



FAST PACE HEALTH
BRAZIL, IN

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INVESTMENT OVERVIEW

 fastpacehealth

urgent care

gent care

urgent care

urgent care

just
walk
in.

13013


fastpacehealth

HOURS:
Monday - Friday
8am - 8pm
Saturday
8am - 6pm
Sunday
1pm - 5pm

INVESTMENT HIGHLIGHTS

- \$170,000 year (\$14,167 / month)
- Delivery Anticipated 12/17/2022
- 15 Year Lease
- 10% Increase in Yr. 6 (\$187,000) & Yr. 11 (\$205,700)
- Three 5-Yr. Options with 10% increase every option (\$226,270, \$248,897, \$273,787)
- Located on East National 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.
- 200+ locations throughout Tennessee, Kentucky, Louisiana, Indiana, Alabama, and Mississippi



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INVESTMENT LOCATION



OFFERING SUMMARY

THE OFFERING

TENANT NAME	FAST PACE HEALTH
ADDRESS	904 E NATIONAL AVE
CITY, ST	BRAZIL, IN
RENTABLE SQUARE FEET	3,600
YEAR BUILT	2022
ACREAGE	0.495

LEASE DETAILS

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

*120 DAY RENT ABATEMENT PERIOD

PRICING SUMMARY

OFFERING PRICE	\$2,956,522
NET OPERATING INCOME	\$170,000
CAPITALIZATION RATE	5.75%

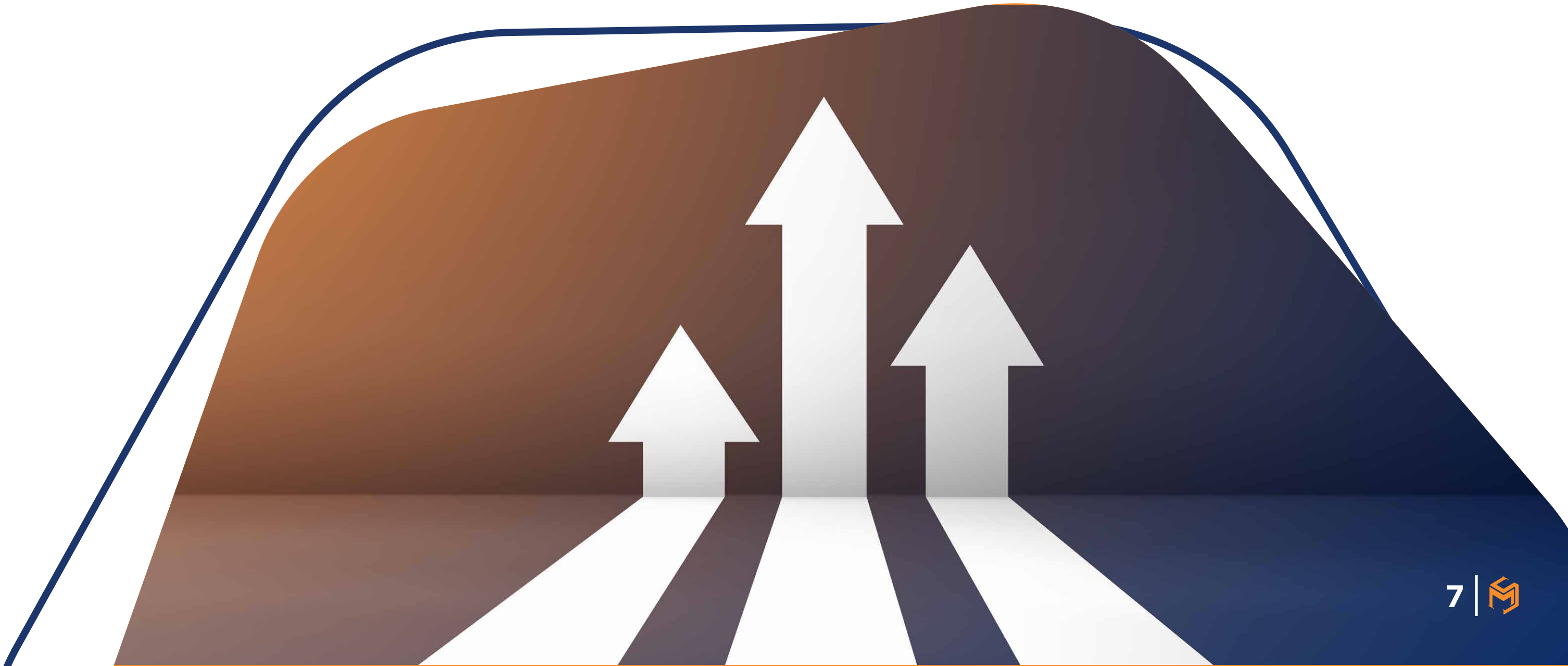
FINANCIAL ANALYSIS

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	MAR. 2038
MONTHLY	\$14,167	\$14,167	\$14,167	\$14,167	\$14,167	\$15,583	\$15,583	\$15,583	\$15,583	\$15,583	\$17,142	\$17,142	\$17,142	\$17,142	\$17,142
YEARLY	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$187,000	\$187,000	\$187,000	\$187,000	\$187,000	\$205,700	\$205,700	\$205,700	\$205,700	\$205,700

OPTION TERMS

	YEAR 16-20	YEAR 21-25	YEAR 26-30
FROM	APR. 2038	APR. 2043	APR. 2048
TO	MAR. 2043	MAR. 2048	MAR. 2053
MONTHLY	\$18,856	\$20,741	\$22,816
YEARLY	\$226,270	\$248,897	\$273,787



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.

