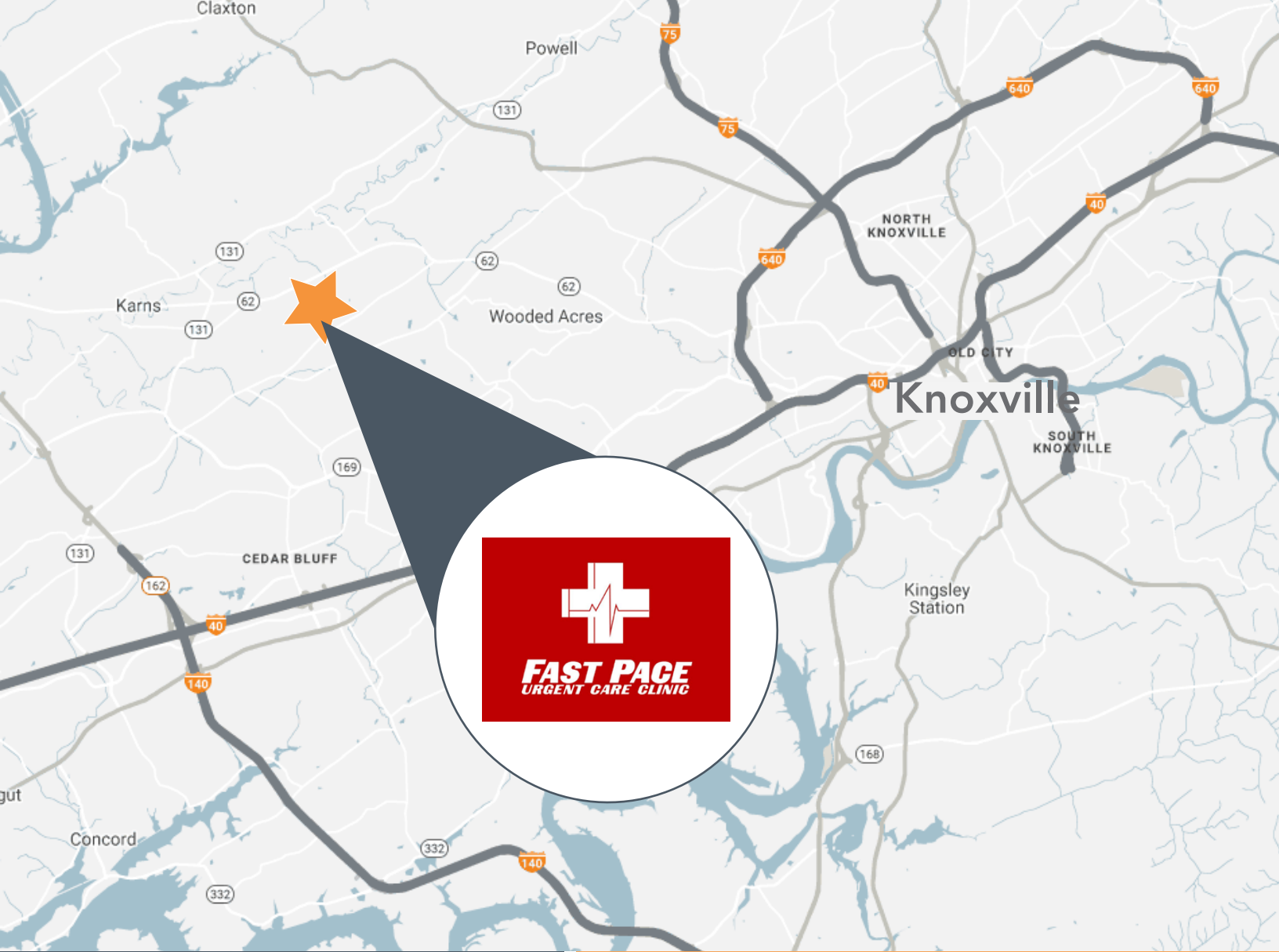




FAST PACE URGENT CARE

7506 OAK RIDGE HIGHWAY
KNOXVILLE, TN

INVESTMENT HIGHLIGHTS



- \$111,204 / year (\$9,267.00 / month)
- Anticipated Lease Commencement: March 2021
- 15 Year NNN Lease
- 10% Increase in Yr. 6 (\$122,324) & Yr. 11 (\$134,557)
- Three 5-Yr. Options with 10% increase every option (\$148,013, \$162,814, \$179,095)
- 3,600 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	7506 Oak Ridge Highway
Rentable Square Feet	3,600
Year Built	2021
Acreage	1.06
Parcel #	078 16703

