

FAST PACE HEALTH
ALABASTER, AL



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INVESTMENT OVERVIEW



INVESTMENT HIGHLIGHTS

- Large Format Clinic Providing Expanded Healthcare Services
- \$280,000 year (\$23,333 / month)
- Delivery Anticipated 12/28/2022
- 15 Year Lease
- 10% Increase in Yr. 6 (\$308,000) & Yr. 11 (\$338,800)
- Three 5-Yr. Options with 10% increase every option (\$372,680, \$409,948, \$450,943)
- Located on Highway 119 (24,934 VPD)
- 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.
- 200+ locations throughout Tennessee, Kentucky, Louisiana, Indiana, Alabama, and Mississippi



HARRISON TRUEX

MANAGING PARTNER

HARRISON@MARKETSTREETRETAIL.COM

BEN SULLIVAN

MANAGING PARTNER

BEN@MARKETSTREETRETAIL.COM

TIM HICKEY

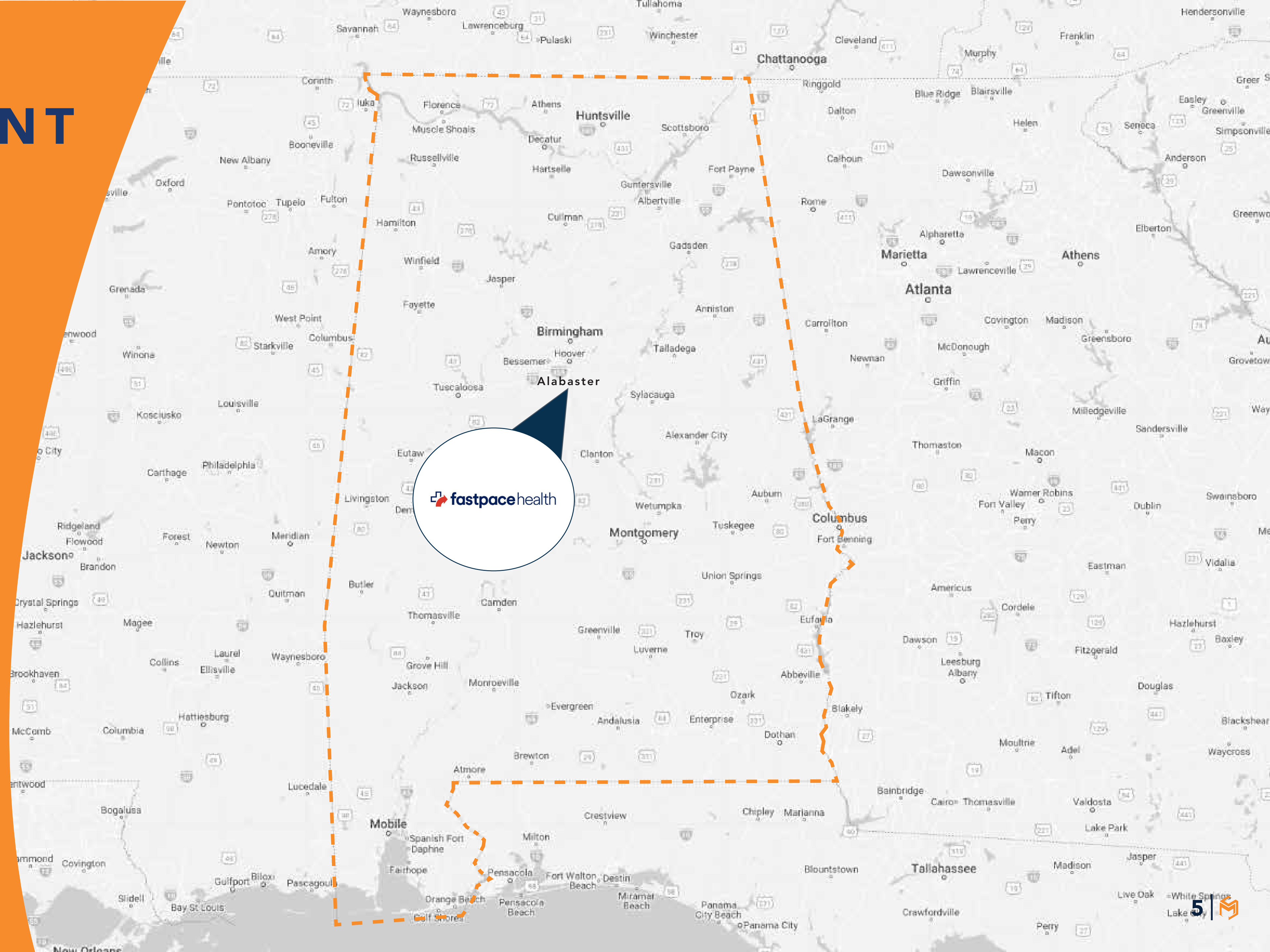
MANAGING PARTNER

TIM@MARKETSTREETRETAIL.COM

BROKER OF RECORD | ERIC HARDESTY | LICENSE #112455

5100 MARYLAND WAY STE 100, BRENTWOOD, TN 37027 | 615.309.6100 | MARKETSTREETRETAIL.COM

INVESTMENT LOCATION



OFFERING SUMMARY

THE OFFERING

TENANT NAME	FAST PACE HEALTH
ADDRESS	9171 HIGHWAY 119
CITY, ST	ALABASTER, AL
RENTABLE SQUARE FEET	7,000
YEAR BUILT	2022
ACREAGE	1.18

LEASE DETAILS

INITIAL TERM	15 YEARS
LEASE COMMENCED	DECEMBER 2022
LEASE EXPIRES	APRIL 2038
TENANT RESPONSIBILITIES	NNN
INCREASES	10% EVERY 5 YEARS
OPTIONS	THREE 5-YR OPTIONS

