

 fastpace health

urgent care

RESERVED  
PARKING  
  
VAN  
ACCESSIBLE

urgent care

RESERVED  
PARKING  
  
VAN  
ACCESSIBLE

urgent care

urgent care

just

13013  
  
fastpace health  
HOURS:  
Monday - Friday  
8am - 8pm  
Saturday  
8am - 5pm  
Sunday  
1pm - 5pm

ist  
alk

# FAST PACE HEALTH

KAPLAN, LA

# CONTENTS

<b>INVESTMENT OVERVIEW .....</b>	<b>3</b>
INVESTMENT HIGHLIGHTS .....	4
OFFERING SUMMARY .....	6
FINANCIAL ANALYSIS .....	7
TENANT OVERVIEW .....	8
SITE PLAN .....	9
DEMOGRAPHICS .....	10
<b>AERIAL IMAGES .....</b>	<b>11</b>
<b>LOCATION OVERVIEW .....</b>	<b>12</b>

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

 fastpacehealth

# INVESTMENT OVERVIEW

urgent care

urgent care

urgent care

urgent care

just  
walk  
in.

13013

  
fastpacehealth

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

# INVESTMENT HIGHLIGHTS

- \$153,000 year (\$12,750 / month)
- Delivery Anticipated 11/17/2022
- 15 Year Lease
- 10% Increase in Yr. 6 (\$168,300) & Yr. 11 (\$185,130)
- Three 5-Yr. Options with 10% increase every option (\$203,643, \$224,007, \$246,408)
- Located on Veterans Memorial Drive
- 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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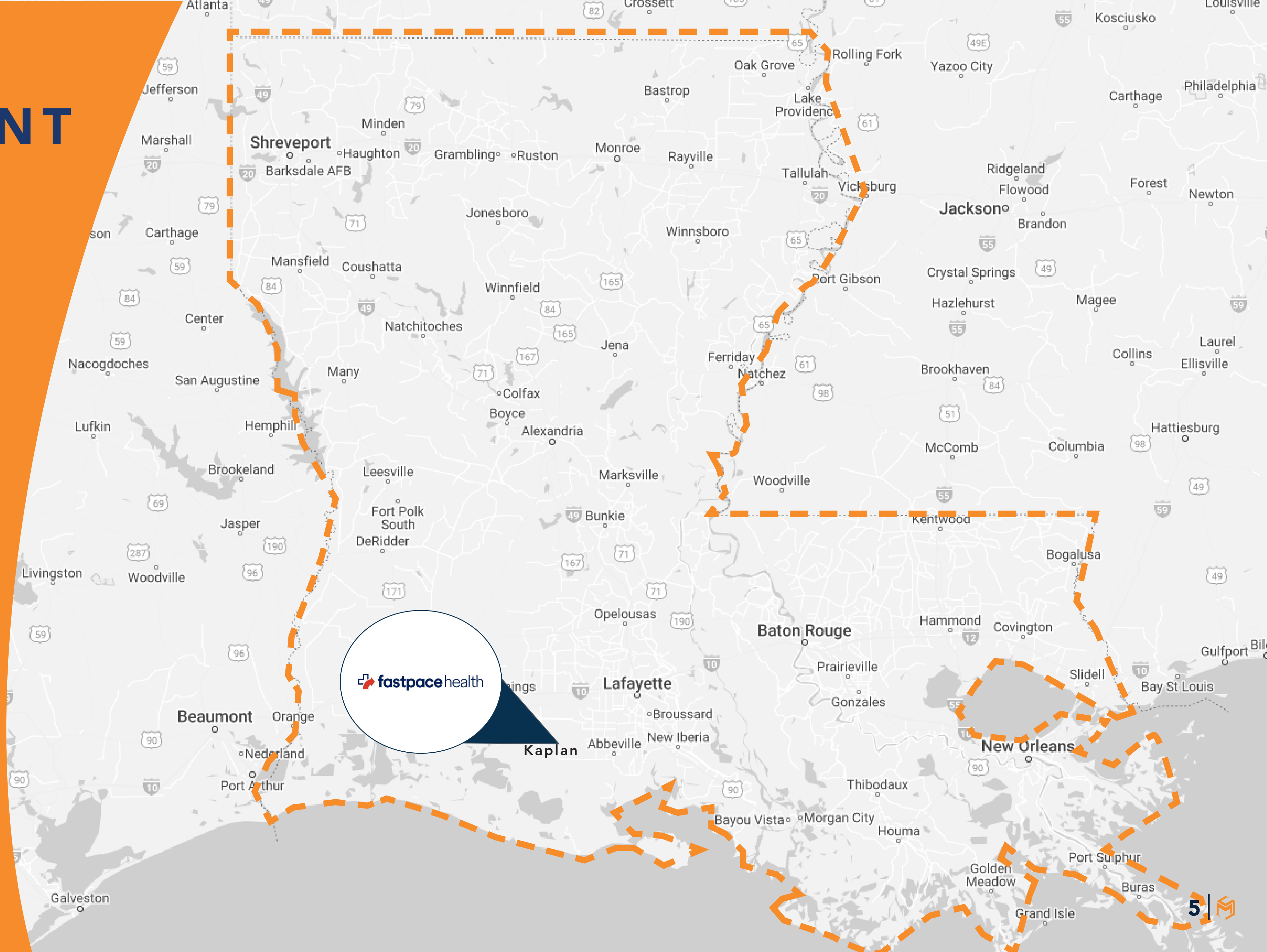
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# INVESTMENT LOCATION



