

 **FAST PACE**
URGENT CARE CLINIC

FAST PACE URGENT CARE
DENHAM SPRINGS, LA

RESERVED
PARKING

MAINTAINED FOR ALL
PERSONNEL BY 50% OR
MORE DURING TO PARKING

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

FAST PACE **URGENT CARE CLINIC**

INVESTMENT OVERVIEW

FAST PACE
URGENT CARE CLINIC

HOURS:
Monday - Friday
8:00 am - 8:00 pm
Saturday
8:00 am - 8:00 pm
Sunday
10:00 am - 8:00 pm

R. Rogers Powers, Jr., MD
Medical Director
David Turner, MD
Supervising Physician
Danielle Blain, NP-C
Patricia Graham, NP-C
Julia Simpson, FNP-C
Kala Tolbert, PA

RESERVED
PARKING

VAN
ACCESSIBLE

INVESTMENT HIGHLIGHTS

- \$118,584 / year (\$9,882 / month)
- Delivery Anticipated 11/1/2021
- 15 Year Lease
- 10% Increase in Yr. 6 (\$130,442) & Yr. 11 (\$143,487)
- Three 5-Yr. Options with 10% increase every option (\$157,835, \$173,619, \$190,981)
- 3,600 Square Feet
- Fast Pace Urgent Care and Calcasieu Urgent Care, two of the nation's top affordable urgent care providers, will form a partnership resulting in one of the largest urgent care providers in the United States
- Fast Pace Urgent Care will act as the overarching brand for the two companies
- 145+ locations throughout Tennessee, Kentucky, Louisiana, Indiana, and Mississippi



