



FAST PACE URGENT CARE

1299 MARCHAND DRIVE
DONALDSONVILLE, LA

INVESTMENT HIGHLIGHTS



- \$117,463 / year (\$9,788.60 / month)
- Anticipated Lease Commencement: March 2021
- 15 Year NNN Lease
- 10% Increase in Yr. 6 (\$129,210) & Yr. 11 (\$142,131)
- Three 5-Yr. Options with 10% increase every option (\$156,344, \$171,978, \$189,796)
- 2,800 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
- 127+ locations throughout Tennessee, Kentucky, Louisiana, Indiana, and Mississippi
- Urgent Care Clinics are a \$20 billion industry with an annual growth rate of 5.3%

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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	1299 Marchand Drive
Rentable Square Feet	2,800
Year Built	2021
Acreage	0.508
Parcel #	20002809

PRICING SUMMARY

Offering Price	\$1,678,046
Down Payment	\$419,512 (25%)
Net Operating Income	\$117,463
Capitalization Rate	7.00%

LEASE DETAILS

Initial Term	15 Years
Lease Commenced	March 2021
Lease Expires	June 2036
Landlord Responsibilities	NNN
Increases	Yr. 6 & Yr. 11
Options	Three 5-Yr. Options

FINANCIAL ANALYSIS

Base Term	From	To	Monthly	Yearly
yr. 1	March 2021*	February 2022	\$9,788.60	\$117,463
yr. 2	March 2022	February 2023	\$9,788.60	\$117,463
yr. 3	March 2023	February 2024	\$9,788.60	\$117,463
yr. 4	March 2024	February 2025	\$9,788.60	\$117,463
yr. 5	March 2025	February 2026	\$9,788.60	\$117,463
yr. 6	March 2026	February 2027	\$10,767.46	\$129,210
yr. 7	March 2027	February 2028	\$10,767.46	\$129,210
yr. 8	March 2028	February 2029	\$10,767.46	\$129,210
yr. 9	March 2029	February 2030	\$10,767.46	\$129,210
yr. 10	March 2030	February 2031	\$10,767.46	\$129,210
yr. 11	March 2031	February 2032	\$11,844.21	\$142,131
yr. 12	March 2032	February 2033	\$11,844.21	\$142,131
yr. 13	March 2033	February 2034	\$11,844.21	\$142,131
yr. 14	March 2034	February 2035	\$11,844.21	\$142,131
yr. 15	March 2035	June 2036	\$11,844.21	\$142,131

*120 day abatement of all base rent beginning on the Commencement Date

Options	From	To	Monthly	Yearly
16-20	July 2036	June 2041	\$13,028.63	\$156,344
21-25	July 2041	June 2046	\$14,331.49	\$171,978
26-30	July 2046	June 2051	\$15,764.64	\$189,176



