

Fast Pace Health

MANCHESTER, TN

MARKET  STREET
retail advisors



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Investment Highlights

- ✓ **Large Format Clinic** Providing Expanded Healthcare Services including physical therapy
- ✓ **\$303,230 year** (\$25,269 / month)
- ✓ **Opening Date** 6/28/2024
- ✓ **Relocation** from existing site
- ✓ 15 Year Lease
- ✓ 2% Increase Annually
- ✓ Four 5-Yr. Options with 2% increase annually
- ✓ Located on US Hwy 41
- ✓ 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
- ✓ **250+ locations** throughout Tennessee, Kentucky, Louisiana, Indiana, Alabama, and Mississippi

Ben Sullivan

MANAGING PARTNER

BEN@MARKETSTREETRETAIL.COM

Harrison Truex

MANAGING PARTNER

HARRISON@MARKETSTREETRETAIL.COM

Tim Hickey

MANAGING PARTNER

TIM@MARKETSTREETRETAIL.COM

Investment Location



Offering Summary

Pricing Summary



\$4,331,861

OFFERING PRICE



\$303,230

NET OPERATING
INCOME



7.00%

CAPITALIZATION
RATE

Lease Details

15 years

INITIAL TERM

Jul. 2024

LEASE COMMENCED

*120 DAY RENT ABATEMENT PERIOD

Oct. 2039

LEASE EXPIRES

NNN

TENANT
RESPONSIBILITIES

Structure Only

LANDLORD
RESPONSIBILITIES

2% Annually

INCREASES

Four 5-Year

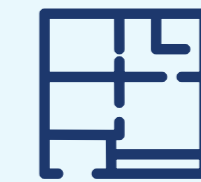
OPTIONS



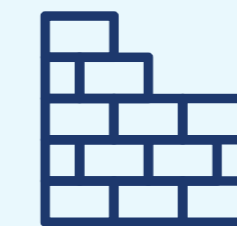
Fast Pace Health



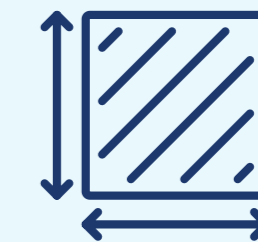
1870 HILLSBORO BLVD,
MANCHESTER, TN



6,000 SQUARE FEET



BUILT IN 2024



.84 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	July 2024	July 2025	July 2026	July 2027	July 2028	July 2029	July 2030	July 2031	July 2032	July 2033	July 2034	July 2035	July 2036	July 2037	July 2038
TO	June 2025	June 2026	June 2027	June 2028	June 2029	June 2030	June 2031	June 2032	June 2033	June 2034	June 2035	June 2036	June 2037	June 2038	Oct. 2039
MONTHLY	\$25,269	\$25,775	\$26,290	\$26,816	\$27,352	\$27,899	\$28,457	\$29,026	\$29,607	\$30,199	\$30,803	\$31,419	\$32,047	\$32,688	\$33,342
YEARLY	\$303,230	\$309,295	\$315,481	\$321,790	\$328,226	\$334,791	\$341,487	\$348,316	\$355,283	\$362,388	\$369,636	\$377,029	\$384,569	\$392,261	\$400,106



