

# FAST PACE HEALTH

ASHEBORO, NC

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

Property Renderings.....

10

AERIAL IMAGES .....

12

LOCATION OVERVIEW .....

13

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# Investment Highlights

- ✓ **\$214,082 year** (\$17,840.17/month)
- ✓ **Opening** 5/29/2025
- ✓ 15 Year Lease
- ✓ 2% Increase Annually
- ✓ Three 5-Yr. Options with 2% increase annually
- ✓ Located on N. Fayetteville
- ✓ 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



**\$3,058,314**

OFFERING PRICE



**\$214,082**

NET OPERATING  
INCOME



**7.00%**

CAPITALIZATION  
RATE

## Lease Details

**15 years**

INITIAL TERM

**MAY. 2025**

LEASE COMMENCED

\*120 DAY RENT ABATEMENT PERIOD

**AUG. 2040**

LEASE EXPIRES

**NNN**

TENANT  
RESPONSIBILITIES

**Structure Only**

LANDLORD  
RESPONSIBILITIES

**2% Annually**

INCREASES

**Three 5-Year**

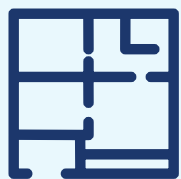
OPTIONS



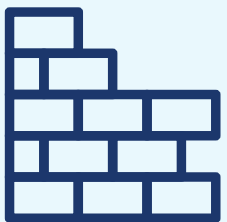
## Fast Pace Health



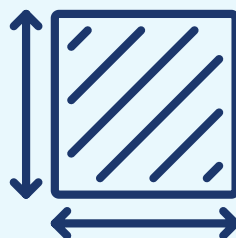
500 N FAYETTEVILLE ST  
ASHEBORO, NC 27203



3,600 SQUARE FEET



BUILT IN 2025



0.891 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	Sep. 2025	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
TO	Aug. 2026	Aug. 2027	Aug. 2028	Aug. 2029	Aug. 2030	Aug. 2031	Aug. 2032	Aug. 2033	Aug. 2034	Aug. 2035	Aug. 2036	Aug. 2037	Aug. 2038	Aug. 2039	Aug. 2040
MONTHLY	\$17,840	\$18,197	\$18,561	\$18,932	\$19,311	\$19,697	\$20,091	\$20,493	\$20,903	\$21,321	\$21,747	\$22,182	\$22,626	\$23,078	\$23,540
YEARLY	\$214,082	\$218,364	\$222,731	\$227,186	\$231,729	\$236,364	\$241,091	\$245,913	\$250,831	\$255,848	\$260,965	\$266,184	\$271,508	\$276,938	\$282,477



## Option Terms

	YEAR 16-20	YEAR 21-25	YEAR 26-30
FROM	Sep. 2040	Sep. 2045	Sep. 2050
TO	Aug. 2045	Aug. 2050	Aug. 2055
MONTHLY	\$24,011	\$26,510	\$29,269
YEARLY	\$288,126	\$318,115	\$351,224

