



FAST PACE HEALTH
MCKENZIE, TN

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

INVESTMENT OVERVIEW

 fastpacehealth

urgent care

gent care

urgent care

urgent care

just
walk
in.

13013


fastpacehealth

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

INVESTMENT HIGHLIGHTS

- \$170,538 year (\$14,212 / month)
- Opening Date 10/1/2023
- 15 Year Lease
- 2% Increase Annually
- Four 5-Yr. Options with 2% increase annually
- Relocation from a clinic purchased by Fast Pace. Branded Christian Family Medicine. Fast Pace-guaranty
- Located on Highland 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
- 250+ locations throughout Tennessee, Kentucky, Louisiana, Indiana, Alabama, and Mississippi



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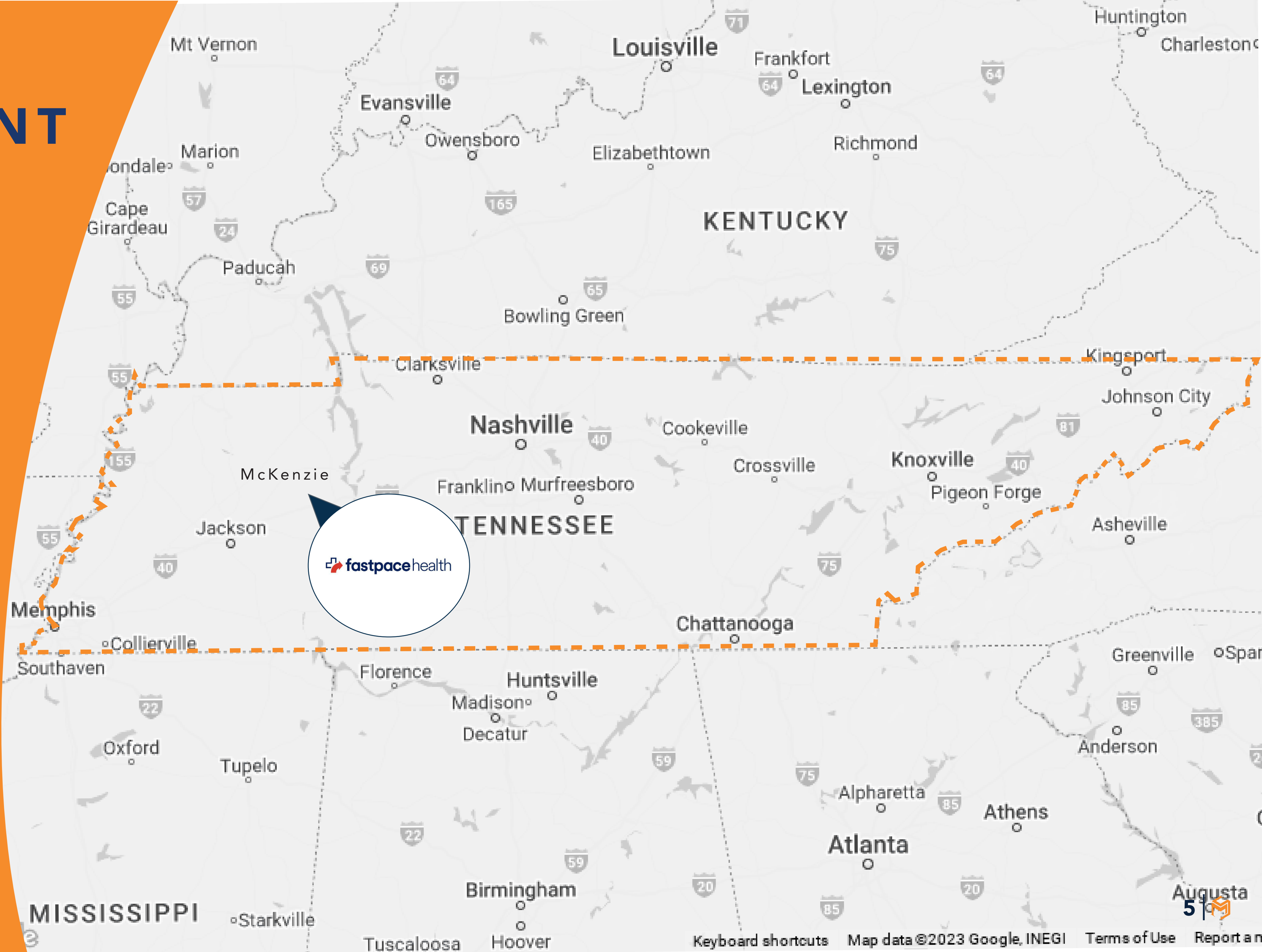
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INVESTMENT LOCATION