Option Terms

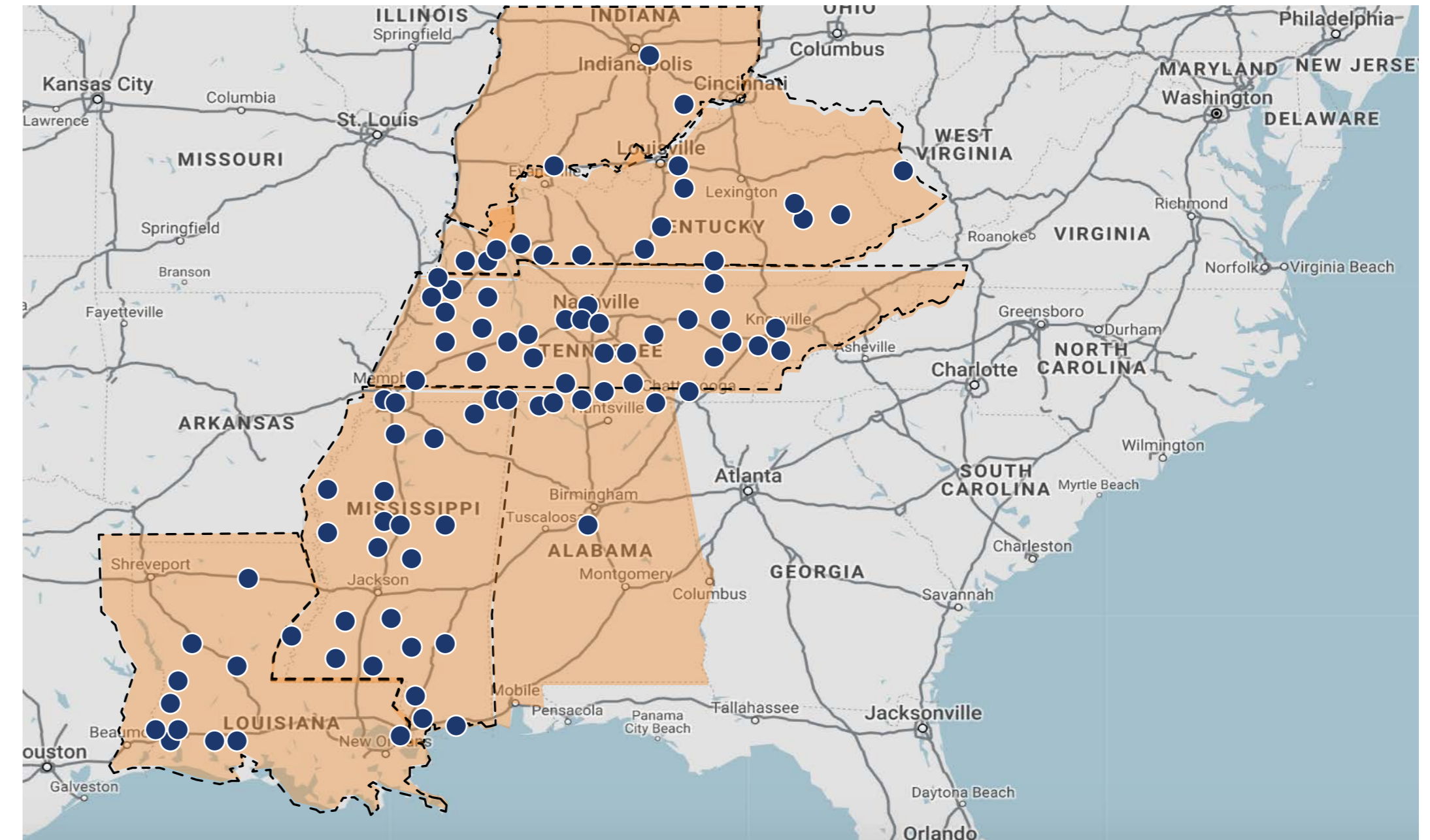
	YEAR 16-20	YEAR 21-25	YEAR 26-30	YEAR 31-35
FROM	Nov. 2038	Nov. 2043	Nov. 2048	Nov. 2053
TO	Oct. 2043	Oct. 2048	Oct. 2053	Oct. 2058
MONTHLY	\$34,009	\$37,549	\$41,457	\$45,772
YEARLY	\$408,108	\$450,584	\$497,481	\$549,260



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 250+ 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.