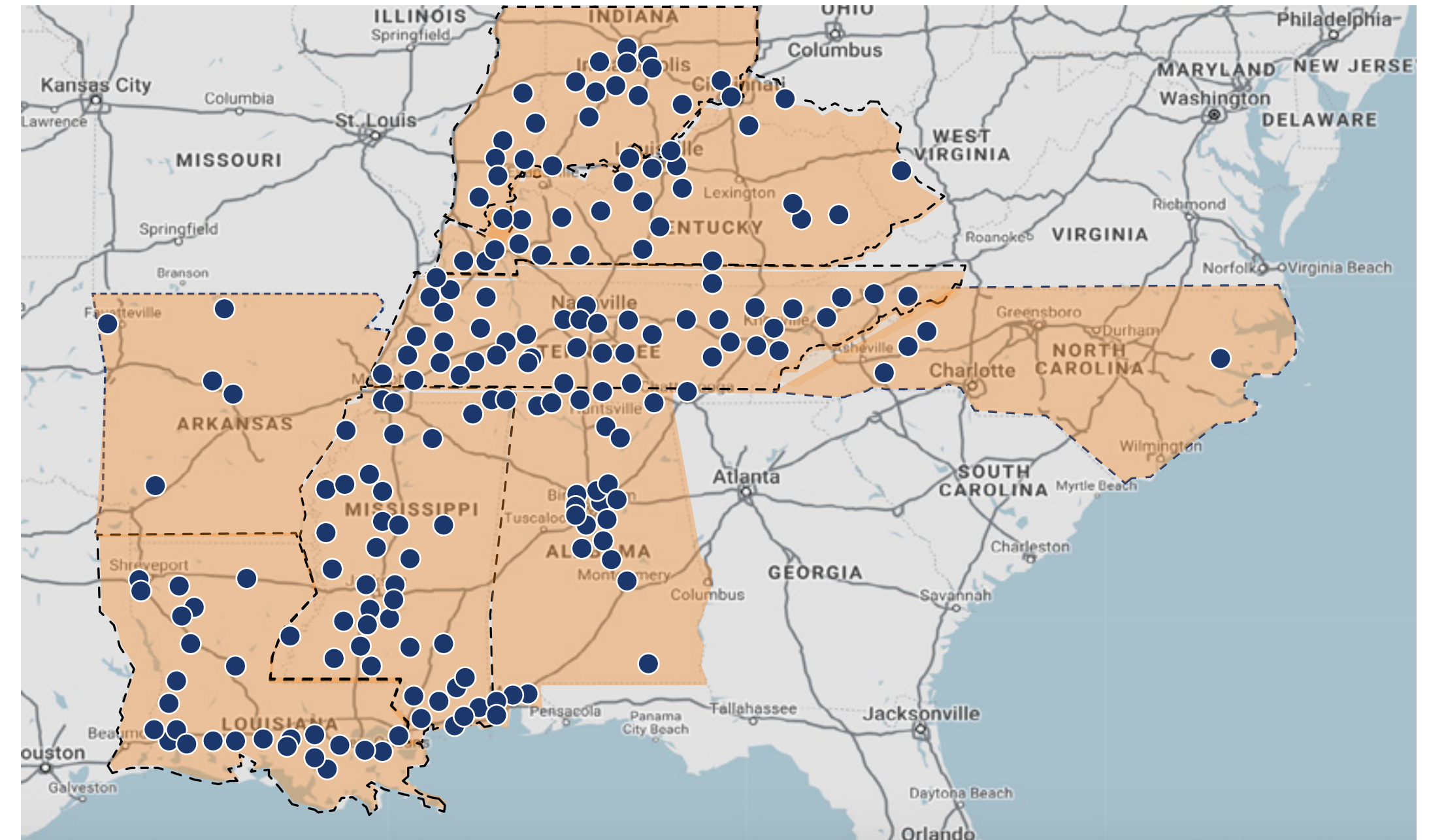




# Tenant Overview



**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.

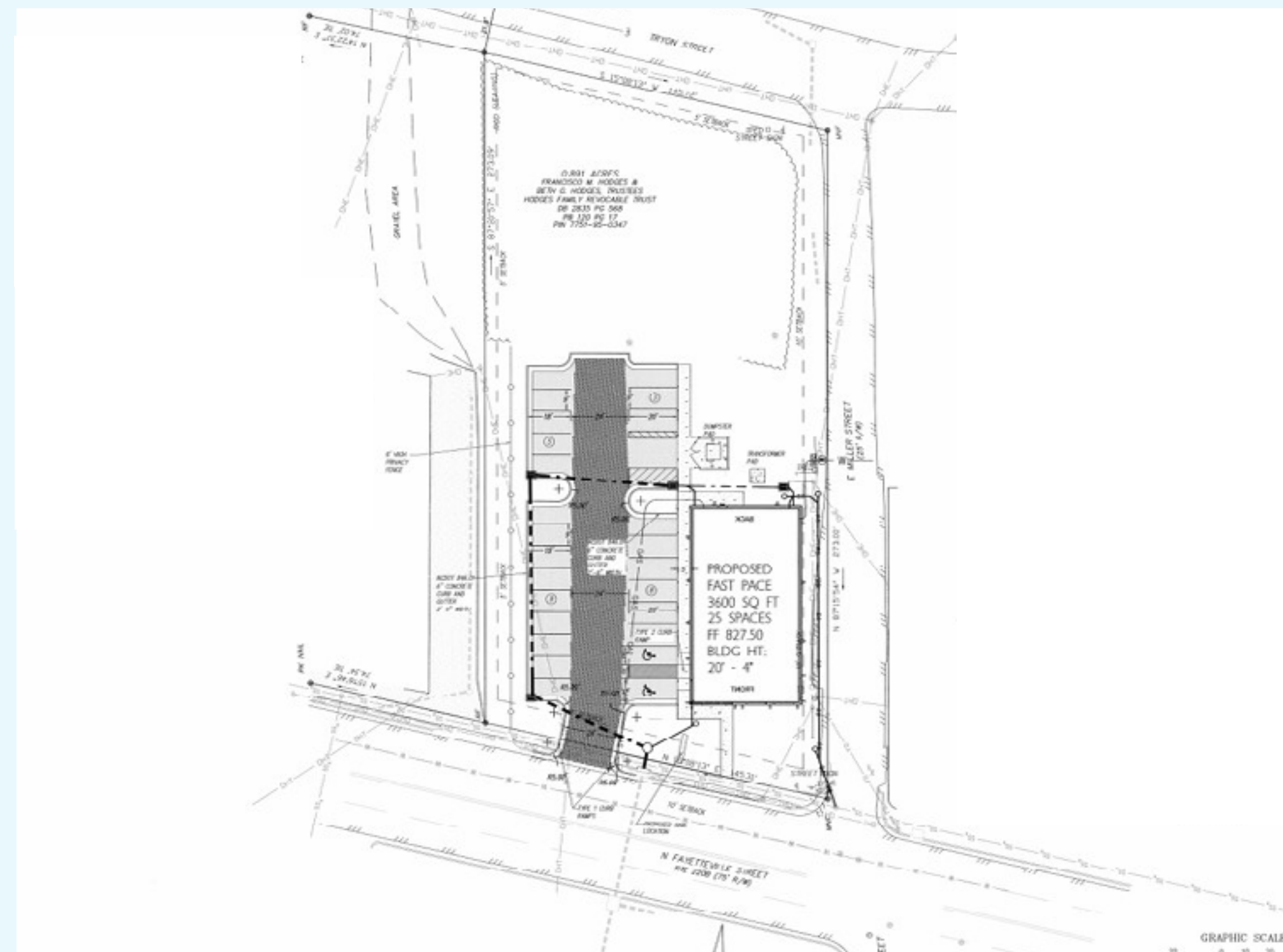


**300+**  
U.S. LOCATIONS

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	24,569	35,103	53,064
April 1, 2010	25,113	38,057	57,926
April 1, 2020	25,945	39,904	59,586
January 1, 2023	26,714	40,866	61,131
January 1, 2028	27,507	42,069	62,938

 Income Characteristics	3 MILES	5 MILES	7 MILES
Total Personal Income	727,464,915	1,064,366,321	1,735,249,171
Total Household Income	705,027,698	1,032,398,687	1,699,849,170
Median Household Income	49,313	49,354	53,721
Average Household Income	68,609	65,292	72,559
Per Capita Income	28,039	26,673	29,122

 Households By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	9,903	13,844	20,654
April 1, 2010	9,990	14,872	22,480
April 1, 2020	10,276	15,812	23,427
January 1, 2023	10,562	16,152	23,724
January 1, 2028	10,856	16,593	24,338

 Household Characteristics	3 MILES	5 MILES	7 MILES
Households - April 1, 2020	10,276	15,812	23,427
Family Households	6,279	9,522	15,198
Non-Family Households	3,997	6,290	8,229
Avg. Size of Household	2.42	2.45	2.49
Median Size of Household	54.6	54.2	54.1
Median Value Owner-Occupied	149,834	143,541	159,085
Median Rent Per Rent	589	616	618
Median Vehicles Per Household	2	2.2	2.3







# Location Overview

Asheboro, located in the heart of North Carolina, is a vibrant and growing community that blends small-town charm with modern economic opportunities. Known for its beautiful natural surroundings, the city offers proximity to major outdoor attractions such as the Uwharrie National Forest and the North Carolina Zoo. Its strategic location along U.S. Highway 64 and Interstate 73/74 provides convenient access to larger metropolitan