# OFFERING SUMMARY

## THE OFFERING

TENANT NAME	FAST PACE HEALTH
ADDRESS	213 W VETERANS MEMORIAL DR
CITY, ST	KAPLAN, LA
RENTABLE SQUARE FEET	3,700
YEAR BUILT	2022
ACREAGE	0.87

## LEASE DETAILS

INITIAL TERM	15 YEARS
LEASE COMMENCED	NOVEMBER 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	\$2,781,818
NET OPERATING INCOME	\$153,000
CAPITALIZATION RATE	5.50%

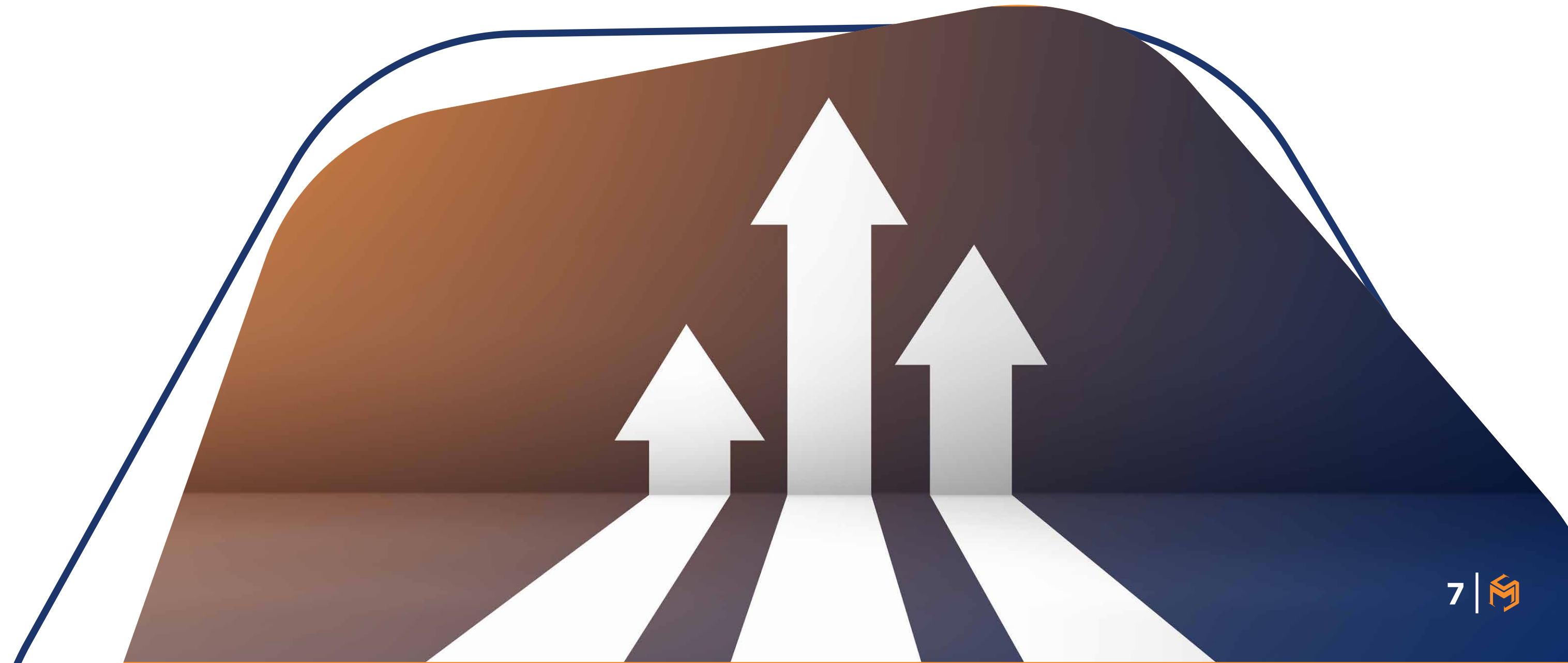
# FINANCIAL ANALYSIS

## 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
<b>FROM</b>	NOV. 2022	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
<b>TO</b>	OCT. 2023	OCT. 2024	OCT. 2025	OCT. 2026	OCT. 2027	OCT. 2028	OCT. 2029	OCT. 2030	OCT. 2031	OCT. 2032	OCT. 2033	OCT. 2034	OCT. 2035	OCT. 2036	MAR. 2038
<b>MONTHLY</b>	\$12,750	\$12,750	\$12,750	\$12,750	\$12,750	\$14,025	\$14,025	\$14,025	\$14,025	\$14,025	\$15,428	\$15,428	\$15,428	\$15,428	\$15,428
<b>YEARLY</b>	\$153,000	\$153,000	\$153,000	\$153,000	\$153,000	\$168,300	\$168,300	\$168,300	\$168,300	\$168,300	\$185,130	\$185,130	\$185,130	\$185,130	\$185,130