250+
U.S. LOCATIONS

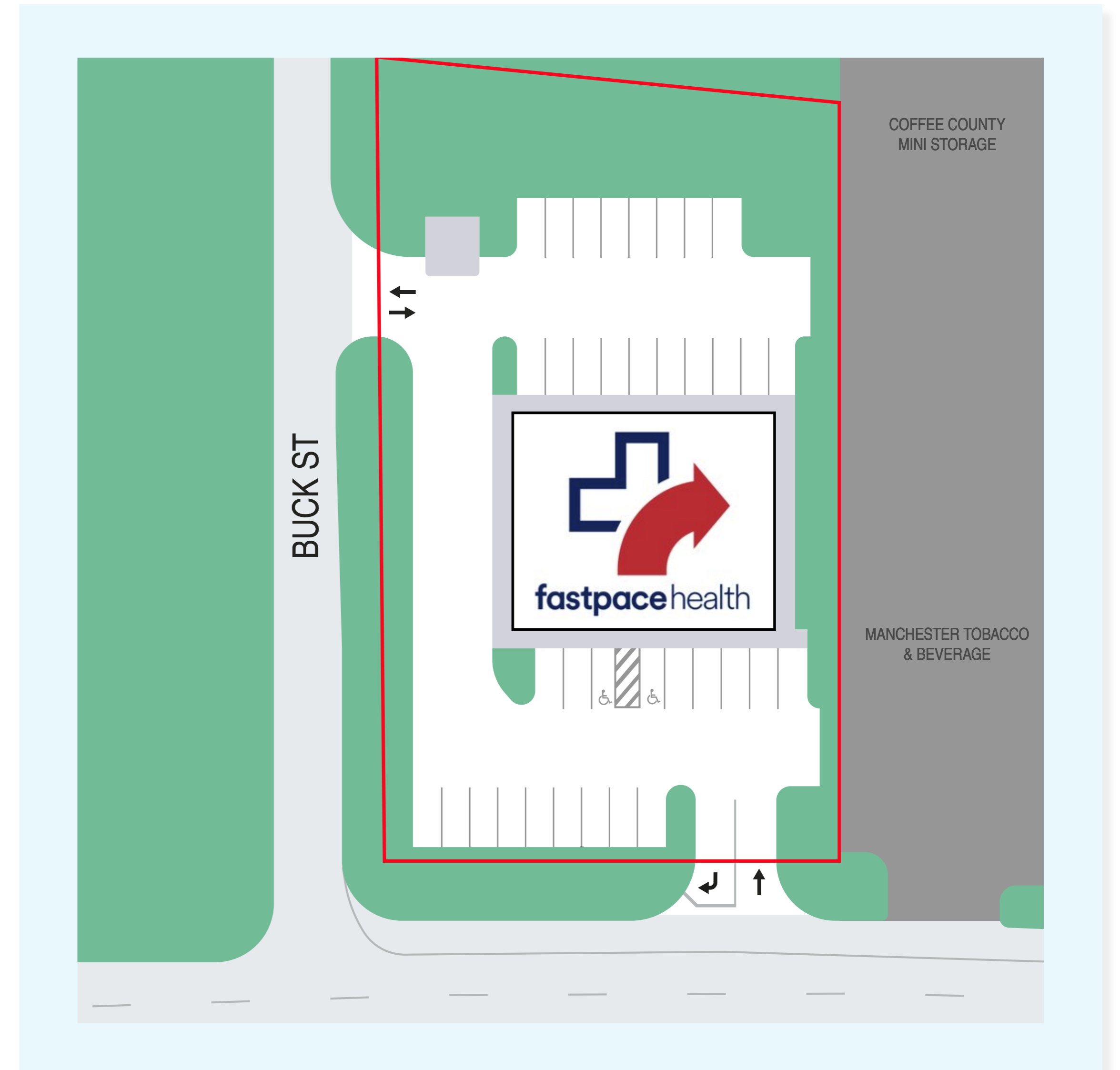
Tennessee
Kentucky
Louisiana

Mississippi
Indiana
Alabama


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	11,183	14,301	18,553
April 1, 2010	12,929	16,582	21,256
April 1, 2020	14,921	18,971	23,746
January 1, 2023	15,509	19,663	24,565
January 1, 2028	16,302	20,677	25,830

 Income Characteristics	3 MILES	5 MILES	7 MILES
Total Personal Income	389,937,715	525,542,593	651,319,891
Total Household Income	380,200,498	515,805,376	639,872,049
Median Household Income	50,994	53,935	53,305
Avg. Household Income	64,847	69,940	69,733
Per Capita Income	26,133	27,702	27,429