TENANT OVERVIEW

FAST PACE URGENT CARE

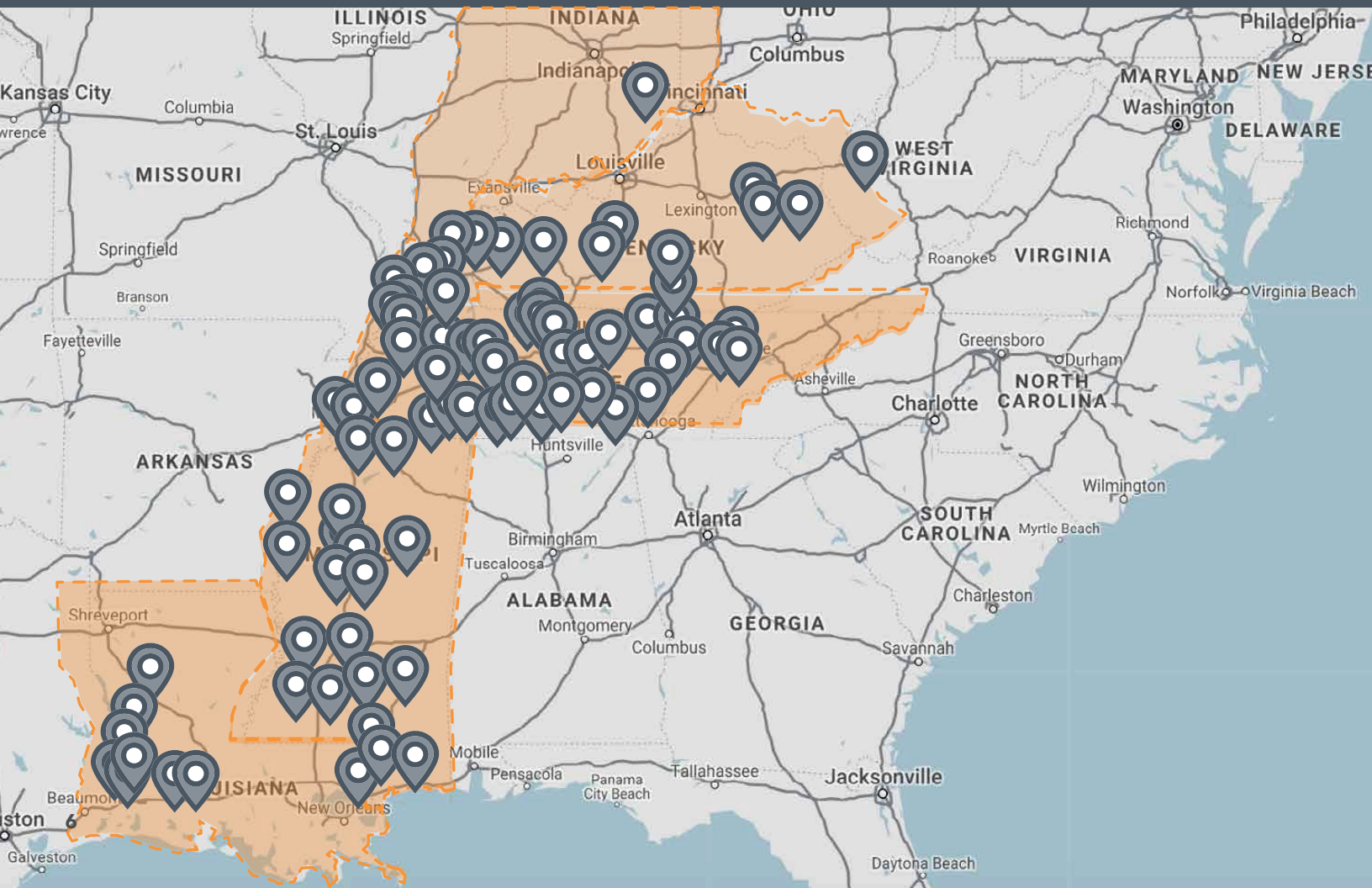
Fast Pace Urgent Care opened its first clinic in Collinwood, TN in 2009 with the goal of providing accessible and affordable healthcare to the uninsured and under served in rural areas. Today, there are now 127+ Fast Pace Urgent Care clinics throughout Tennessee, Kentucky, Mississippi, Indiana, and Louisiana, 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 2021. 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

127+

LOCATIONS

TENNESSEE
KENTUCKY
LOUISIANA
MISSISSIPPI
INDIANA

WWW.FASTPACEURGENTCARE.COM



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
- Going forward, the Fund has additional capital available to support Fast Pace Health's growth strategy of providing high quality and affordable access to healthcare in rural markets across the United States.
- 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 August 2016, Fast Pace Health has more than tripled its clinic footprint, revenue and visit volume," said Mr. Steil, President and Chief Executive Officer of Fast Pace Health

