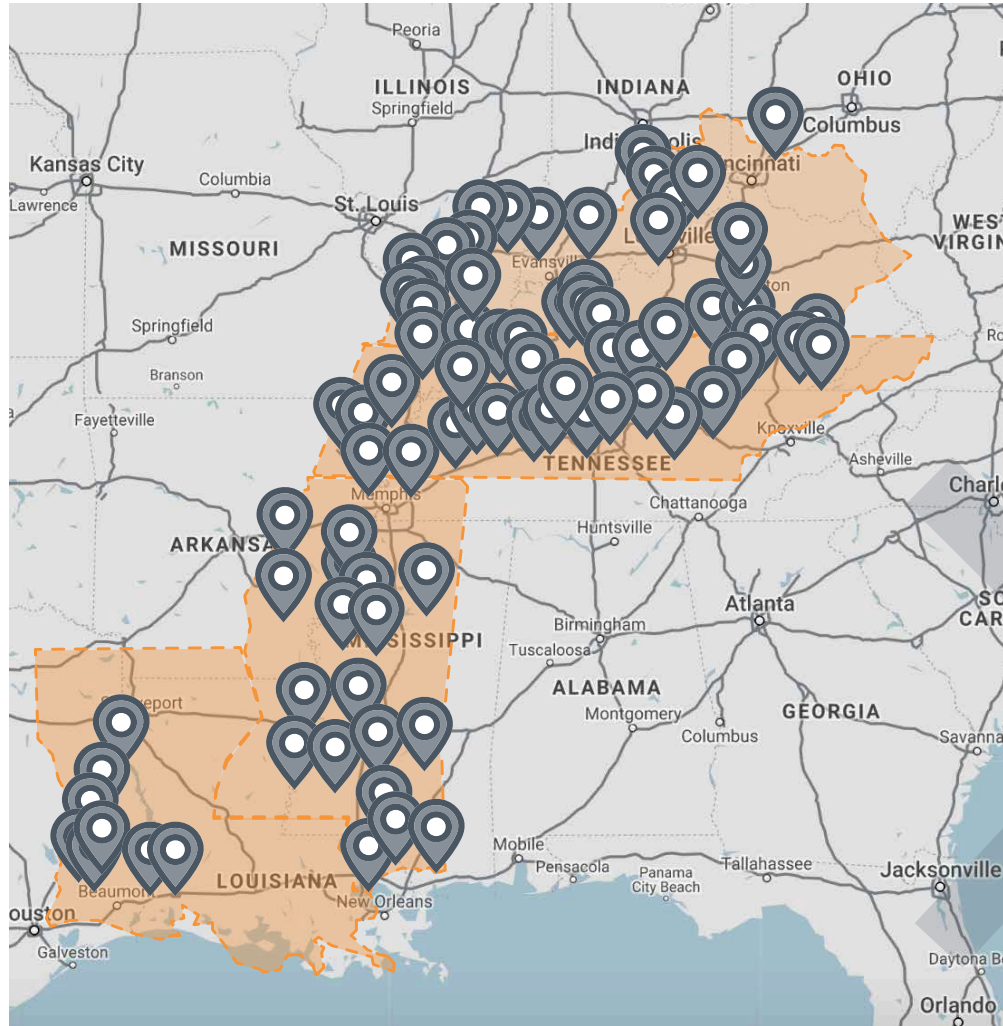
*** The roof is backed by a 20-year manufacturer's warranty***

- **Rent Abatement** – Fast Pace has a 1st year rent abatement. Seller to credit the buyer at closing the pro rata rent due during the abatement period.

TENANT OVERVIEW

FAST PACE URGENT CARE

Fast Pace Urgent Care 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 100+ Fast Pace Urgent Care clinics throughout Tennessee, Kentucky, Mississippi and Louisiana, with plans for further expansion. Fast Pace Urgent Care 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 Urgent Care recently launched a Behavioral Health Program at 72 clinics across Tennessee and Kentucky with plans to extend this service to additional clinics and communities in 2020. Fast Pace Urgent Care also accepts most major insurance providers and offers competitive self-pay prices. Fast Pace Urgent Care 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 Urgent Care acts as the overarching brand for the two companies