HARRISON TRUOX

MANAGING PARTNER

HARRISON@MARKETSTREETRETAIL.COM

BEN SULLIVAN

MANAGING PARTNER

BEN@MARKETSTREETRETAIL.COM

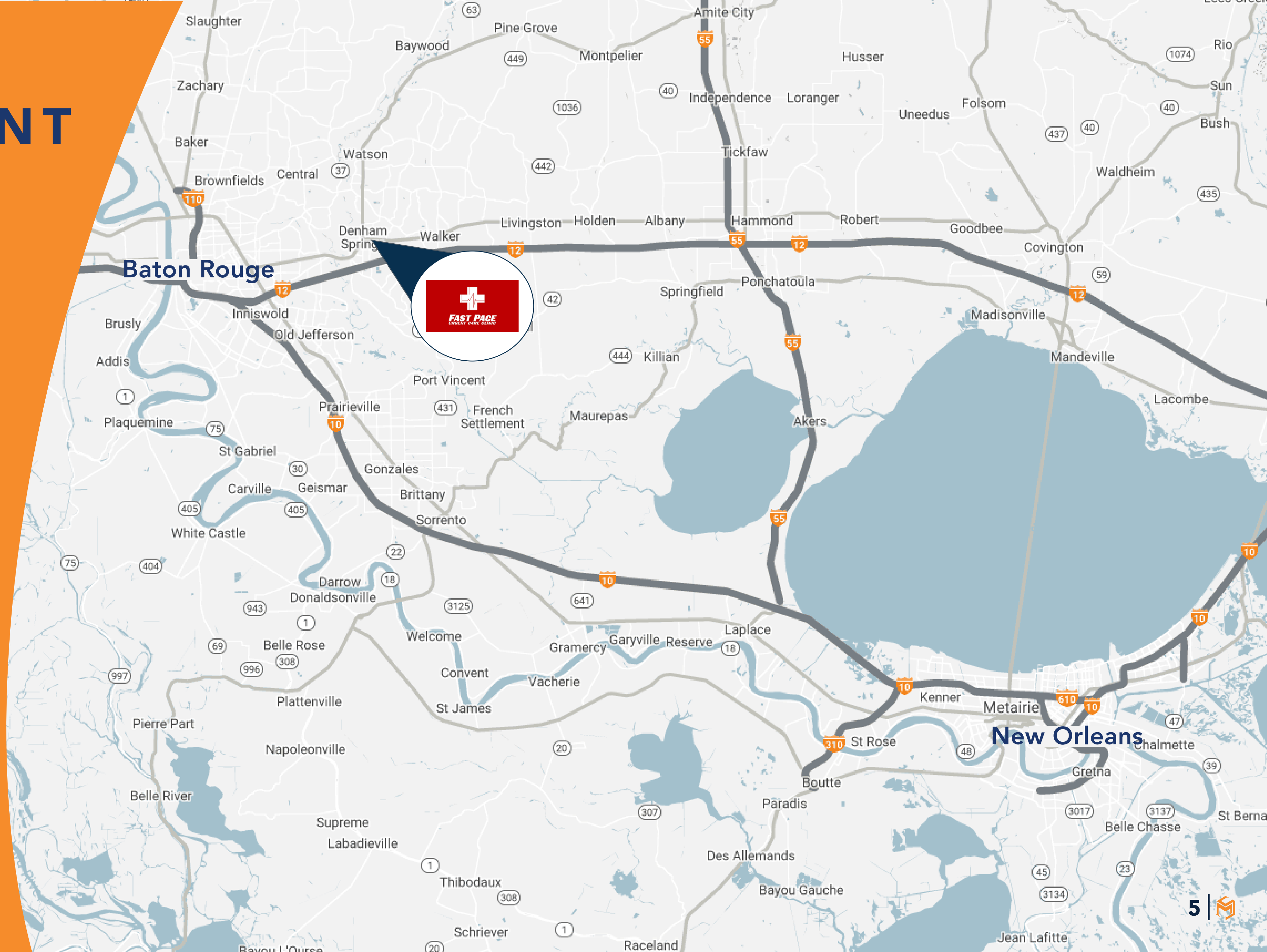
TIM HICKEY

MANAGING PARTNER

TIM@MARKETSTREETRETAIL.COM

Listed in conjunction with Louisiana broker Rod Noles license BROK.0000019413.A-ASA.

INVESTMENT LOCATION



OFFERING SUMMARY

THE OFFERING

TENANT NAME	FAST PACE URGENT CARE
ADDRESS	300 FLORIDA AVE SE
CITY, ST	DENHAM SPRINGS, LA
RENTABLE SQUARE FEET	3,600
YEAR BUILT	2021
ACREAGE	0.895

LEASE DETAILS

INITIAL TERM	15 YEARS
LEASE COMMENCED	NOVEMBER 2021
LEASE EXPIRES	OCTOBER 2036
TENANT RESPONSIBILITIES	NNN
INCREASES	10% EVERY 5 YEARS
OPTIONS	THREE 5-YR OPTIONS