DEMOGRAPHICS

Description	3 Miles	5 Miles	7 Miles
POPULATION BY YEAR			
Population (4/1/1990)	9,387	13,421	16,239
Population (4/1/2000)	8,510	13,253	16,055
Population (4/1/2010)	8,569	16,100	18,724
Population (1/1/2020)	10,023	18,604	21,096
Population (1/1/2025)	10,362	19,166	21,621
Percent Growth (2020/2010)	16.97	15.55	12.67
Percent Forecast (2025/2020)	3.38	3.02	2.49
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	2,967	4,158	5,137
Households (4/1/2000)	2,967	4,496	5,445
Households (4/1/2010)	3,076	5,638	6,585
Households (1/1/2020)	3,646	6,629	7,549
Households (1/1/2025)	3,788	6,869	7,788
Percent Growth (2020/2010)	18.53	17.58	14.64
Percent Forecast (2025/2020)	3.89	3.62	3.17
GENERAL POPULATION CHARACTERISTICS			
Median Age	34.1	35.1	35.7
Male	3,950	7,773	9,032
Female	4,619	8,327	9,692
Density	876.70	140.2	144.6
Urban	7,853	12,803	14,953
Rural	716	3,297	3,771
GENERAL HOUSEHOLD CHARACTERISTICS			
Households (4/1/2010)	3,076	5,638	6,585
Families	2,184	4,173	4,863
Non-Family Households	892	1,465	1,722
Average Size of Household	2.75	2.75	2.76
Median Age of Householder	52.4	52.1	52.5
Median Value Owner Occupied (\$)	98,333	124,561	115,841
Median Rent (\$)	399	391	396
Median Vehicles Per Household	2	2.2	2.1
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	3,432	6,344	7,448
Housing, Owner Occupied	1,955	4,150	4,919
Housing, Renter Occupied	1,121	1,488	1,666
Housing, Vacant	356	706	863
POPULATION BY RACE			
White Alone	2,285	5,703	6,656
Black Alone	6,187	10,051	11,705
Asian Alone	16	37	43
American Indian and Alaska Native Alone	18	37	40
Other Race Alone	27	154	155
Two or More Races	36	118	125
POPULATION BY ETHNICITY			
Hispanic	92	385	395
White Non-Hispanic	2,241	5,528	6,476
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	163,131,329	371,720,799	419,988,337
Total Household Income (\$)	155,955,450	360,213,016	408,480,554
Median Household Income (\$)	38,393	44,900	41,932
Average Household Income (\$)	50,701	63,890	62,032
Per Capita Income (\$)	19,037	23,088	22,430

Location: Fast Pace Urgent Care
City: Donaldsonville, LA

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.



● FAST PACE

● DONALDSONVILLE PRIMARY SCHOOL
449 students

● CF INDUSTRIES
515 jobs; Largest employer in Donaldsonville

● DONALDSONVILLE HIGH SCHOOL
455 students

● PREVOST MEMORIAL HOSPITAL
Critical Access Hospital (25 or fewer acute care inpatient beds)