100+
LOCATIONS

TENNESSEE
KENTUCKY
LOUISIANA
MISSISSIPPI

WWW.FASTPACEURGENTCARE.COM



KNOXVILLE
34 miles

LOUDON

MONTEREY MUSHROOMS, INC
3 miles



SUBJECT PROPERTY



MULBERRY STREET: 7,764 VPD
TN-72: 12,641 VPD



- FAST PACE
- LOUDON HIGH SCHOOL
735 students
- FORT LOUDON MIDDLE SCHOOL
347 students
- TATE & LYLE
254 jobs
- KIMBERLY-CLARK
687 jobs
- MALIBU BOATS
399 jobs
- MONTEREY MUSHROOMS, INC
580 jobs
- LOUDON ELEMENTARY SCHOOL
493 students
- PROTOMET
200 jobs

DEMOGRAPHICS

Description	3 Mile	5 Miles	7 Miles
POPULATION BY YEAR			
Population (4/1/1990)	5,389	10,177	13,437
Population (4/1/2000)	6,031	13,778	19,683
Population (4/1/2010)	6,768	15,617	24,585
Population (1/1/2018)	7,383	16,873	26,723
Population (1/1/2023)	7,625	17,386	27,532
Percent Growth (2018/2010)	9.09	8.04	8.7
Percent Forecast (2023/2018)	3.28	3.04	3.03
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	2166	3,916	5,277
Households (4/1/2000)	2462	5,394	7,920
Households (4/1/2010)	2674	6,129	10,125
Households (1/1/2018)	2943	6,668	11,104
Households (1/1/2023)	3052	6,897	11,485
Percent Growth (2018/2010)	10.06	8.79	9.67
Percent Forecast (2023/2018)	3.7	3.43	3.43
GENERAL POPULATION CHARACTERISTICS			
Median Age	41.4	43.4	49
Male	3,209	7,663	12,111
Female	3,559	7,954	12,474
Density	300.4	201.6	238.8
Urban	4,814	7,557	13,724
Rural	1954	8,060	10,861
GENERAL HOUSEHOLD CHARACTERISTICS			
Households (4/1/2010)	2674	6,129	10,125
Families	1714	4,362	7,542
Non-Family Households	960	1767	2,583
Average Size of Household	2.44	2.5	2.4
Median Age of Householder	53.9	54.8	59.4
Median Value Owner Occupied (\$)	128,068	130,192	182,033
Median Rent (\$)	438	459	491
Median Vehicles Per Household	2.3	2.5	2.5
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	2994	6,816	11,267
Housing, Owner Occupied	1738	4,627	8,149
Housing, Renter Occupied	936	1502	1,976
Housing, Vacant	320	687	1142
POPULATION BY RACE			
White Alone	5,823	14,228	22,677
Black Alone	157	291	364
Asian Alone	74	125	161
American Indian and Alaska Native Alone	14	30	52
Other Race Alone	606	765	1063
Two or More Races	94	178	268
POPULATION BY ETHNICITY			
Hispanic	912	1323	1,869
White Non-Hispanic	5,535	13,711	21,948
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	156,308,159	389,651,314	743,254,996
Total Household Income (\$)	153,477,674	386,157,251	739,760,933
Median Household Income (\$)	42,667	45,960	54,295
Average Household Income (\$)	57,396	63,005	73,063
Per Capita Income (\$)	23,095	24,950	30,232