OFFERING SUMMARY

THE OFFERING

TENANT NAME	FAST PACE HEALTH
ADDRESS	15015 HIGHLAND DRIVE
CITY, ST	MCKENZIE, TN
RENTABLE SQUARE FEET	3,500
YEAR BUILT	2023
ACREAGE	0.66

*RELOCATION FROM EXISTING CLINIC

LEASE DETAILS

INITIAL TERM	15 YEARS
LEASE COMMENCED	OCTOBER 2023
LEASE EXPIRES	JANUARY 2039
TENANT RESPONSIBILITIES	NNN
LANDLORD RESPONSIBILITIES	STRUCTURE ONLY
INCREASES	2% ANNUALLY
OPTIONS	FOUR 5-YR OPTIONS

*120 DAY RENT ABATEMENT PERIOD

PRICING SUMMARY

OFFERING PRICE	\$2,526,488
NET OPERATING INCOME	\$170,538
CAPITALIZATION RATE	6.75%

FINANCIAL ANALYSIS

RELOCATION FROM EXISTING CLINIC

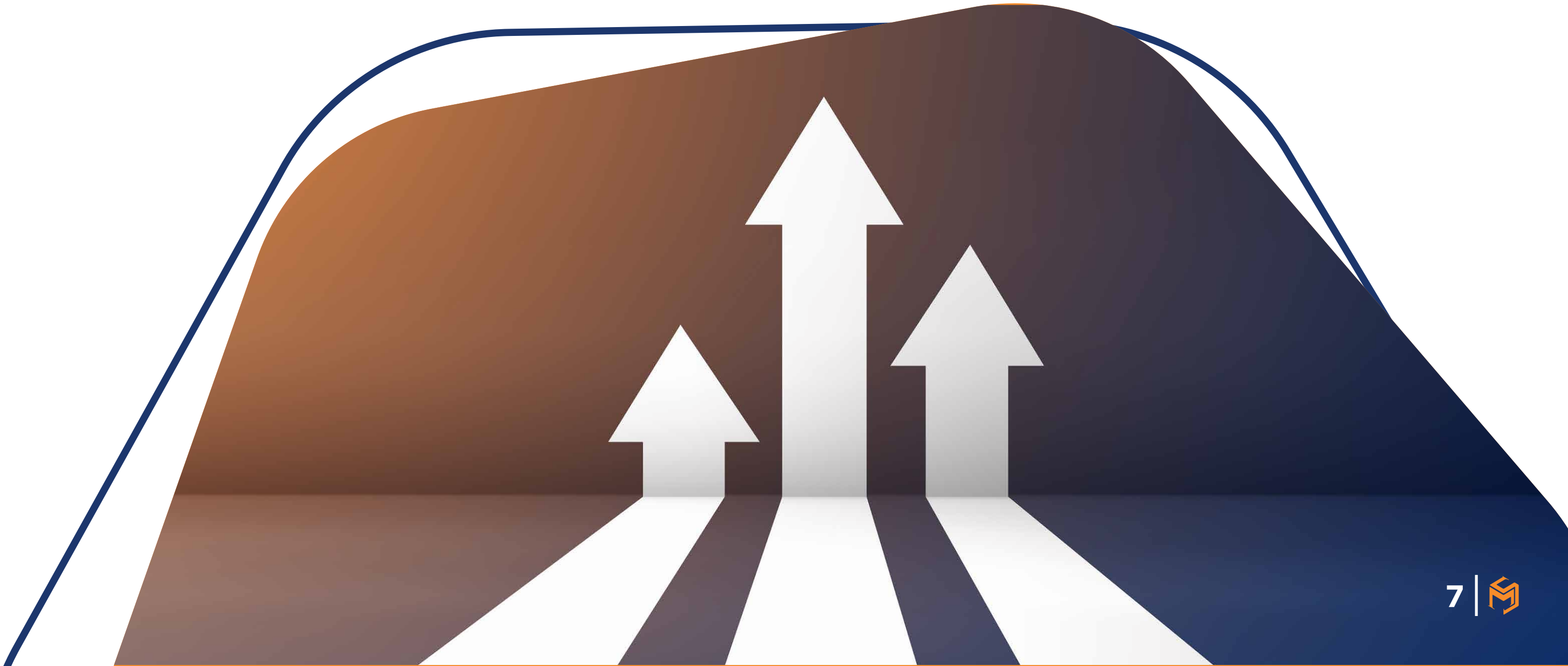
BASE TERM

	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	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	OCT. 2037
TO	SEP. 2024	SEP. 2025	SEP. 2026	SEP. 2027	SEP. 2028	SEP. 2029	SEP. 2030	SEP. 2031	SEP. 2032	SEP. 2033	SEP. 2034	SEP. 2035	SEP. 2036	SEP. 2037	JAN. 2039
MONTHLY	\$14,212	\$14,496	\$14,786	\$15,081	\$15,383	\$15,691	\$16,004	\$16,325	\$16,651	\$16,984	\$17,324	\$17,670	\$18,024	\$18,384	\$18,752
YEARLY	\$170,538	\$173,949	\$177,428	\$180,977	\$184,596	\$188,288	\$192,054	\$195,895	\$199,813	\$203,809	\$207,885	\$212,043	\$216,284	\$220,609	\$225,022

OPTION TERMS

	YEAR 16-20	YEAR 21-25	YEAR 26-30	YEAR 31-35
FROM	FEB. 2039	FEB. 2044	FEB. 2049	FEB. 2054
TO	JAN. 2044	JAN. 2049	JAN. 2054	JAN. 2059
MONTHLY	\$19,127	\$21,118	\$23,316	\$25,742
YEARLY	\$229,522	\$253,411	\$279,786	\$308,906

*Rent grows 2% annually



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.