PRICING SUMMARY

Offering Price	\$1,647,467
Down Payment	\$411,867 (25%)
Net Operating Income	\$111,204
Capitalization Rate	6.75%

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	\$9,267.00	\$111,204
yr. 2	March 2022	February 2023	\$9,267.00	\$111,204
yr. 3	March 2023	February 2024	\$9,267.00	\$111,204
yr. 4	March 2024	February 2025	\$9,267.00	\$111,204
yr. 5	March 2025	February 2026	\$9,267.00	\$111,204
yr. 6	March 2026	February 2027	\$10,193.70	\$122,324
yr. 7	March 2027	February 2028	\$10,193.70	\$122,324
yr. 8	March 2028	February 2029	\$10,193.70	\$122,324
yr. 9	March 2029	February 2030	\$10,193.70	\$122,324
yr. 10	March 2030	February 2031	\$10,193.70	\$122,324
yr. 11	March 2031	February 2032	\$11,213.07	\$134,557
yr. 12	March 2032	February 2033	\$11,213.07	\$134,557
yr. 13	March 2033	February 2034	\$11,213.07	\$134,557
yr. 14	March 2034	February 2035	\$11,213.07	\$134,557
yr. 15	March 2035	June 2036	\$11,213.07	\$134,557

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

Options	From	To	Monthly	Yearly
16-20	July 2036	June 2041	\$12,334.38	\$148,013
21-25	July 2041	June 2046	\$13,567.81	\$162,814
26-30	July 2046	June 2051	\$14,924.60	\$179,095