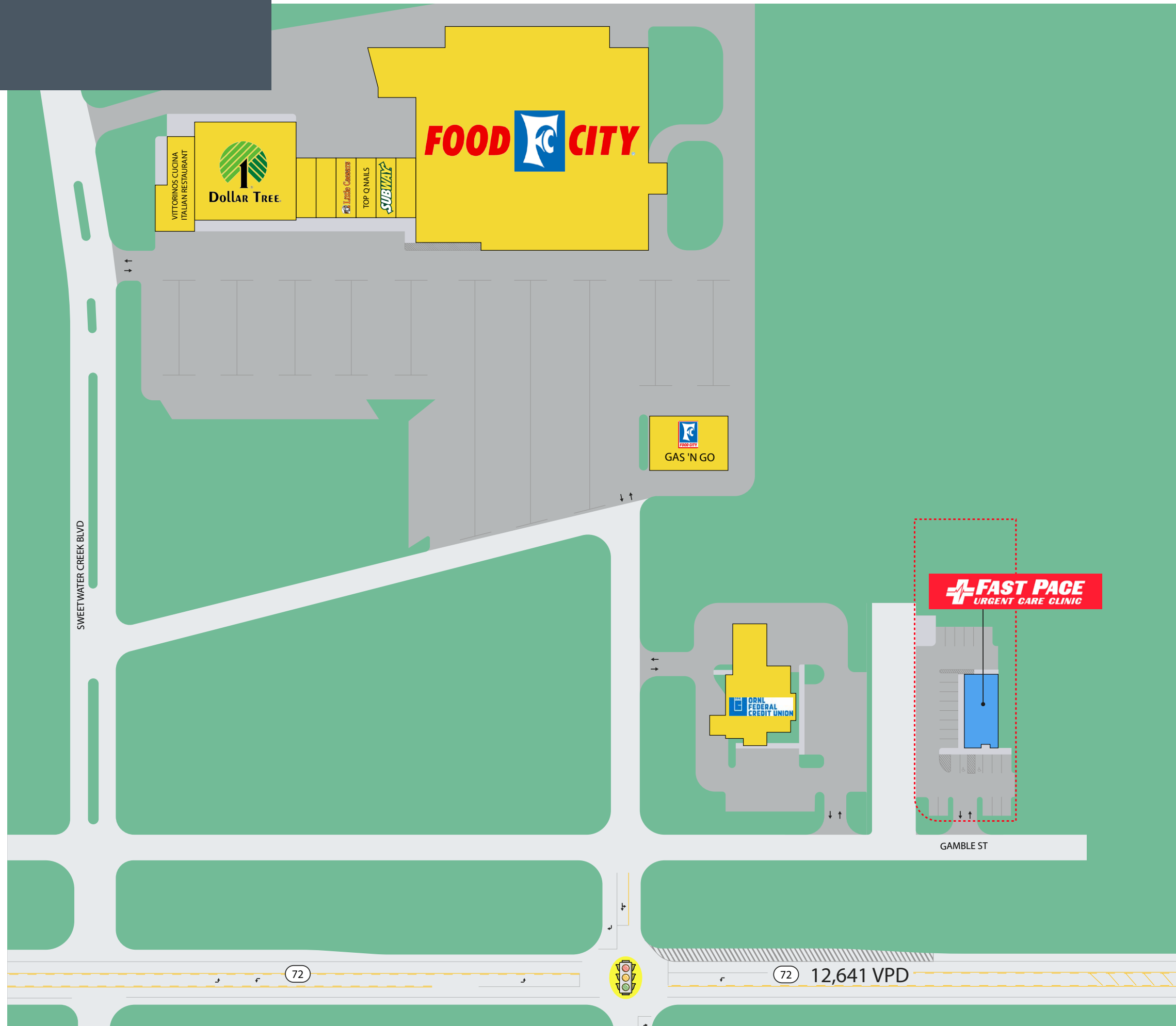


Location: Fast Pace Urgent Care
 City: Loudon, TN
 Latitude: 35° : 43' : 11"
 Longitude: -84° : 22' : 07"

Footnotes:
 Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources.