*120 DAY RENT ABATEMENT PERIOD

PRICING SUMMARY

OFFERING PRICE	\$1,824,369
NET OPERATING INCOME	\$118,584
CAPITALIZATION RATE	6.50%

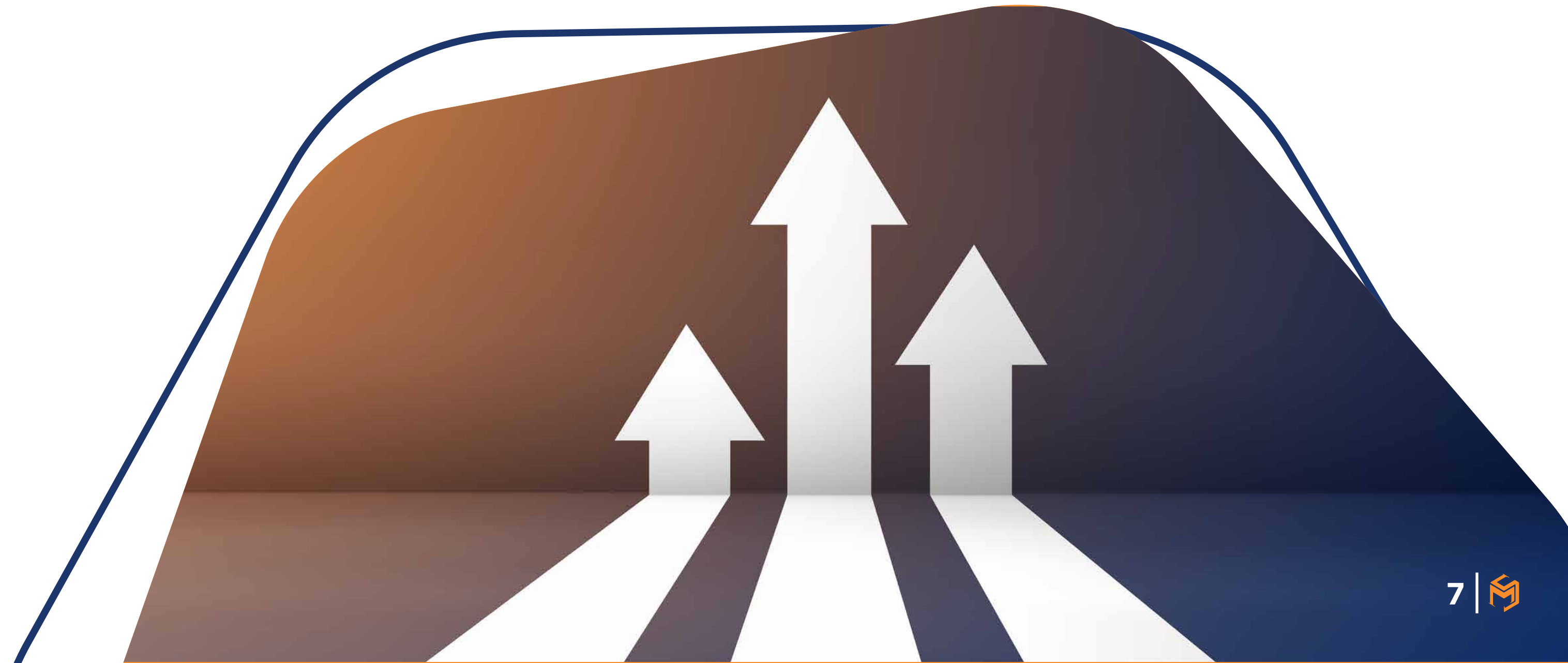
FINANCIAL ANALYSIS

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
FROM	NOV. 2021	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
TO	OCT. 2022	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
MONTHLY	\$9,882	\$9,882	\$9,882	\$9,882	\$9,882	\$10,870	\$10,870	\$10,870	\$10,870	\$10,870	\$11,957	\$11,957	\$11,957	\$11,957	\$11,957
YEARLY	\$118,584	\$118,584	\$118,584	\$118,584	\$118,584	\$130,442	\$130,442	\$130,442	\$130,442	\$130,442	\$143,487	\$143,487	\$143,487	\$143,487	\$143,487