TENANT OVERVIEW

FAST PACE URGENT CARE

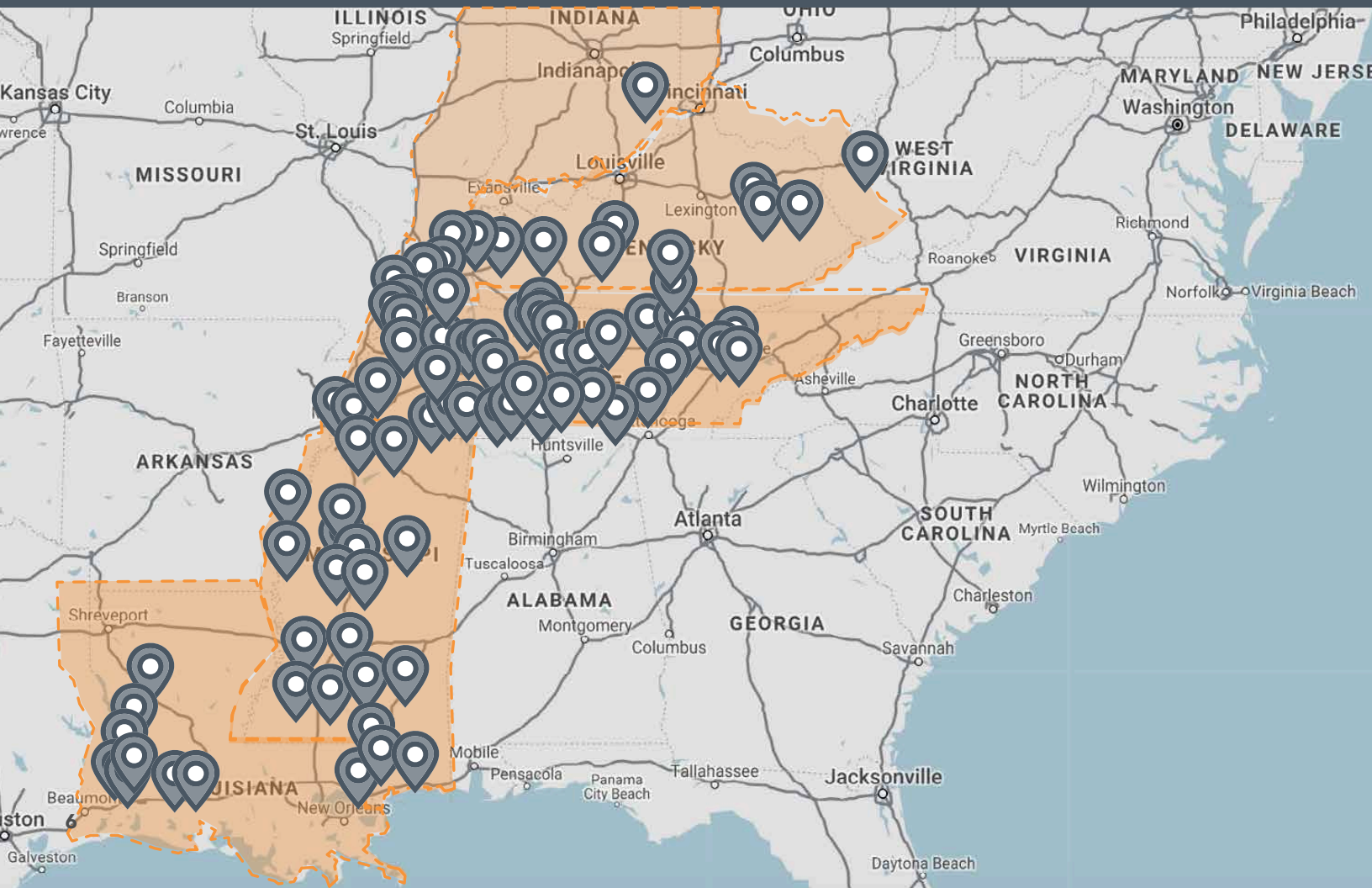
Fast Pace Urgent Care opened its first clinic in Collinwood, TN in 2009 with the goal of providing accessible and affordable healthcare to the uninsured and under served in rural areas. Today, there are now 127+ Fast Pace Urgent Care clinics throughout Tennessee, Kentucky, Mississippi, Indiana, and Louisiana, 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)	21,785	75,611	139,357
Population (4/1/2000)	28,083	90,218	160,965
Population (4/1/2010)	35,695	104,356	183,579
Population (1/1/2020)	39,066	113,753	199,811
Population (1/1/2025)	39,865	116,048	203,853
Percent Growth (2020/2010)	9.44	9	8.84
Percent Forecast (2025/2020)	2.05	2.02	2.02
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	8,135	29,969	57,604
Households (4/1/2000)	11,133	37,242	69,170
Households (4/1/2010)	14,249	43,241	78,458
Households (1/1/2020)	15,618	47,232	85,592
Households (1/1/2025)	15,897	48,074	87,122
Percent Growth (2020/2010)	9.61	9.23	9.09
Percent Forecast (2025/2020)	1.79	1.78	1.79
GENERAL POPULATION CHARACTERISTICS			
Median Age	36.9	36.4	36.3
Male	17,308	50,543	88,655
Female	18,387	53,813	94,924
Density	1,230.90	1,246.60	1,180.70
Urban	34,916	101,094	173,880
Rural	779	3262	9,699
GENERAL HOUSEHOLD CHARACTERISTICS			
Households (4/1/2010)	14,249	43,241	78,458
Families	9,912	27,846	47,735
Non-Family Households	4,337	15,395	30,723
Average Size of Household	2.5	2.39	2.32
Median Age of Householder	48.6	48.1	47.9
Median Value Owner Occupied (\$)	160,414	157,682	159,016
Median Rent (\$)	638	664	651
Median Vehicles Per Household	2.3	2.2	2.2
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	15,400	46,760	85,179
Housing, Owner Occupied	10,703	29,420	49,689
Housing, Renter Occupied	3,546	13,821	28,769
Housing, Vacant	1,151	3,519	6,721
POPULATION BY RACE			
White Alone	32,088	91,104	158,193
Black Alone	1,782	6,456	12,931
Asian Alone	468	2220	4,246
American Indian and Alaska Native Alone	95	323	599
Other Race Alone	585	2026	3,742
Two or More Races	677	2227	3,868
POPULATION BY ETHNICITY			
Hispanic	1,317	4,409	8,089
White Non-Hispanic	31,495	89,124	154,614
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	1,040,448,417	3,091,896,036	5,537,464,813
Total Household Income (\$)	1,038,274,627	3,057,290,835	5,471,968,613
Median Household Income (\$)	58,029	56,389	52,584
Average Household Income (\$)	72,866	70,704	69,744
Per Capita Income (\$)	29,148	29,628	30,164



Location: Fast Pace Urgent Care
City: Karns, TN

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.