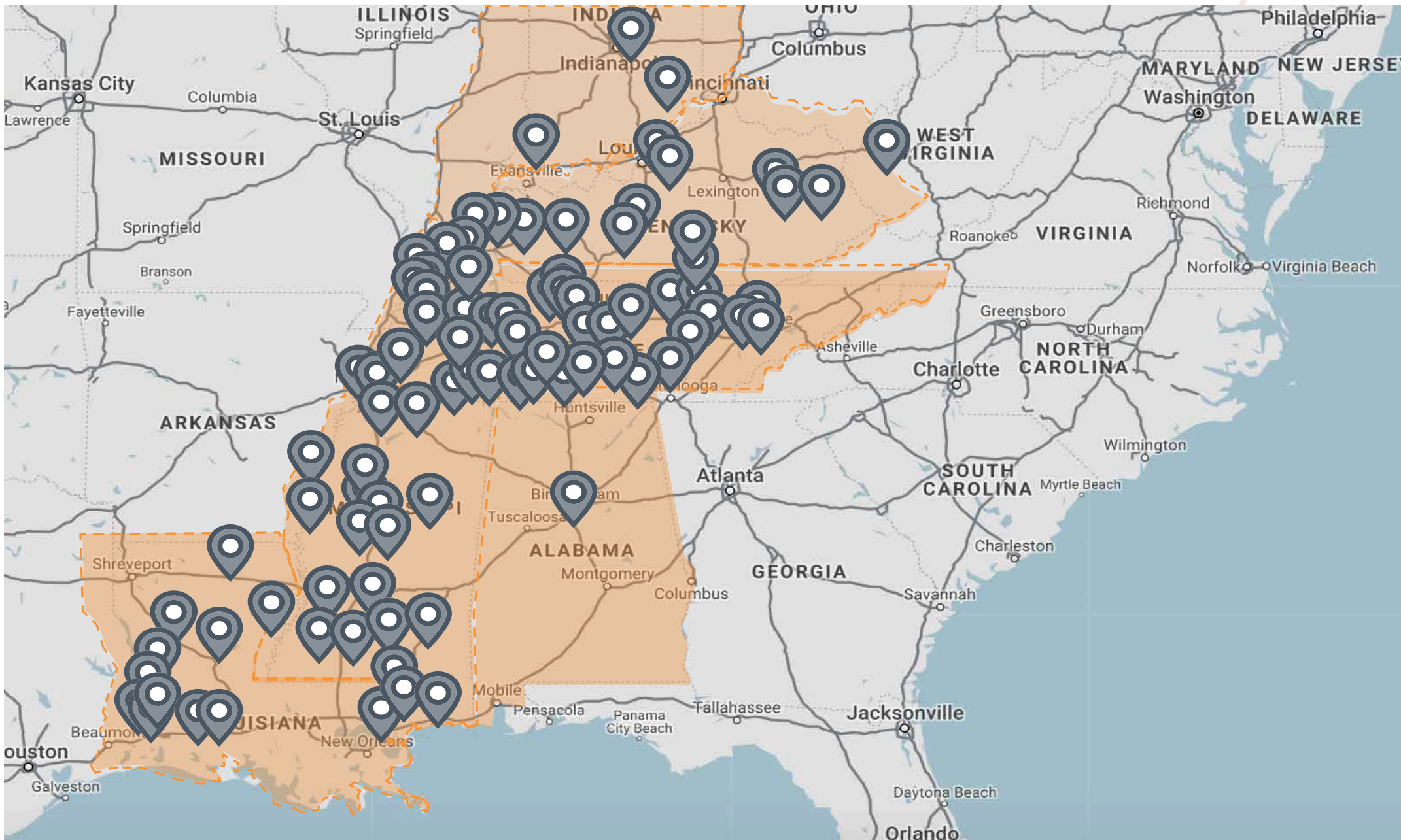


250+

U.S. LOCATIONS

TENNESSEE
KENTUCKY
LOUISIANA
MISSISSIPPI
INDIANA
ALABAMA

FASTPACEHEALTH.COM



SITE PLAN

RECENT NEWS

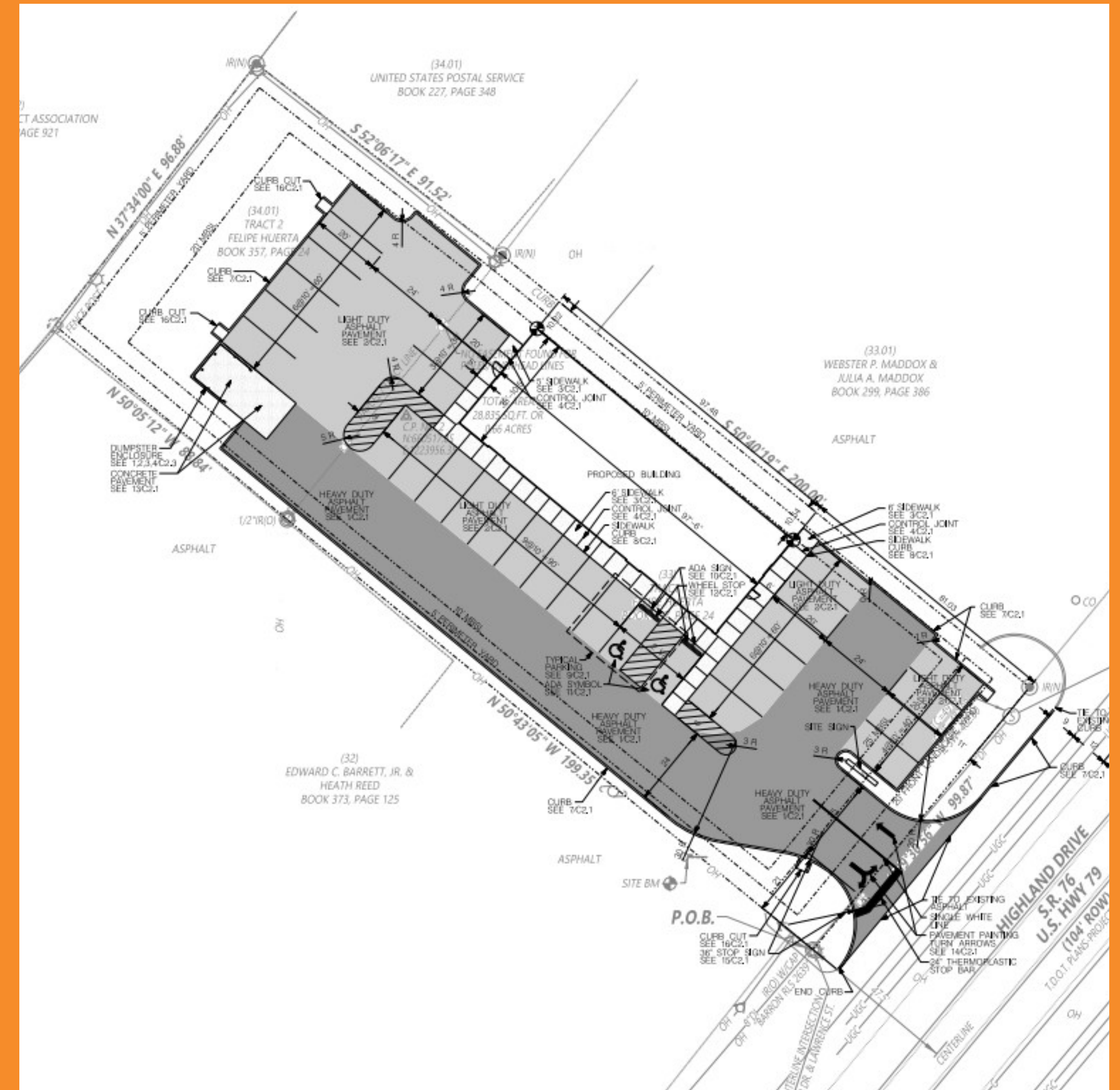
Revelstoke Capital Partners, a leading private equity firm focused on investing in healthcare services companies, announced that it has completed fundraising for Revelstoke Single Asset Fund II, L.P. RSAF II, with \$111 million of commitments, was oversubscribed.