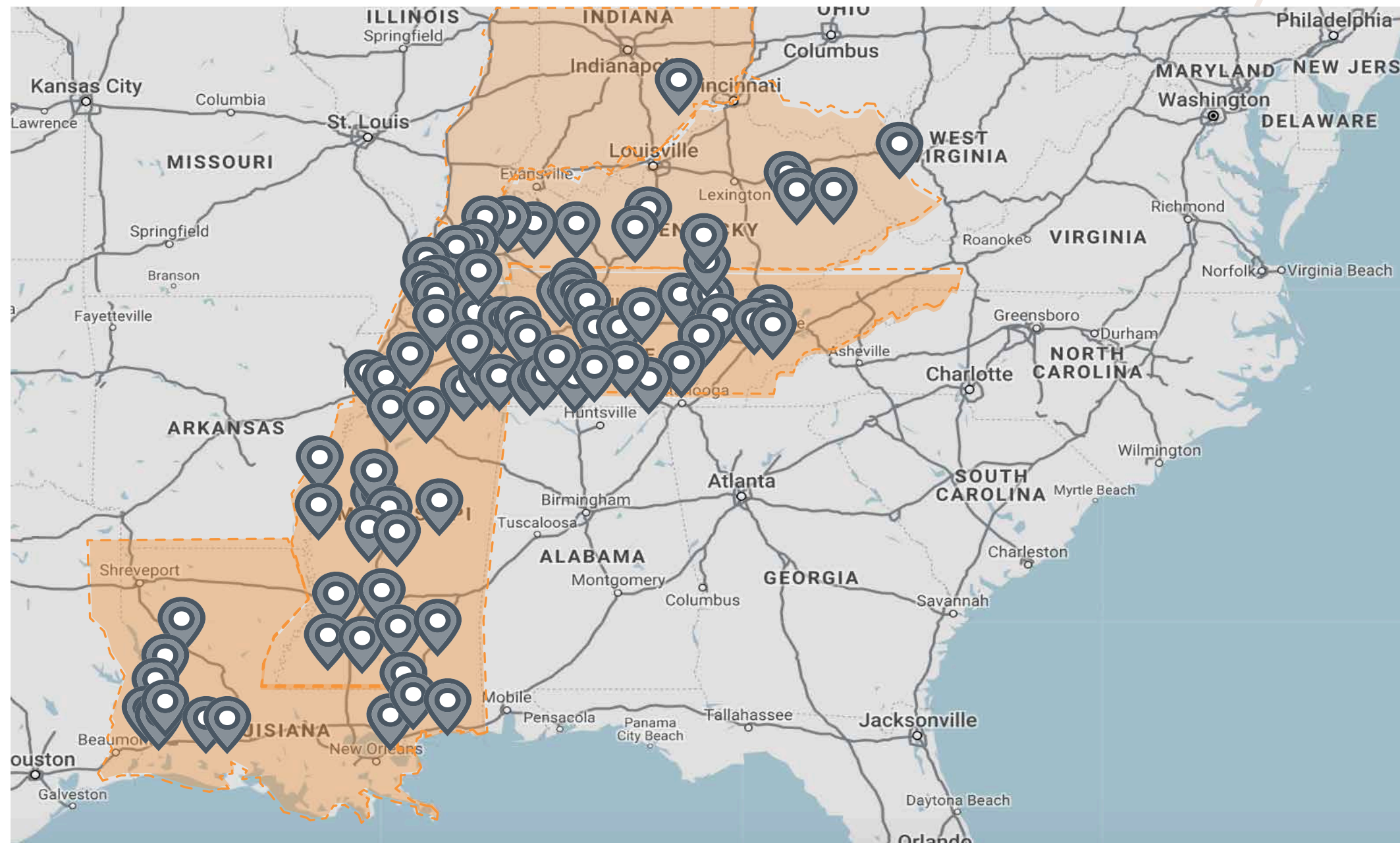
OPTION TERMS

	YEAR 16-20	YEAR 21-25	YEAR 26-30
FROM	NOV. 2036	NOV. 2041	NOV. 2046
TO	OCT. 2041	OCT. 2046	OCT. 2051
MONTHLY	\$13,153	\$14,468	\$15,915
YEARLY	\$157,835	\$173,619	\$190,981



TENANT OVERVIEW

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 145+ 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



145+
U.S. LOCATIONS

**TENNESSEE
KENTUCKY
LOUISIANA
MISSISSIPPI
INDIANA**

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

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

POPULATION BY YEAR

3 MILES

5 MILES

7 MILES

	3 MILES	5 MILES	7 MILES
POPULATION » 4/1/1990	15,265	38,945	67,711
POPULATION » 4/1/2000	15,260	37,317	65,581
POPULATION » 4/1/2010	15,938	37,538	64,790
POPULATION » 1/1/2020	15,719	37,097	63,600
POPULATION » 1/1/2025	15,661	36,945	63,312

HOUSEHOLDS BY YEAR

3 MILES

5 MILES

7 MILES

	3 MILES	5 MILES	7 MILES
HOUSEHOLDS » 4/1/1990	5,045	13,022	23,537
HOUSEHOLDS » 4/1/2000	5,670	13,752	24,365
HOUSEHOLDS » 4/1/2010	6,176	14,316	24,398
HOUSEHOLDS » 1/1/2020	6,145	14,273	24,170
HOUSEHOLDS » 1/1/2025	6,142	14,261	24,141

INCOME CHARACTERISTICS

3 MILES

5 MILES

7 MILES

	3 MILES	5 MILES	7 MILES
TOTAL PERSONAL INCOME	431,499,281	830,633,288	1,340,002,563
TOTAL HOUSEHOLD INCOME	408,745,818	785,966,840	1,273,206,694
MEDIAN HOUSEHOLD INCOME	49,050	40,298	36,413
AVG. HOUSEHOLD INCOME	66,183	54,901	52,185
PER CAPITA INCOME	27,074	22,128	20,682

HOUSEHOLD CHARACTERISTICS

3 MILES

5 MILES

7 MILES

	3 MILES	5 MILES	7 MILES
HOUSEHOLDS » 4/1/2010	6176	14,316	24,398
FAMILY HOUSEHOLDS	3978	9,415	16,111
NON-FAMILY HOUSEHOLDS	2198	4,901	8,287
AVG. SIZE OF HOUSEHOLD	2.37	2.46	2.53
MEDIAN SIZE OF HOUSEHOLD	50.8	51.1	51.1
MEDIAN VALUE OWNER-OCCUPIED	124,979	116,266	106,366
MEDIAN RENT PER MONTH	493	443	455
MEDIAN VEHICLES PER HOUSEHOLD	2	2	1.9