AERIAL

DOWNTOWN
KNOXVILLE
10 miles

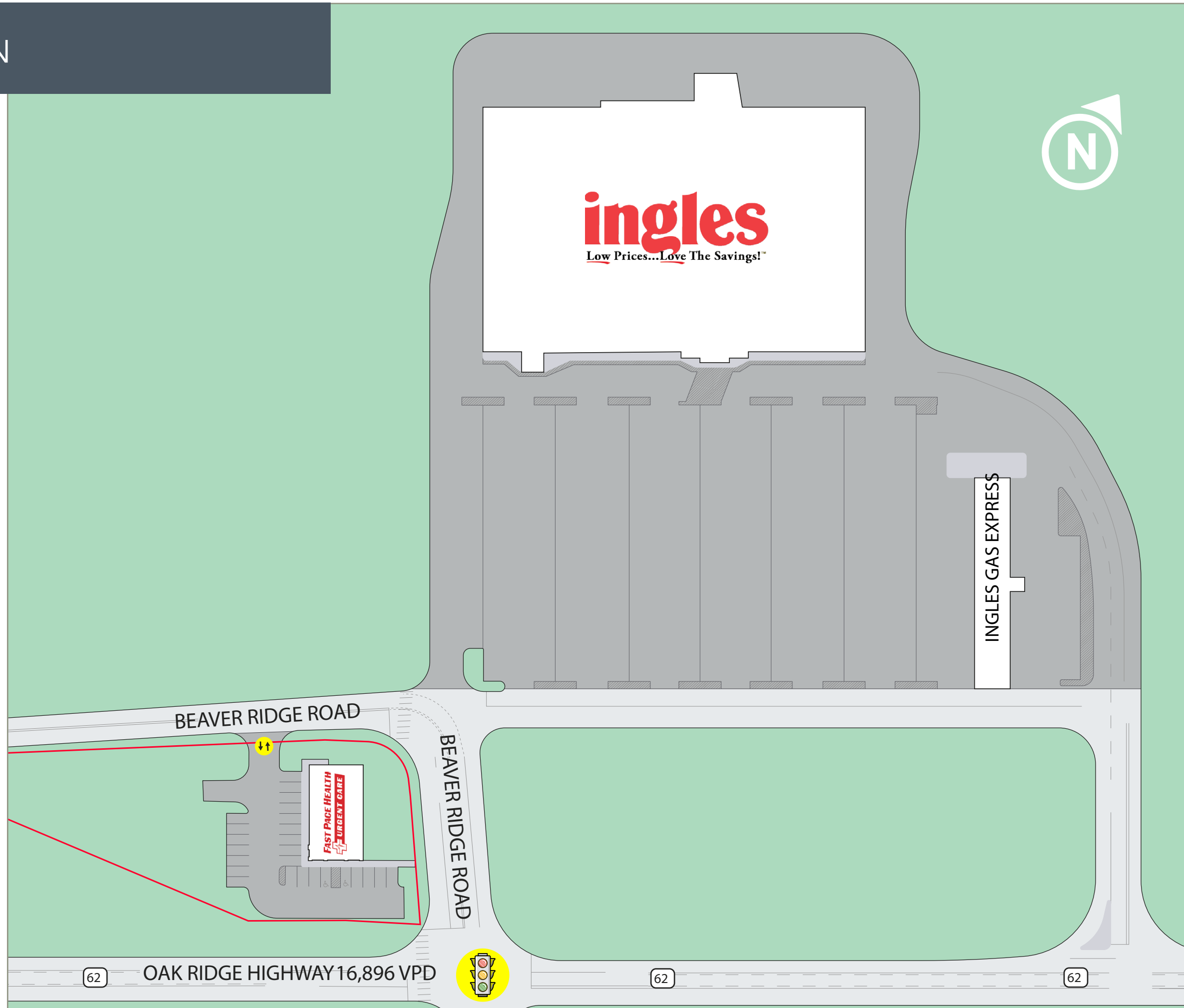


OAK RIDGE HIGHWAY: 16,896 VPD



- KARNs FAST PACE
- GRACE CHRISTIAN ACADEMY
919 students
- KARNs ELEMENTARY SCHOOL
1,279 students
- KARNs MIDDLE SCHOOL
980 students