*120 DAY RENT ABATEMENT PERIOD

PRICING SUMMARY

OFFERING PRICE	\$5,233,645
NET OPERATING INCOME	\$280,000
CAPITALIZATION RATE	5.35%

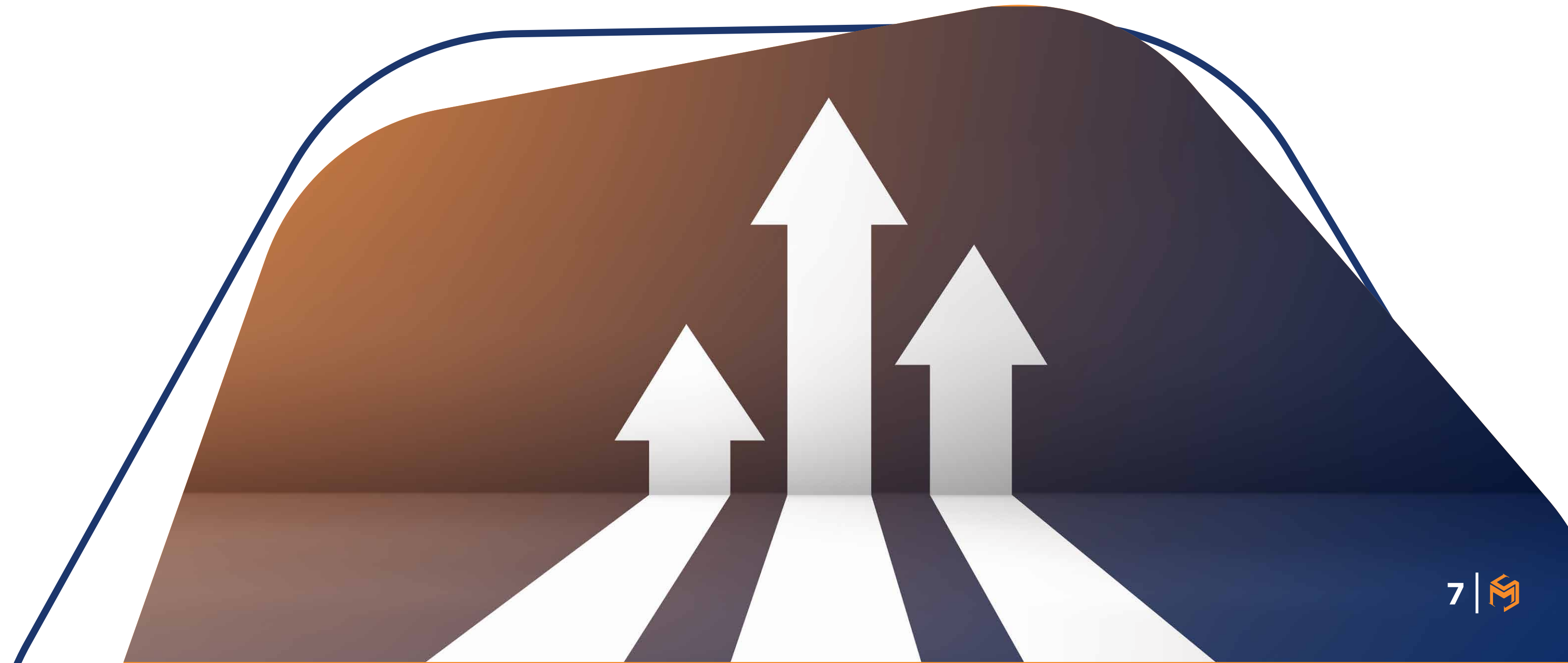
FINANCIAL ANALYSIS

BASE TERM

	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	DEC. 2022	DEC. 2023	DEC. 2024	DEC. 2025	DEC. 2026	DEC. 2027	DEC. 2028	DEC. 2029	DEC. 2030	DEC. 2031	DEC. 2032	DEC. 2033	DEC. 2034	DEC. 2035	DEC. 2036
TO	NOV. 2023	NOV. 2024	NOV. 2025	NOV. 2026	NOV. 2027	NOV. 2028	NOV. 2029	NOV. 2030	NOV. 2031	NOV. 2032	NOV. 2033	NOV. 2034	NOV. 2035	NOV. 2036	APR. 2037
MONTHLY	\$23,333	\$23,333	\$23,333	\$23,333	\$23,333	\$25,667	\$25,667	\$25,667	\$25,667	\$25,667	\$28,233	\$28,233	\$28,233	\$28,233	\$28,233
YEARLY	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000	\$308,000	\$308,000	\$308,000	\$308,000	\$308,000	\$338,800	\$338,800	\$338,800	\$338,800	\$338,800