 **FAST PACE**
URGENT CARE CLINIC

AERIAL IMAGES





RETAIL PROXIMITY



FLORIDA BOULEVARD

18,890 VPD



JUBAN CROSSINGS



SOUTH RANGE AVENUE

22,678 VPD



BATON ROUGE
18 MILES



74,532 VPD



An aerial photograph of a city, likely Savannah, Georgia, featuring the prominent, ornate skyscraper of the Georgia State Capitol. The city is situated along a river, with a large bridge visible in the distance. The foreground shows a large parking lot and green spaces. The text "LOCATION OVERVIEW" is overlaid in the center in a large, white, sans-serif font.

LOCATION OVERVIEW

MARKET SUMMARY

Denham Springs, with a population of 9,643, is a small city located in Livingston Parish Louisiana. With Baton Rouge just a short 20 minute drive away, Denham Springs benefits from its close proximity to the state's capital city, allowing employers to draw from a regional pool of customers, well-educated and trained employees, and major airports and river ports. The high quality of life in Denham Springs is supported by the city's top ranked public schools, safe neighborhoods, recreational opportunities, and bustling retail centers.

Louisiana's workforce development LED's FastStart program is recognized as the nation's best workforce training program, with focus on innovation, effectiveness, flexibility, and efficiency. All of this makes Denham Springs an attractive site for business and a city that continually attracts new residents each year.



EMPLOYMENT & ECONOMY

The local economy is predominantly influenced by the industries that operate in Baton Rouge, with growth initially from the port in the area, which is known as the northernmost Mississippi River port available to internationally traveling ships. The logistics industry remains a strong presence in Baton Rouge, as three major railroad lines converge near the metro area and the Port of Greater Baton Rouge is one of the largest port systems in the country, shipping more than 53 million tons a year. Over 700 logistics companies are located in the region, providing greater than 12,000 jobs.

The advantageous location to transportation hubs has made Baton Rouge a popular location for a variety of manufacturing companies, and energy companies such as ExxonMobil, with 17,000 workers in manufacturing positions in the area.

Agribusiness is another well-established industry in the area, providing more than \$11 billion to the local economy and ranking tenth in the nation in agricultural research and development.

Technology-based industries such as life sciences and software development are fastly growing in the Baton Rouge area, with over 7,000 people working in fields related to chemistry, biology, and medicine. Pennington Biomedical has 400+ employees on the campus of Louisiana State University conducting research in a diverse range of diseases and illnesses, including obesity and cancer. Electronic Arts, a popular video game maker, and tech conglomerate IBM also host important operations in the Baton Rouge region.

Baton Rouge hosts a number of large companies that provide significant employment and economic contributions to the region. Our Lady of the Lake Regional Medical Center employs more than 7,500 residents in a variety of locations, providing a diverse range of services from long-term care to emergency centers. Baton Rouge General Medical Center is another full-service institution with almost 3,000 employees.

With 5,000 employees, Louisiana State University (LSU) is the state's flagship university, supporting land, sea, and space grant research. Total undergraduate enrollment in Fall 2020 was 27,948 students, with an overall enrollment of 34,290 students (including those pursuing graduate and professional degrees).



FAST PACE URGENT CARE

DENHAM SPRNGS, LA



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Listed in conjunction with Louisiana broker Rod Noles license BROK.0000019413.A-ASA.

5100 MARYLAND WAY STE 100, BRENTWOOD, TN 37027 | 615.309.6100 | MARKETSTREETRETAIL.COM



CUSTOMER

The **customer** is a person who is provided services by a real estate licensee, but who is not a client of the real estate licensee because the licensee is only performing ministerial acts. In this case, the real estate licensee is not acting as an agent. The actual services you receive from a real estate licensee depend on the arrangement that is established between you and the licensee.

Licensees are allowed to provide ministerial acts to customers without creating an agency relationship; ministerial acts are acts that a licensee may perform for a person that are informative in nature. Examples include, but are not limited to:

- Responding to phone inquiries by persons as to the availability and pricing of brokerage services or pricing on a particular piece of property or location of a property.
- Conducting an open house and responding to questions about the property from a person.
- Setting an appointment to view a property.
- Responding to questions from persons walking into a licensee's office concerning brokerage services offered or particular properties.
- Accompanying an appraiser, inspector, contractor, or similar third party on a visit to a property.
- Describing a property or the property's condition, in response to a person's inquiry.
- Completing business or factual information for a person represented by another licensee on an offer or contract to purchase.
- Showing a person through a property being sold by an owner on his/her own behalf.
- Referral to another broker or service provider.