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 250 clinics, increasing access to healthcare for millions of vulnerable rural Americans.



DEMOGRAPHICS

POPULATION BY YEAR

	3 MILES	5 MILES	7 MILES
POPULATION » 4/1/2000	7,458	8,984	10,176
POPULATION » 4/1/2010	7,652	9,110	10,271
POPULATION » 4/1/2020	7,793	9,200	10,356
POPULATION » 1/1/2022	7,732	9,177	10,361
POPULATION » 1/1/2027	7,947	9,515	10,701

HOUSEHOLDS BY YEAR

	3 MILES	5 MILES	7 MILES
HOUSEHOLDS » 4/1/2000	2,942	3,556	4,008
HOUSEHOLDS » 4/1/2010	2,970	3,558	4,019
HOUSEHOLDS » 4/1/2020	2,843	3,389	3,363
HOUSEHOLDS » 1/1/2022	2,789	3,363	3,861
HOUSEHOLDS » 1/1/2027	2,819	3,457	3,956

INCOME CHARACTERISTICS

	3 MILES	5 MILES	7 MILES
TOTAL PERSONAL INCOME	187,940,367	215,110,517	254,565,799
TOTAL HOUSEHOLD INCOME	168,747,753	195,917,903	235,373,185
MEDIAN HOUSEHOLD INCOME	47,756	46,612	44,710
AVG. HOUSEHOLD INCOME	59,356	57,810	60,851
PER CAPITA INCOME	24,117	23,382	24,581

HOUSEHOLD CHARACTERISTICS

	3 MILES	5 MILES	7 MILES
HOUSEHOLDS » 4/1/2020	2,843	3,389	3,363
FAMILY HOUSEHOLDS	2,029	2,445	2,752
NON-FAMILY HOUSEHOLDS	814	944	1,116
AVG. SIZE OF HOUSEHOLD	2.38	2.41	2.41
MEDIAN SIZE OF HOUSEHOLD	2.7	2.7	2.7
MEDIAN VALUE OWNER-OCCUPIED	110,094	101,321	99,696
MEDIAN RENT PER MONTH	450	455	453
MEDIAN VEHICLES PER HOUSEHOLD	2.3	2.4	2.3



MARKET SUMMARY

McKenzie, Tennessee, is a charming and close-knit community located in Carroll County. As of the last available data in 2021, the population of McKenzie was approximately 5,546 residents. The town's population has shown steady growth over the years, reflecting its attractiveness as a residential destination. McKenzie is known for its picturesque small-town atmosphere and Southern hospitality. The town's historic downtown area boasts antique shops, locally-owned boutiques, and cozy cafes, creating a welcoming environment for residents and visitors alike. With Bethel University as an integral part of its community, the town stands as an academic hub, attracting students and educators alike. This institution's presence underscores McKenzie's commitment to education and its role as a welcoming home for those seeking knowledge and personal growth.

McKenzie's future appears promising as it continues to capitalize on its strengths. Its friendly community vibe and accessibility to education and job centers make it an attractive location for families and retirees. As the town embraces modern developments while preserving its historical charm, it is likely to see sustained growth and economic diversification. Several industries stand out in the city, including: Manufacturing, Retail and Services, and Healthcare.

McKenzie's strategic location provides convenient access to Nashville (population of ~2,000,000), Jackson (population of 127,300), and Memphis (population of 1,340,000). All cities listed above are less than 2 hours from McKenzie which only enhances the city's economic potential.



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