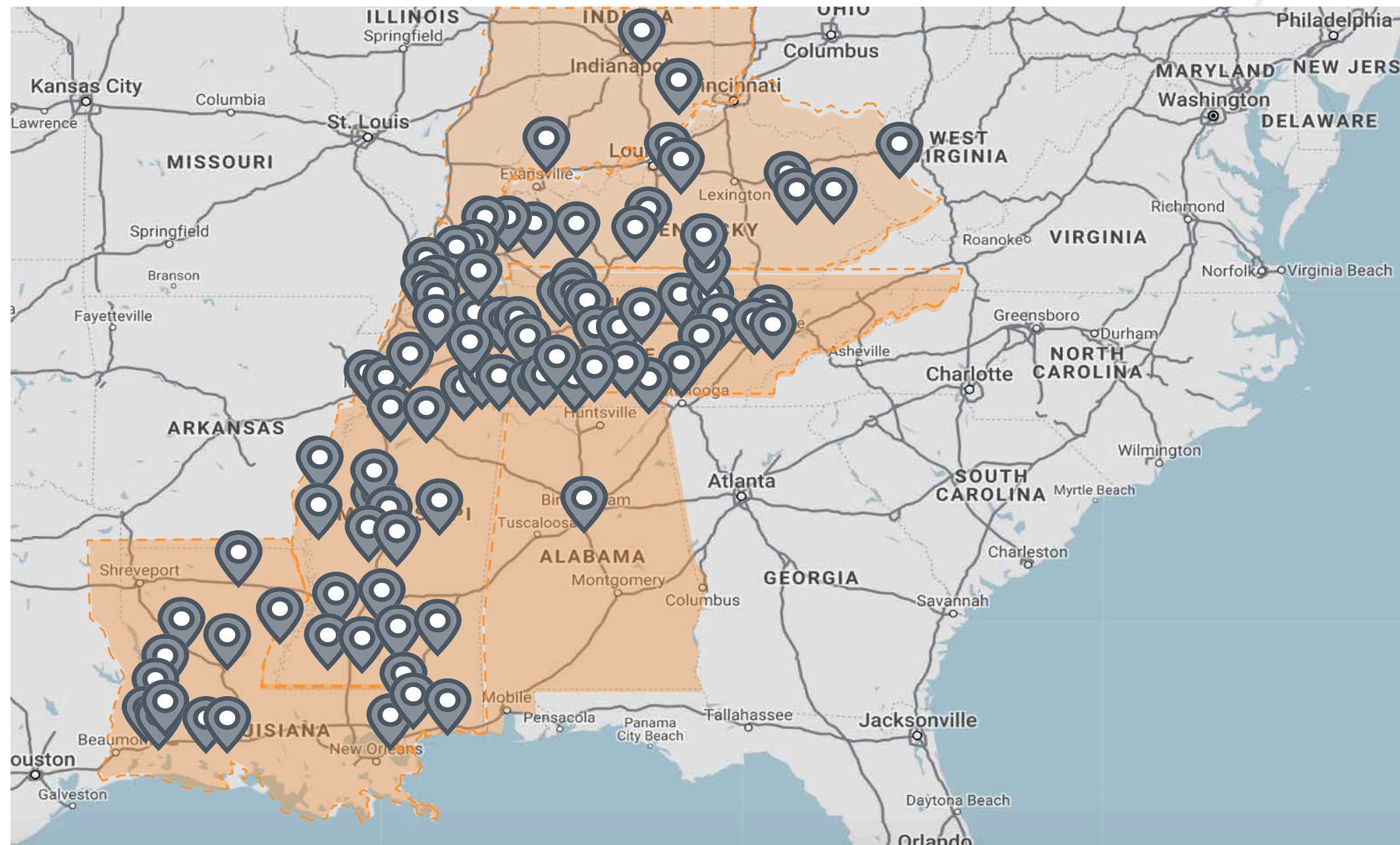
OPTION TERMS

	YEAR 16-20	YEAR 21-25	YEAR 26-30
FROM	MAY 2038	MAY 2043	MAY 2048
TO	APR. 2043	APR. 2048	APR. 2053
MONTHLY	\$31,057	\$34,162	\$37,579
YEARLY	\$372,680	\$409,948	\$450,943



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 200+ Fast Pace Health clinics serving over three million annual patient visits throughout Tennessee, Kentucky, Mississippi, Indiana, Alabama, 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.