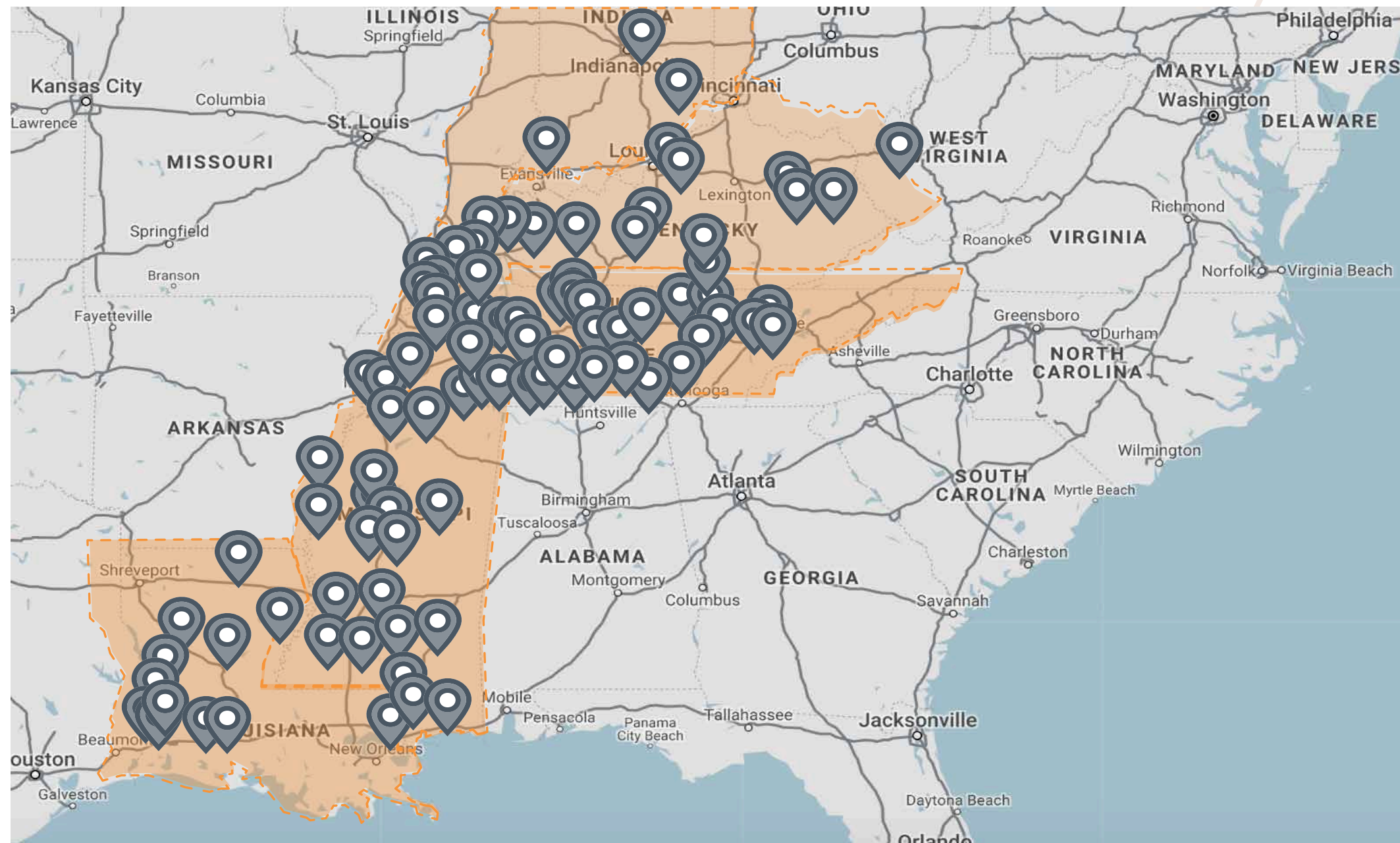
## OPTION TERMS

	YEAR 16-20	YEAR 21-25	YEAR 26-30
<b>FROM</b>	NOV. 2037	NOV. 2042	NOV. 2047
<b>TO</b>	OCT. 2042	OCT. 2047	OCT. 2052
<b>MONTHLY</b>	\$16,970	\$18,667	\$20,534
<b>YEARLY</b>	\$203,643	\$224,007	\$246,408



# 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**

[WWW.FASTPACEURGENTCARE.COM](http://WWW.FASTPACEURGENTCARE.COM)