 Households By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	4,403	5,621	7,222
April 1, 2010	5,111	6,524	8,295
April 1, 2020	5,863	7,375	9,176
January 1, 2023	6,274	7,871	9,774
January 1, 2028	6,706	8,415	10,450

 Household Characteristics	3 MILES	5 MILES	7 MILES
Households - April 1, 2020	5,863	7,375	9,176
Family Households	3,493	4,368	5,671
Non-Family Households	2,370	3,007	3,505
Avg. Size of Household	2.47	2.51	2.53
Median Size of Household	53.8	53.9	54
Median Value Owner-Occupied	186,501	185,030	179,746
Median Rent Per Rent	643	653	636
Median Vehicles Per Household	2.4	2.4	2.4



bonnaroo music & arts festival

SONIC Walgreens
America's Drive-In

Hardee's

PEOPLES BANK & TRUST COMPANY

Traders Bank
SINCE 1889

BITSTOP

SHOE sensation

FOOD LION

usbank

Pizza Hut

DOLLAR GENERAL

PAPA JOHN'S

UNITED STATES POSTAL SERVICE

Save a lot

snap 24/7 fitness MANCHESTER

Little Caesars Pizza

O'Reilly AUTO PARTS

Advance Auto Parts

WORKOUT ANYTIME

THE SPORTSMAN'S CORNER

Auto Zone

FirstBank

MARATHON BANK

goodwill

TSC TRACTOR SUPPLY CO

ZAXBY'S

Aaron's

CAPSTAR BANK

fastpace health urgent care

Coffee County Bank

AL WHITE FORD - LINCOLN

HILLSBORO BLVD: 18,488 VPD

Wendy's

BURGER KING

Waffle House

McDonald's

O'Charley's RESTAURANT + BAR

Holiday Inn

AT&T

Starbucks

First Vision BANK

Russell Stover

TESLA SUPERCHARGER

Bojangles

CIRCLE K

KFC

Krystal

CAPTAIN D'S

TACO BELL

DUNKIN' DONUTS

Arby's

verizon

DOLLAR TREE

GameStop

Walmart

Logan's ROADHOUSE

TOYOTA

NISSAN

THE HOME DEPOT

Chick-fil-&

LKQ

Location Overview

84%

of Manchester residents are 25+.