200+
U.S. LOCATIONS

**TENNESSEE
KENTUCKY
LOUISIANA
MISSISSIPPI
INDIANA
ALABAMA**

WWW.FASTPACEURGENTCARE.COM

SITE PLAN

RECENT NEWS

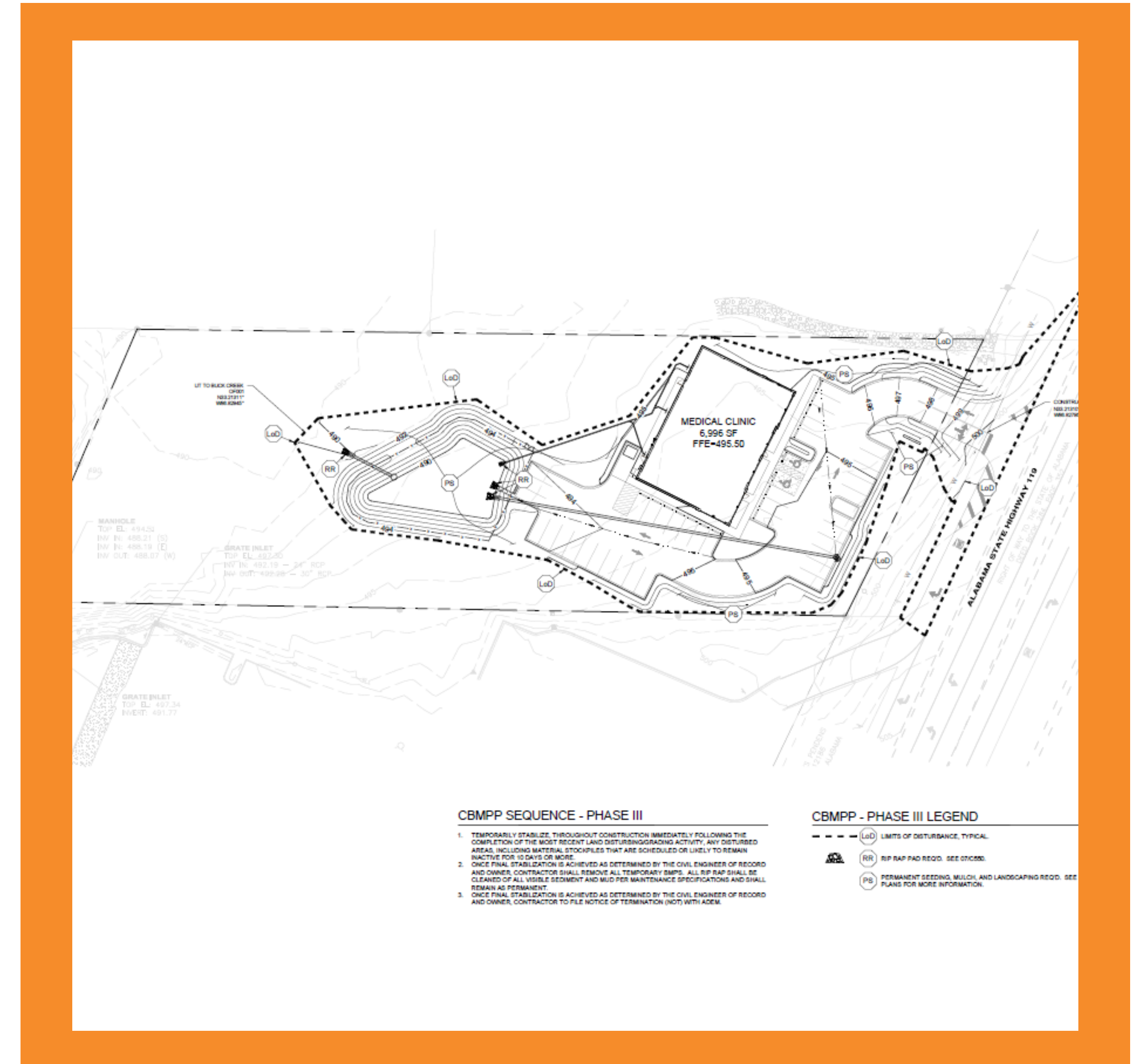
Revelstoke Capital Partners, a leading private equity firm focused on investing in healthcare services companies, announced that it has completed fundraising for Revelstoke Single Asset Fund II, L.P. RSAF II, with \$111 million of commitments, was oversubscribed.

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 200 clinics, increasing access to healthcare for millions of vulnerable rural Americans.



DEMOGRAPHICS

POPULATION BY YEAR

1 MILE 5 MILES 7 MILES

	1 MILE	5 MILES	7 MILES
POPULATION » 4/1/1990	1,343	21,846	30,656
POPULATION » 4/1/2000	2,402	36,633	46,985
POPULATION » 4/1/2010	1,632	48,581	69,080
POPULATION » 1/1/2021	1,891	55,478	78,963
POPULATION » 1/1/2026	1,926	56,436	80,326

HOUSEHOLDS BY YEAR

1 MILE 5 MILES 7 MILES

	1 MILE	5 MILES	7 MILES
HOUSEHOLDS » 4/1/1990	453	7,315	10,561
HOUSEHOLDS » 4/1/2000	847	13,285	17,381
HOUSEHOLDS » 4/1/2010	522	17,633	25,439
HOUSEHOLDS » 1/1/2021	611	20,358	29,388
HOUSEHOLDS » 1/1/2026	623	20,732	29,927