# SITE PLAN

## RECENT NEWS

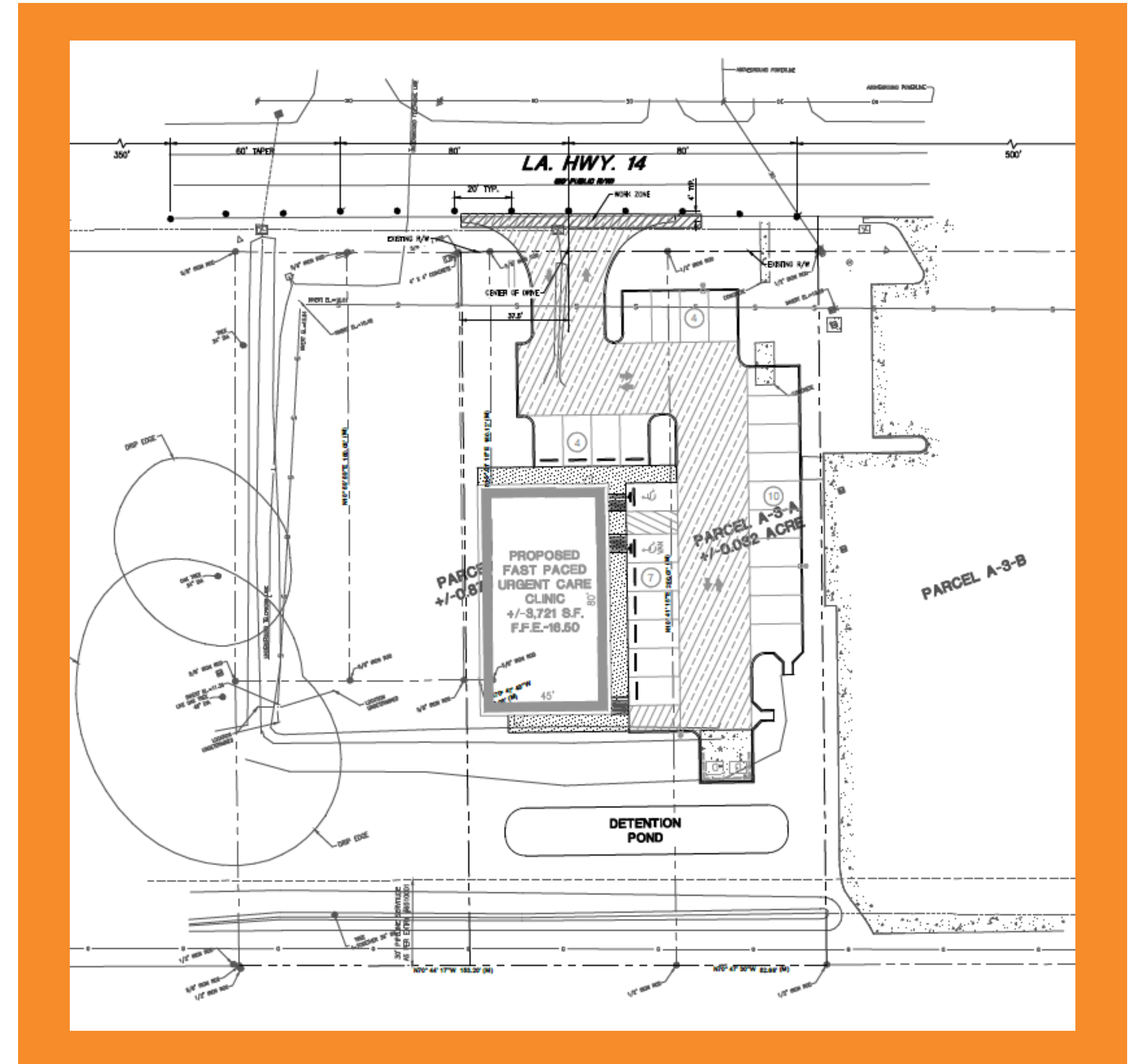
Revelstoke Capital Partners, a leading private equity firm focused on investing in healthcare services companies, announced that it has completed fundraising for Revelstoke Single Asset Fund II, L.P. RSAF II, with \$111 million of commitments, was oversubscribed.