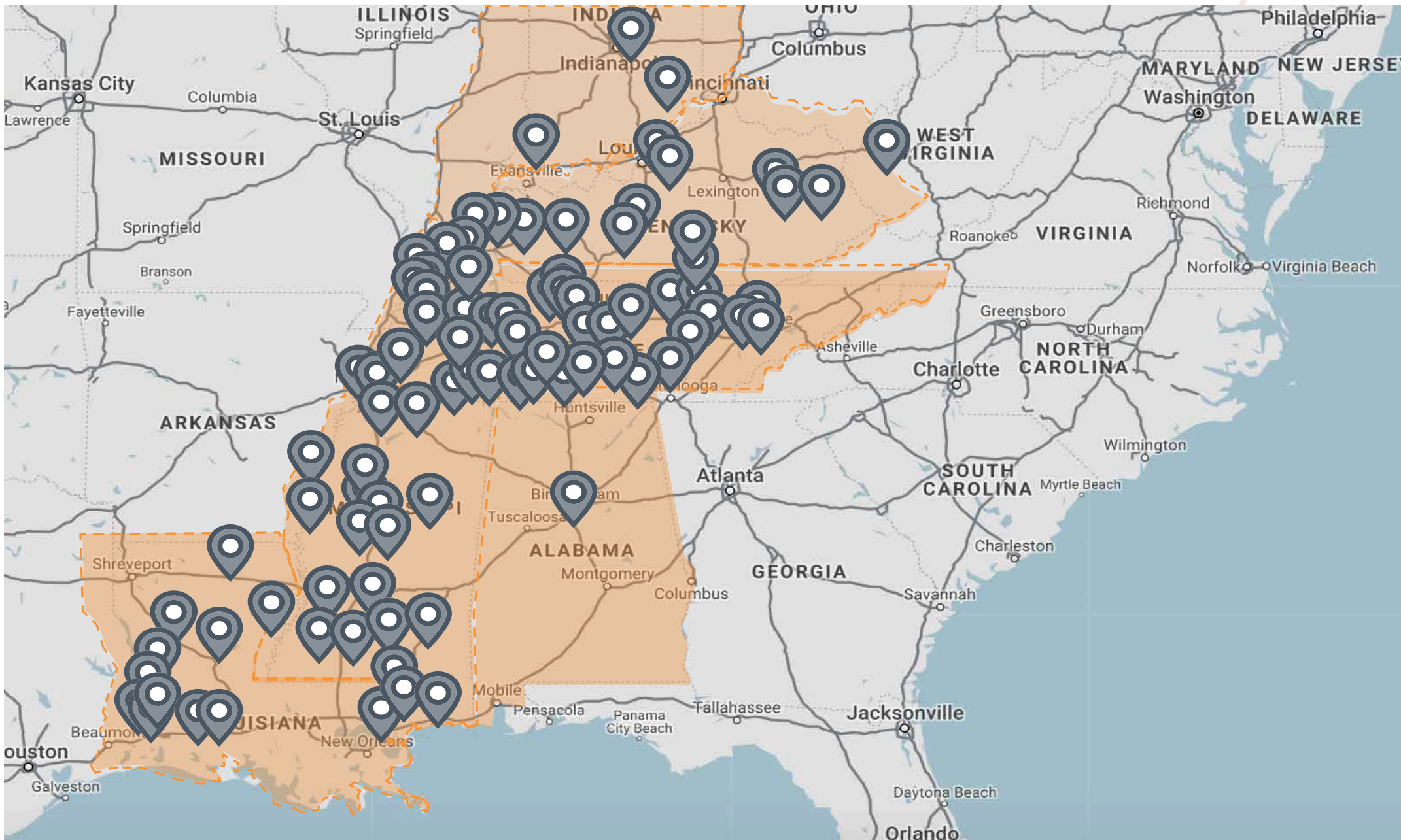


200+

U.S. LOCATIONS

TENNESSEE
KENTUCKY
LOUISIANA
MISSISSIPPI
INDIANA
ALABAMA

FASTPACEHEALTH.COM



SITE PLAN

RECENT NEWS

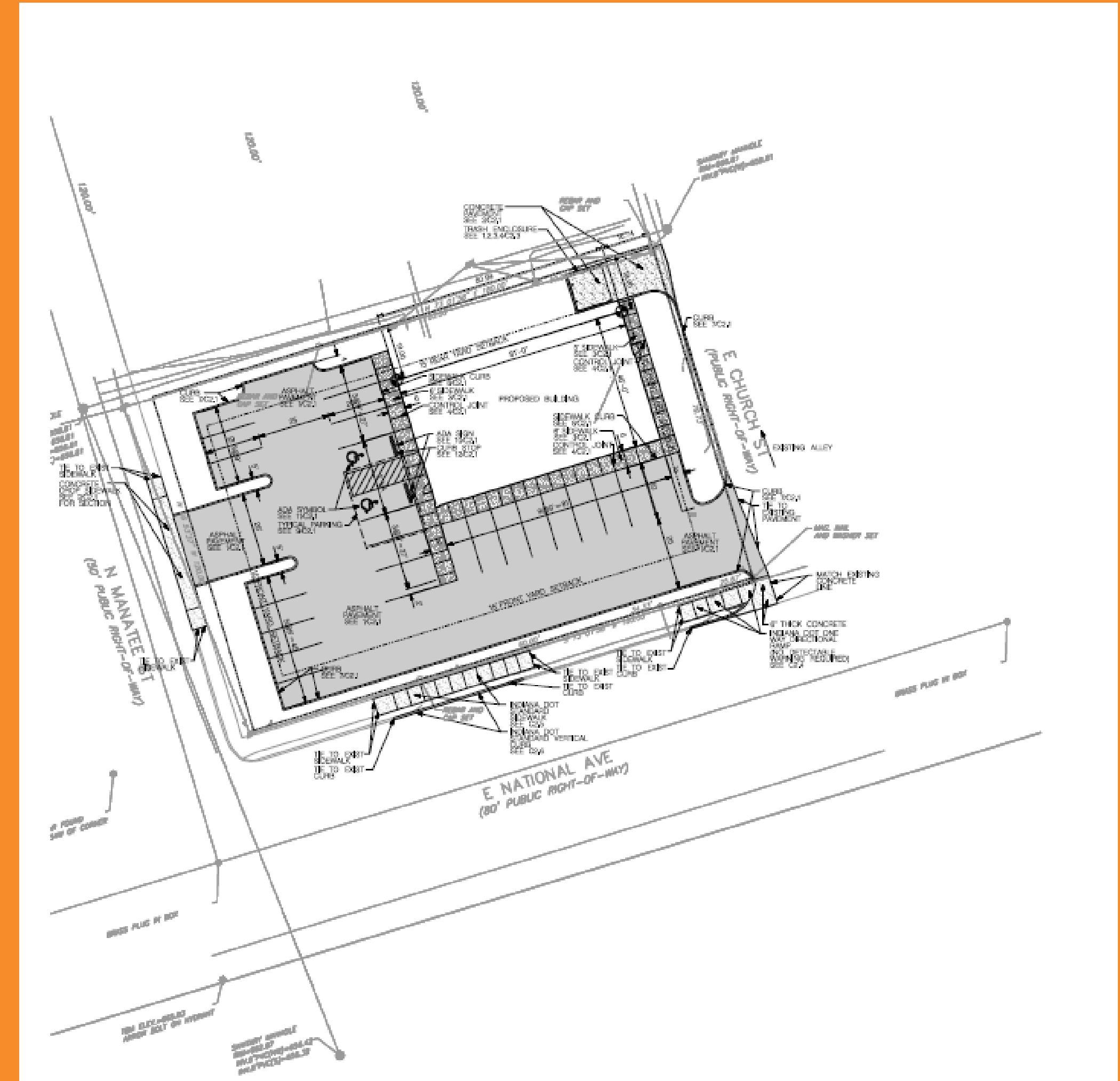
Revelstoke Capital Partners, a leading private equity firm focused on investing in healthcare services companies, announced that it has completed fundraising for Revelstoke Single Asset Fund II, L.P. RSAF II, with \$111 million of commitments, was oversubscribed.