SITE PLAN



MARKET  STREET
retail advisors


LOCATION OVERVIEW

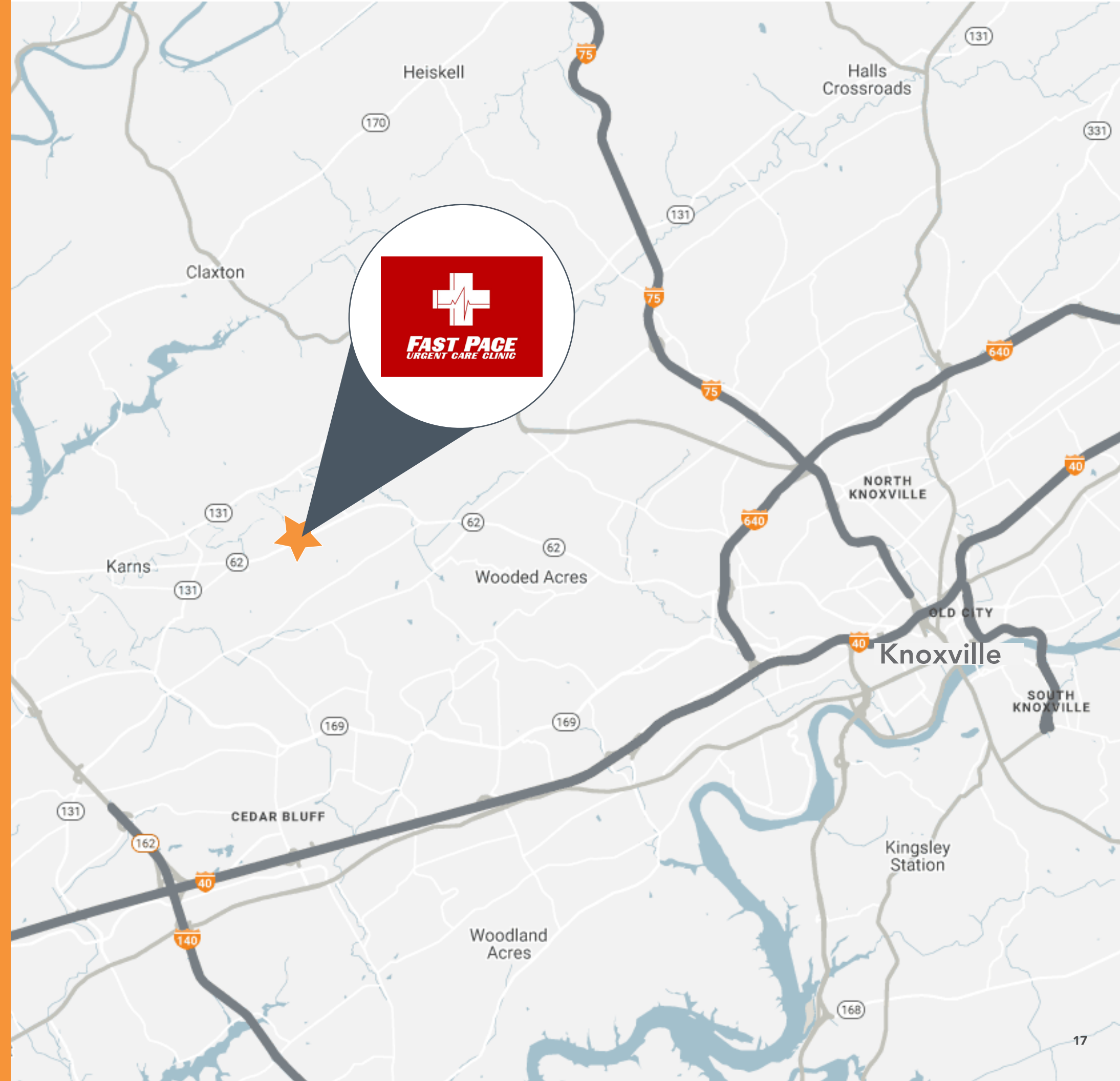


KARNS, TN

Located beautifully in Tennessee's Beaver Creek Valley, Karns rests only 15 miles away from Knoxville, the largest city in eastern Tennessee. Here, residents have convenient access to the interstates of I-40 (towards Nashville) and I-75 (towards Chattanooga). Sitting in between Beaver Ridge and Copper Ridge, Karns is home to some of Knox County's most scenic attractions.

The economic base in Karns is largely made up of the healthcare industry, educational services industry, and the technical services industry. This includes the neighboring state university, the University of Tennessee-Knoxville, Covenant Health, and the Oak Ridge National Laboratory which is merely 11 miles away. The University of Tennessee has just over 9,000 employees in Knox County. Covenant Health and CVS Caremark Corp. make up most of the healthcare industry in Knox County, employing over 10,000 residents. However, the largest employers in the Knoxville area are Oak Ridge Operations and Covenant Health, which employ around upwards of 15,000 and 9,000 employees respectively. Since 2015, TNECD has supported 17 economic development projects in Knox County, accounting for 2,300 job commitments and \$300 million in capital investments. In addition, Fraley and Schilling Inc., a trucking and logistics provider, is expanding its operations in the Knoxville area, investing \$2.4 million and adding 50 jobs over the next five years.

The University of Tennessee-Knoxville is home to over 25,000 students and is only 15 miles away from Karns. Pellissippi State Community College is also right around the corner, only 5 miles away. The University of Tennessee offers over 360 undergraduate degree options as well as over 500 graduate programs of study, giving students plenty of opportunities to discover what they love.





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