INCOME CHARACTERISTICS

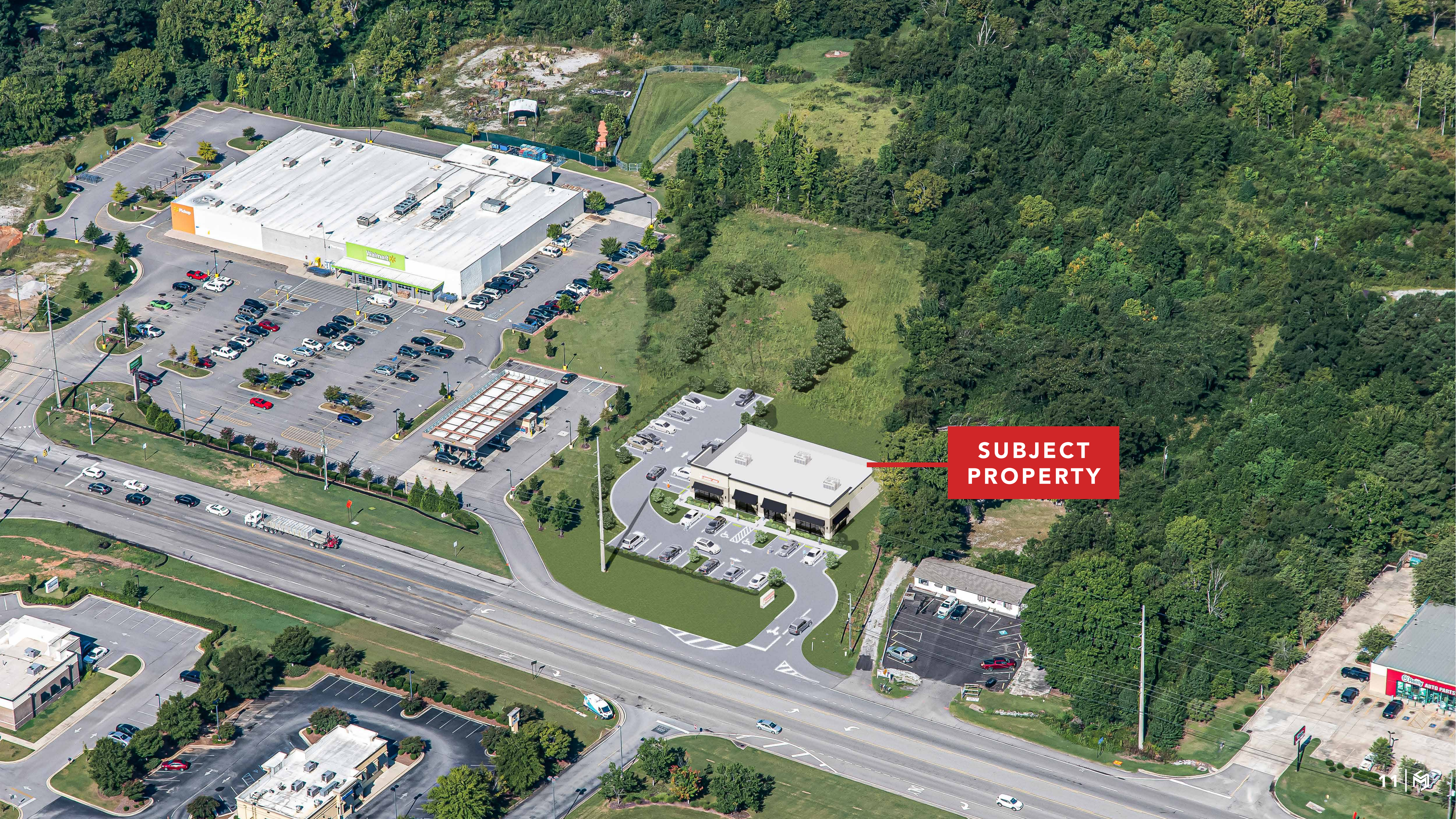
1 MILE 5 MILES 7 MILES

	1 MILE	5 MILES	7 MILES
TOTAL PERSONAL INCOME	30,014,350	1,457,161,373	2,105,433,878
TOTAL HOUSEHOLD INCOME	30,014,350	1,441,371,093	2,089,605,665
MEDIAN HOUSEHOLD INCOME	49,000	74,420	73,692
AVG. HOUSEHOLD INCOME	57,499	81,743	82,142
PER CAPITA INCOME	18,391	29,994	30,478