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	4,654	8,241	11,454
POPULATION » 4/1/2000	4,791	8,657	12,445
POPULATION » 4/1/2010	4,210	8,163	12,550
POPULATION » 1/1/2021	4,258	8,299	12,821
POPULATION » 1/1/2026	4,222	8,227	12,705

## HOUSEHOLDS BY YEAR

1 MILE 5 MILES 7 MILES

	1 MILE	5 MILES	7 MILES
HOUSEHOLDS » 4/1/1990	1,785	2,992	3,962
HOUSEHOLDS » 4/1/2000	1,912	3,341	4,603
HOUSEHOLDS » 4/1/2010	1,721	3,236	4,806
HOUSEHOLDS » 1/1/2021	1,767	3,337	4,978
HOUSEHOLDS » 1/1/2026	1,757	3,320	4,952

## INCOME CHARACTERISTICS

1 MILE 5 MILES 7 MILES

	1 MILE	5 MILES	7 MILES
TOTAL PERSONAL INCOME	80,664,997	181,719,667	285,398,517
TOTAL HOUSEHOLD INCOME	76,304,452	177,359,122	281,037,972
MEDIAN HOUSEHOLD INCOME	33,698	39,731	44,336
AVG. HOUSEHOLD INCOME	44,337	54,808	58,476
PER CAPITA INCOME	19,160	22,261	22,741

## HOUSEHOLD CHARACTERISTICS

1 MILE 5 MILES 7 MILES

	1 MILE	5 MILES	7 MILES
HOUSEHOLDS » 4/1/2010	1,721	3,236	4,806
FAMILY HOUSEHOLDS	1,066	2,167	3,392
NON-FAMILY HOUSEHOLDS	655	1,069	1,414
AVG. SIZE OF HOUSEHOLD	2.38	2.49	2.59
MEDIAN SIZE OF HOUSEHOLD	51.8	51.7	50.9
MEDIAN VALUE OWNER-OCCUPIED	59,858	76,528	84,110
MEDIAN RENT PER MONTH	281	303	345
MEDIAN VEHICLES PER HOUSEHOLD	1.9	2.1	2.2



1 MILES FROM  
OCHSNER ABROM  
KAPLAN MEMORIAL  
HOSPITAL

# KAPLAN

10 MILES FROM  
ABBEVILLE

**NORTH CUSHING AVENUE**  
7,504 VPD

**EAST 1ST STREET**  
8,761 VPD

**SUBJECT  
PROPERTY**



**KAPLAN HIGH  
SCHOOL**



# MARKET SUMMARY

Kaplan, Louisiana is a prosperous city for small businesses and large businesses alike. The largest economic industries present in Kaplan's Vermillion Parish are aquaculture, agriculture and oil and gas. Thus, the supporting cast industries of these main three are also present/flourishing in Kaplan/Vermillion. Whether that be helicopter transport companies (to access oil rigs) or agriculture equipment producers/suppliers, the large industries in Vermillion Parish perpetuate a stable and healthy economy in the area.

Kaplan, Louisiana is located in the Vermillion Parish of Louisiana. Not far from Lafayette and just under an hour and a half from Baton Rouge, residents of Kaplan, Louisiana reap the benefits of a quaint town located well within reach of two large (and rapidly expanding) cities in America. Kaplan'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, Kaplan's proximity to the outdoors is an attractive aspect of the city for both outdoor gurus and those simply seeking some fresh air at nearby Palmetto Island State Park. Boasting a solid public school system and a welcoming community, Kaplan is a sure fit for young families. Whether paintballing at Levena Paintball LLC, touring the Sam Guarino Blacksmith Shop Museum, or simply meandering through the tranquil streets of the city, one easily perceives the historical yet easy-going nature of Kaplan, the "most Cajun place on earth."



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