SITE PLAN



MARKET  STREET
retail advisors

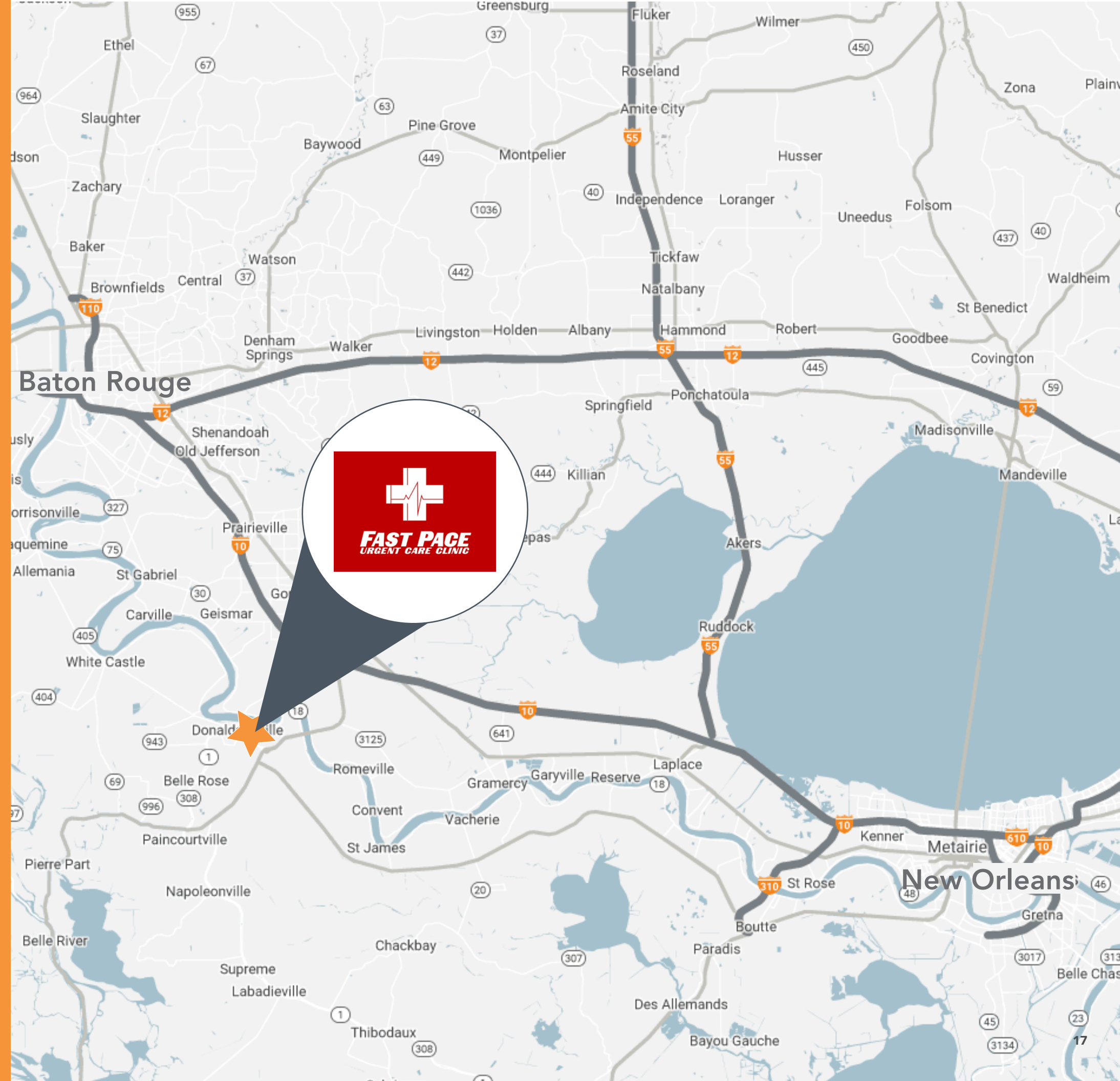
FAST PACE HEALTH
URGENT CARE
LOCATION OVERVIEW

DONALDSONVILLE, LA

Donaldsonville, the parish seat of Ascension Parish, is conveniently located on the west bank of the Mississippi River. With its centralized location between Baton Rouge and New Orleans and easy access to both I-10 and LA-1, Donaldsonville residents have access to Louisiana's biggest cities within an hour commute. Donaldsonville's accessible location also places it in proximity to a dozen university campuses such as Louisiana State University and University of New Orleans. Between the large four year universities and the small community colleges, numerous educational opportunities exist for Donaldsonville residents.

In total, the economy of Donaldsonville employs approximately 3,000 individuals. CF Industries has built the world's largest nitrogen fertilizer complex in Donaldsonville, making CF Industries the town's largest employer with approximately 515 employees. Louisiana Governor, John Bel Edwards, and CF Industries President and CEO, Tony Will, recently announced the company will make a \$41.4 million capital investment at Donaldsonville's nitrogen fertilizer complex. This project is expected to create 30 new jobs in the region.

In addition to its central location, this parish seat is best known for its culinary marvels and rich history. Donaldsonville is home to world-renowned Chef John Folse's manufacturing plant along with his Bittersweet Plantation and Lafitte's Landing restaurant. Not only is Donaldsonville known for its culinary lore but also for its political significance. It served as the state capital in 1830 when the seat of power was first moved from New Orleans. While the capital eventually moved to Baton Rouge, due to its small-town appeal Donaldsonville has since been designated as one of Louisiana's Main Street Communities.





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