HOUSEHOLD CHARACTERISTICS

1 MILE 5 MILES 7 MILES

	1 MILE	5 MILES	7 MILES
HOUSEHOLDS » 4/1/2010	522	17,633	25,439
FAMILY HOUSEHOLDS	406	13,307	18,887
NON-FAMILY HOUSEHOLDS	116	4,326	6,552
AVG. SIZE OF HOUSEHOLD	3.13	2.74	2.7
MEDIAN SIZE OF HOUSEHOLD	44.1	46.3	45.9
MEDIAN VALUE OWNER-OCCUPIED	79,091	160,669	161,638
MEDIAN RENT PER MONTH	446	809	785
MEDIAN VEHICLES PER HOUSEHOLD	2.6	2.5	2.5



**SUBJECT
PROPERTY**



**SUBJECT
PROPERTY**



25 MILES TO BIRMINGHAM



ALABASTER

Shelby Baptist Medical Center
 Brookwood Baptist Health.



37,888 VPD

24,934 VPD

SUBJECT PROPERTY

MONTEVALLO RD





BUFFALO WILD WINGS
 WELLS FARGO
 TACO BELL
 BAM! BOOKS-A-MILLION
 belk
 DOLLAR TREE
 ROSS DRESS FOR LESS
 HIBBETT SPORTS
 MOE'S SOUTHWEST GRILL
 LOWE'S
 Chick-fil-A

Olive Garden ITALIAN KITCHEN
 Panera BREAD
 PETSMART
 HomeGoods
 LONGHORN STEAKHOUSE
 TARGET
 DICK'S SPORTING GOODS
 TJ-maxx
 JCPenney
 O'Charley's RESTAURANT + BAR
 PANDA EXPRESS CHINESE KITCHEN



37,888 VPD



Publix
 ZAXBY'S
 DOLLAR GENERAL
 pbt



SUBJECT PROPERTY



MONTEVALLO RD

6 MILES TO SHELBY COUNTY AIRPORT

24,934 VPD



MARKET SUMMARY

Alabaster, Alabama, is a prosperous city for small businesses and large businesses alike. The major employers in Alabaster are Shelby County Board of Education (2,491 employees), Southern Company / Alabama Power (1,706 employees), Walmart (1,627 employees), EBSCO Industries, INC. (1,254 employees), Baptist Medical Center Shelby (1,125 employees), Publix (1,047 employees), Alabaster City Schools (761 employees), DST Health Solutions (700 employees), FIS Global (668 employees), Shelby County Government (615 employees), University of Montevallo (490 employees), Cahaba Government Benefit Administrators (460 employees), Lowe's (425 employees), AGC Automotive Americas (395 employees), LM Berry and Company (360 employees).

Residents of Alabaster, Alabama are also surrounded by several of Alabama's finest educational institutions. Residents of Alabaster, Alabama are a mere 23 minutes from the University of Alabama at Birmingham. The University of Alabama at Birmingham employs more than 23,000 people and has an enrollment exceeding 22,000 individuals. The University of Alabama at Birmingham (UAB) was named "America's Best Large Employer" by Forbes in 2021.

Alabaster, Alabama is located in Alabama's Shelby County. A brief 26 minutes from Birmingham (largest city in Alabama) and around an hour from Montgomery (Alabama's Capitol), residents of Alabaster, Alabama reap the benefits of a quaint town located well within reach of two prominent cities in America.

Alabaster's rural yet accessible location makes this city an attractive area for new residents, especially in the new age of digital nomads. Whether you are into biking, hiking, or anything in between, Alabaster's proximity to the outdoors is an attractive aspect of the city for both outdoor gurus and those simply seeking some fresh air at one of the many nearby parks (Veterans Park, Ebenezer Swamp Ecological Preserve, Oak Mountain State Park – just to name a few).

Boasting a solid public school system and a welcoming community, Alabaster is a sure fit for young professionals and their families. Stop at Corbin Farms Winery for a charming drink or Champy's World Famous Fried Chicken for a bite to eat. Whether paintballing at Central Alabama Paintball Park, touring the American village, or simply meandering through the tranquil streets of the city, one easily perceives the authentic yet easy-going nature of Alabaster, Alabama.



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