areas, including Greensboro and Charlotte, which enhances its appeal as a residential and business destination. Asheboro has gained recognition as a welcoming city for families, professionals, and retirees, offering a high quality of life supported by excellent schools, outdoor amenities, and a thriving local economy.

Asheboro has a diverse and stable economic base driven by major employers in industries such as manufacturing, education, and healthcare. The city has a strong history in textile and furniture manufacturing, and today, it continues to thrive with companies like Klaussner Home Furnishings and Energizer Holdings playing significant roles in the local economy. Randolph Health provides essential medical services and employment, while the city's proximity to North Carolina's major business hubs, including the Research Triangle and the Piedmont Triad, offers access to a robust regional job market. Asheboro also benefits from its vibrant downtown area, which features boutique shops, restaurants, and cultural attractions, bolstering tourism and local commerce.

Asheboro is recognized for its community-focused lifestyle, affordable cost of living, and excellent amenities. The city's well-maintained parks, trails, and access to outdoor recreation make it an attractive destination for nature enthusiasts and active families. The historic downtown area offers a walkable and charming environment, with regular events like farmers' markets and festivals that foster a strong sense of community. Additionally, the city's investment in infrastructure and quality-of-life initiatives, such as downtown revitalization efforts and expanded green spaces, has enhanced its appeal as a desirable place to live.





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