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
POPULATION » 4/1/1990	6,276	17,791	19,582
POPULATION » 4/1/2000	6,444	18,897	20,483
POPULATION » 4/1/2010	6,269	19,682	21,065
POPULATION » 1/1/2021	6,145	19,202	20,548
POPULATION » 1/1/2026	6,156	19,206	20,541

HOUSEHOLDS BY YEAR

	1 MILE	5 MILES	7 MILES
HOUSEHOLDS » 4/1/1990	2,366	6,780	7,419
HOUSEHOLDS » 4/1/2000	2,539	7,272	7,860
HOUSEHOLDS » 4/1/2010	2,387	7,622	8,173
HOUSEHOLDS » 1/1/2021	2,361	7,505	8,046
HOUSEHOLDS » 1/1/2026	2,359	7,506	8,043

INCOME CHARACTERISTICS

	1 MILE	5 MILES	7 MILES
TOTAL PERSONAL INCOME	120,340,076	436,903,147	471,392,347
TOTAL HOUSEHOLD INCOME	115,570,600	428,495,050	462,984,250
MEDIAN HOUSEHOLD INCOME	41,371	49,182	49,485
AVG. HOUSEHOLD INCOME	48,417	56,218	56,648
PER CAPITA INCOME	19,196	22,198	22,378

HOUSEHOLD CHARACTERISTICS

	1 MILE	5 MILES	7 MILES
HOUSEHOLDS » 4/1/2010	2,387	7,622	8,173
FAMILY HOUSEHOLDS	1,617	5,378	5,784
NON-FAMILY HOUSEHOLDS	770	2,244	2,389
AVG. SIZE OF HOUSEHOLD	2.51	2.54	2.54
MEDIAN SIZE OF HOUSEHOLD	51.6	52.2	52.3
MEDIAN VALUE OWNER-OCCUPIED	73,902	90,500	92,045
MEDIAN RENT PER MONTH	431	427	425
MEDIAN VEHICLES PER HOUSEHOLD	2.3	2.4	2.5



16 MILES FROM
TERRA HAUTE



16,376 VPD

9,252 VPD

FOREST AVENUE

BRAZIL

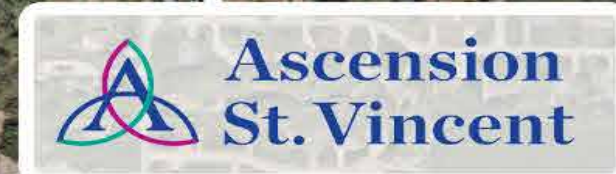
SUBJECT
PROPERTY



Walgreens



Great
Clips



MARKET SUMMARY

Brazil, Indiana is a prosperous city for small businesses as evidenced by the numerous small businesses that call Brazil home. Outside of the small business sector, there are many major employers that contribute significantly to the economy of Brazil, Indiana. Major employers in Brazil, Indiana include Ascension (Healthcare), Hutsonwood at Brazil (Healthcare), The Villas of Holly Brook Premier Senior Living Community (Healthcare), Great Dane (Manufacturing), PDF (Manufacturing), Britt Aero (Manufacturing), Technifab Products (Manufacturing), PPG (Manufacturing), Morris Manufacturing (Manufacturing), Timberland Lumber Company (Retail).

Residents of Brazil, Indiana are within close proximity to multiple educational institutions, most notably Rose-Hulman Institute of Technology. A quick 15 minute drive from Brazil, Indiana, Rose-Hulman Institute of Technology is recognized as the leading educational institution for an undergraduate engineering education, ranking #1 for best undergraduate engineering programs in 2022).

Brazil, Indiana is located in Clay County, Indiana. A little over an hour from Indianapolis and around three and a half hours from Chicago, residents of Brazil, Indiana reap the benefits of a quaint town located well within reach of two of the United States largest cities. Brazil, Indiana began infrastructure improvements in 2015 (notably road improvements) and is committed to dynamic growth in the coming years. Whether playing golf at the gorgeous Pete Dye-designed Forest Park Golf Course, or visiting the Chafariz Dos Contos Fountain, visitors and residents alike are able to experience the unique culture of Brazil. With several parks in the city, Brazil's layout promotes outdoor activity and fosters a solid community with tremendous upside. In the age of digital nomads, Brazil's rural yet accessible location makes this city an attractive area for new residents.



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