The median household income is

\$53,639

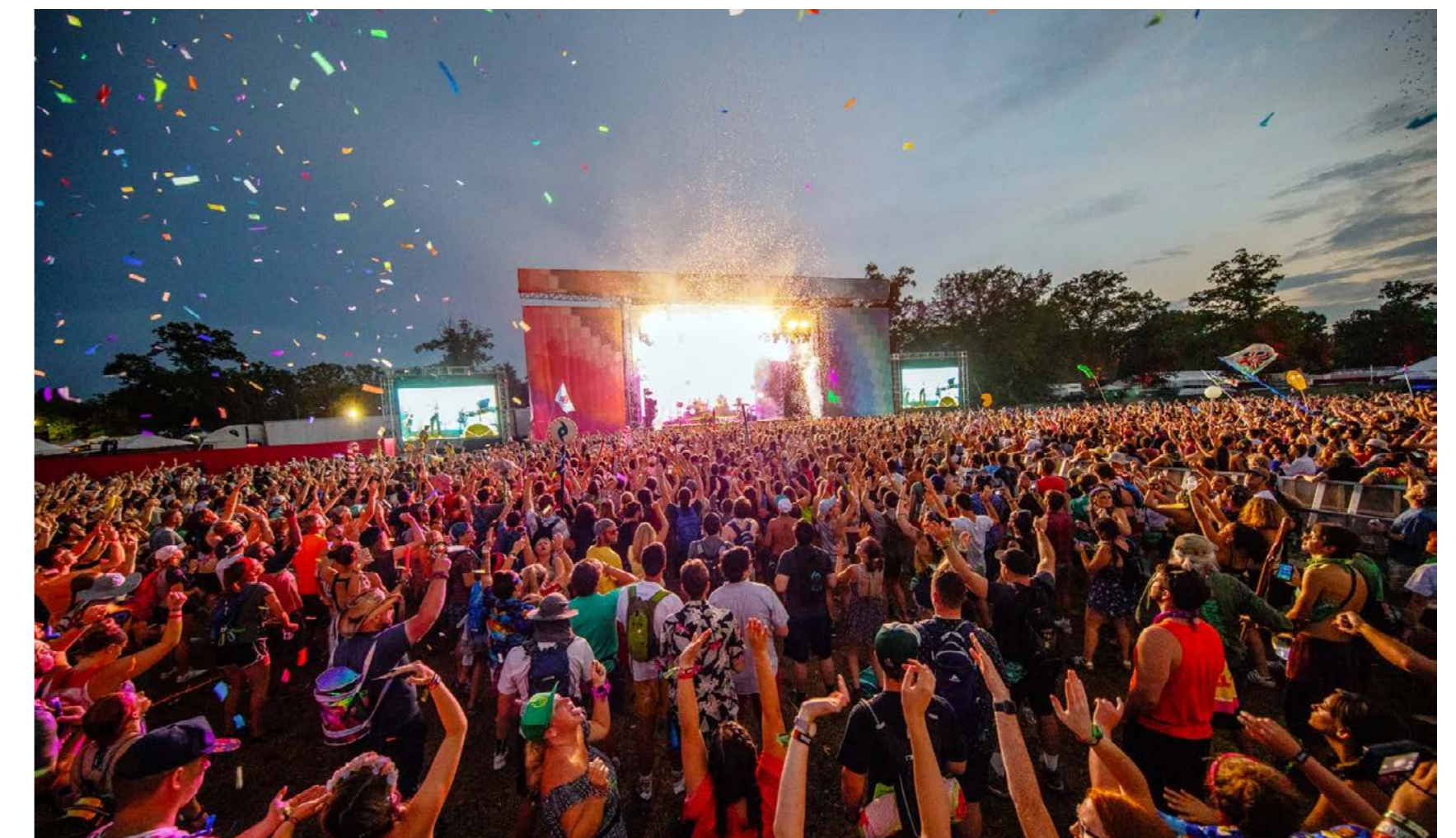
The estimated Bonnaroo impact in 2023 was about

\$339M

The city of Manchester is located in southeast Tennessee and is the county seat of Coffee County. Manchester is about 64 miles southeast of Nashville, 72 miles northwest of Chattanooga, and 71 miles northeast of Huntsville. Manchester is the proud home to 13,000+ residents. 84% of Manchester residents over the age of 25 are high school graduates and the median household income is \$53,639. Manchester is known for its manufacturing strength, Arnold Air Force Base, and the world famous Bonnaroo Music Festival.

Manchester and Coffee County provide excellent opportunity for jobs and healthcare. United Regional Medical Center has 54 licensed beds and creates 157 jobs. Other top employers in the area include Arnold Air Force Base (2,600 jobs), M-Tek, Inc. (1,577 jobs), Batesville Caskets Co., Inc. (408 jobs), Viam (TN) LP (370 jobs), Kirchhoff Van-Rob Manchester (300 jobs), United Technologies Aerospace Systems (300 jobs). Manchester is always looking to grow by providing an excellent environment and incentives to potential employers.

Bonnaroo Music Festival is a huge event put on in Manchester each year. In 2023, the festival was a major sell out, selling 80,000 tickets for the four day event. The estimated economic impact in 2023 was about \$339 million for the regional area. Manchester is also known for its state parks and natural beauty. Old Stone Fort is the most notable park, attracting thousands of people per year. The park has 876 acres of trails, water falls, cliffs, and ancient architecture.



MARKET STREET

retail advisors



Ben Sullivan

MANAGING PARTNER

[BEN@MARKETSTREETRETAIL.COM](mailto:ben@marketstreetretail.com)

Harrison Truex

MANAGING PARTNER

[HARRISON@MARKETSTREETRETAIL.COM](mailto:harrison@marketstreetretail.com)

Tim Hickey

MANAGING PARTNER

[TIM@MARKETSTREETRETAIL.COM](mailto:tim@marketstreetretail.com)