CLIENT

A **client** is one who engages a licensee for professional advice and services as their agent.

AGENCY

Agency means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY

Designated agency means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, is working with a client, unless there is a written agreement providing for a different relationship..

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUTIES THE DESIGNATED AGENT OWES A CLIENT

- To obey all lawful requests
- To promote your best interest
- To exercise reasonable skill and care

- To keep information that could materially harm your negotiation position confidential
- To present all offers in a timely manner
- To seek a transaction at the price and terms acceptable to you
- To account for all money or property received from the client in a timely manner.

Note: When representing you as a client, your agent does not breach their duty to you by showing alternate properties to the buyers, showing properties in which you are interested to other buyer clients, or receiving compensation based on a percentage of the property sales price.

DUAL AGENCY

Dual agency means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. However, such a relationship shall not constitute dual agency if the licensee is the seller of property that he owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease which does not exceed a term of three years and the licensee is the landlord.

Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.

(cont. on back)

ACKNOWLEDGMENT

Your signature only confirms that you have received information on agency law and in no way enters you into a contract.

Buyer(s)/Lessee(s)

Signature

Print name and date

Signature

Print name and date

Seller(s)/Lessor(s)

Signature

Print name and date

Signature

Print name and date

Licensee

Signature

Rod Noles 08.09.21

Print name and date

This form will be maintained by the real estate licensee for a period of five years, in accordance with Chapter 37, Section 3703.D of the Louisiana Real Estate Commission Rules and Regulations.

CUSTOMER INFORMATION PAMPHLET

What Customers Need to Know When Working With Real Estate Brokers or Licensees

As real estate transactions have become more complex and varied, real estate brokerage arrangements have evolved to meet the changing needs of customers entering this market. This pamphlet provides a description of the different types of brokerage arrangements available to customers, so that they may choose the brokerage services best suited to their needs.

Under Louisiana's real estate agency law, a licensee engaged in any real estate transaction shall be considered to be representing the person with whom he/she is working, unless there is a written agreement between the broker and the person providing that there is a different relationship or the licensee is performing only ministerial acts on behalf of the person.

A real estate broker and his/her associated licensees can provide valuable real estate services, whether in the form of basic customer services, or through client-level agency representation. The services you expect will depend upon the legal relationship you establish with the company. It is important for you to discuss the information contained inside with the real estate licensee, and to agree on whether your business relationship will be that of a customer or a client, and if a client, the type of agency relationship that will be in your best interest.

This information is provided in accordance with R.S. 37:1455 (A)(21) and R.S. 37:1467 to help you be more informed in the buying, selling, or leasing of real estate. In whatever manner you choose to be represented, the goal is generally the same. The real estate licensee is trying to assist you in the sale, purchase, or lease of real estate upon terms acceptable to all parties. For additional information, you may contact the Louisiana Real Estate Commission at 1-800-821-4529 or 1-225-925-1923.

- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so both clients may make educated buying/selling decisions.
- To disclose financial qualifications of the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections.
- To explain closing costs and procedures.

A dual agent **may not** disclose:

- Confidential information of one client to the other, without the client's permission.
- The price the seller/lessor will take other than the listing price, without the permission of the seller/lessor.
- The price the buyer/lessee is willing to pay, without the permission of the buyer/lessee.

CONFIDENTIAL INFORMATION

Confidential information means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occurs:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information becomes public from a source other than the licensee.

Confidential information **shall not** be considered to be about the physical condition of the property.

Confidential information **can** be disclosed by a designated agent to his broker for the purpose of seeking advice or assistance for the benefit of the client.

CONCLUSION

The Louisiana Real Estate License Law and the Louisiana Real Estate Commission Rules and Regulations require a real estate licensee to provide you with this informational pamphlet on brokerage agency relationships. For additional information on agency disclosure matters, visit the Louisiana Real Estate Commission website at:

www.lrec.gov



Louisiana Real Estate Commission
9071 Interline Avenue
Baton Rouge, LA 70809
1-800-821-4529 (LA only)
1-225-925-1923



Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Licensee: _____

Licensee: _____

Date: _____

Date: _____