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SITE PLAN





MARKET  STREET
retail advisors

LOCATION OVERVIEW

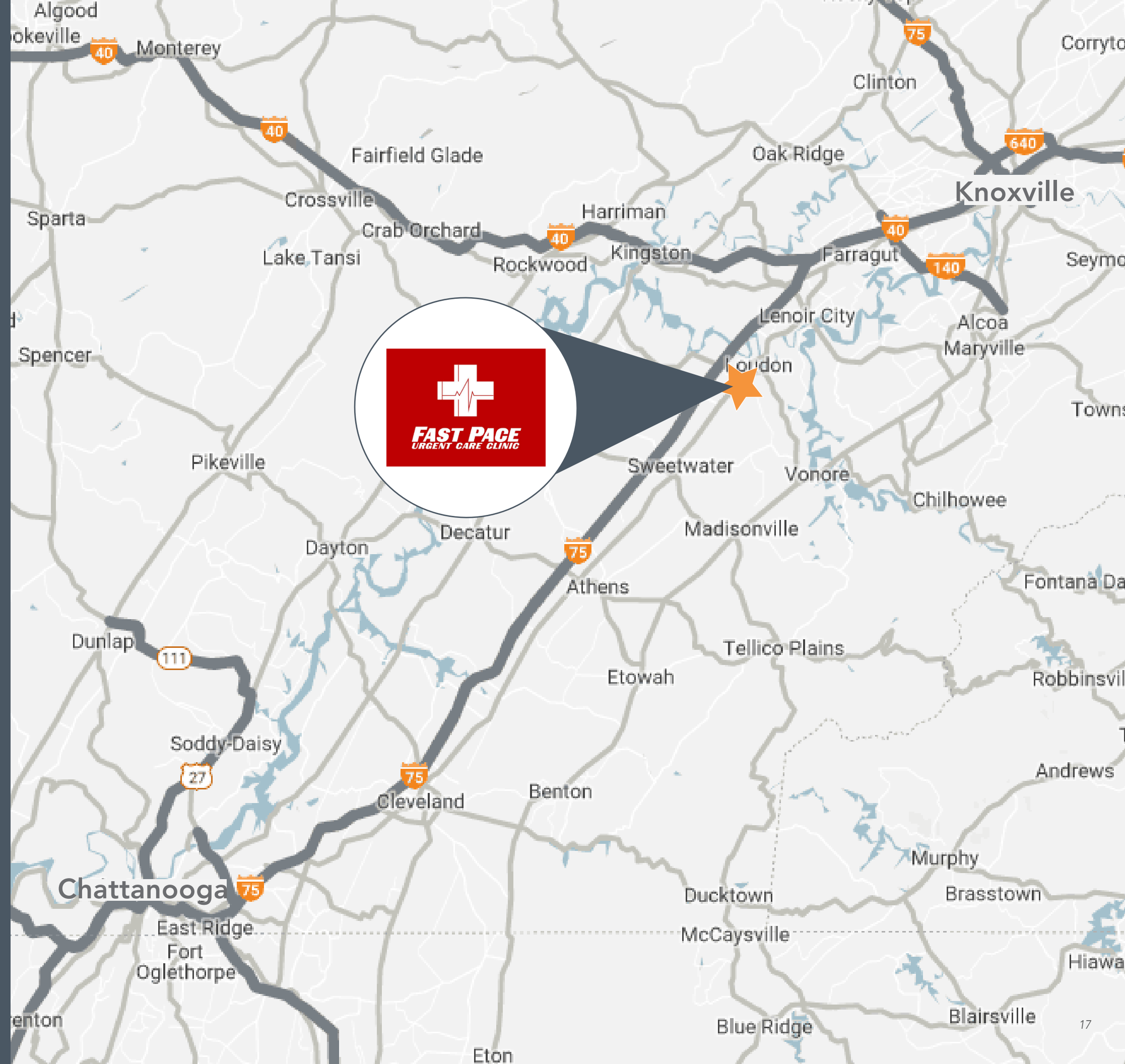


Loudon, TN

Loudon, Tennessee is the county seat of Loudon County and is home to 5,809 people. Loudon sits peacefully on Clinch River, located right off interstate seventy-five. Knoxville is a short 34 miles north of Loudon and Chattanooga is 80 miles south. Loudon is proud to be a part of Knoxville's MSA. The Knoxville MSA is the 3rd largest in the state and has a total population of 860,154.

Loudon boast 69% of its population over 25 years old have their high school diploma. This fact promotes a great place for manufacturing plants to set up shop. The top employers of Loudon County are, Kimberly-Clark Corp. (687 jobs), Monterey Mushrooms, Inc. (580 jobs), Crete Carrier Corp (450 jobs), Malibu Boats (399 jobs), and Total Transportation of Mississippi (350 jobs). These jobs are key in Loudon having a median household income of \$37,155.

The residents of Loudon enjoy access to Golf Courses, Winery's, eateries, hiking, and water sports; all in their backyard. Malibu Boats is a leader in watersports boats innovation. Tellico lake and Clinch river are great places to get out on the water and enjoy the beautiful nature. Loudon also has four different parks that include hiking trails, tennis courts, basketball courts, playgrounds, and other outdoor activities. Tennessee Valley Winery, Tanasi Golf Course, and Toqua Golf course are all enjoyed by the locals as well.





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