

 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

MEMPHIS, TN

CONTENTS

INVESTMENT OVERVIEW	3
INVESTMENT HIGHLIGHTS	4
OFFERING SUMMARY	6
FINANCIAL ANALYSIS	7
TENANT OVERVIEW	8
SITE PLAN	9
DEMOGRAPHICS	10
AERIAL IMAGES	11
LOCATION OVERVIEW	18
MARKET SUMMARY	19
EMPLOYMENT & ECONOMY	20
EDUCATION	21

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Market Street Retail Advisors and should not be made available to any other person or entity without the written consent of Market Street Retail Advisors. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Market Street Retail Advisors have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square improvements footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Market Street Retail Advisors have not verified, and will not verify, any of the information contained herein, nor have Market Street Retail Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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

- \$146,988 / year (\$12,249 / month)
- Delivery Anticipated 8/15/2022
- 15 Year Lease
- 10% Increase in Yr. 6 (\$161,687) & Yr. 11 (\$177,855)
- Three 5-Yr. Options with 10% increase every option (\$195,641, \$215,205, \$236,726)
- Located on Kirby Road
- Fast Pace Health 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
- 180+ locations throughout Tennessee, Kentucky, Louisiana, Indiana, and Mississippi



HARRISON TRUEX

MANAGING PARTNER

HARRISON@MARKETSTREETRETAIL.COM

BEN SULLIVAN

MANAGING PARTNER

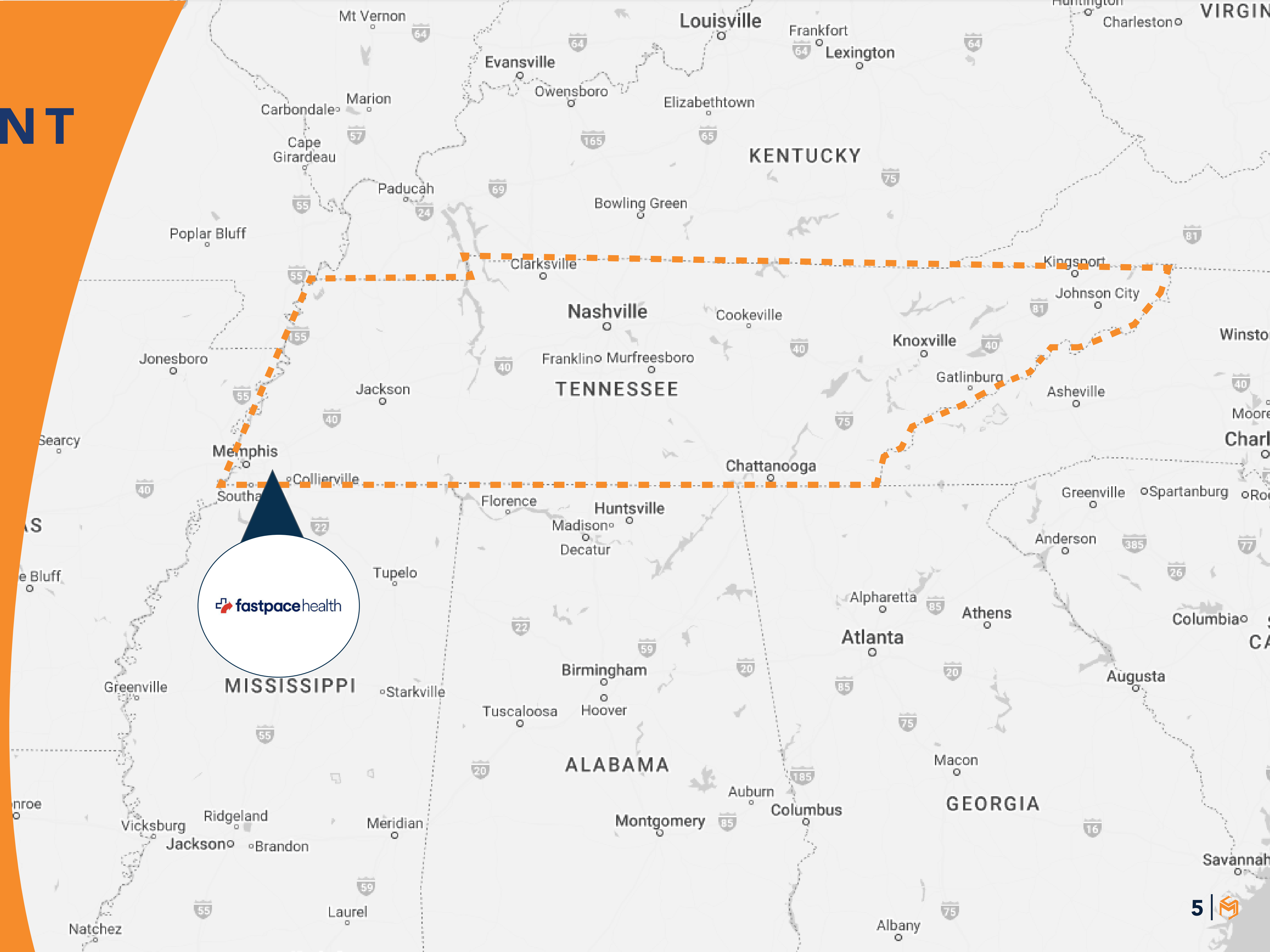
BEN@MARKETSTREETRETAIL.COM

TIM HICKEY

MANAGING PARTNER

TIM@MARKETSTREETRETAIL.COM

INVESTMENT LOCATION



OFFERING SUMMARY

THE OFFERING

TENANT NAME	FAST PACE URGENT CARE
ADDRESS	2747 KIRBY ROAD
CITY, ST	MEMPHIS, TN
RENTABLE SQUARE FEET	3,600
YEAR BUILT	2022
ACREAGE	0.717

LEASE DETAILS

INITIAL TERM	15 YEARS
LEASE COMMENCED	AUGUST 2022
LEASE EXPIRES	JULY 2037
TENANT RESPONSIBILITIES	NNN
INCREASES	10% EVERY 5 YEARS
OPTIONS	THREE 5-YR OPTIONS

*120 DAY RENT ABATEMENT PERIOD

PRICING SUMMARY

OFFERING PRICE	\$2,800,000
NET OPERATING INCOME	\$146,988
CAPITALIZATION RATE	5.25%

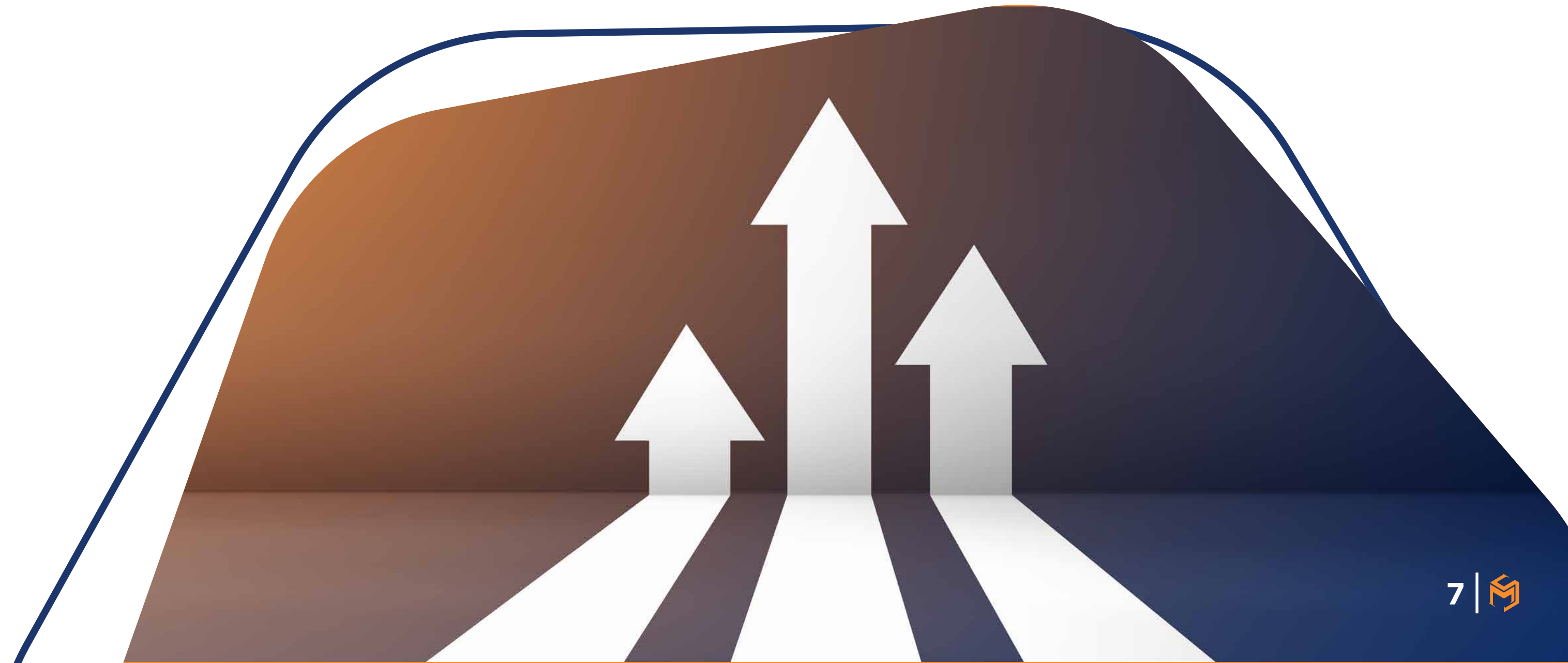
FINANCIAL ANALYSIS

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	AUG. 2022	AUG. 2023	AUG. 2024	AUG. 2025	AUG. 2026	AUG. 2027	AUG. 2028	AUG. 2029	AUG. 2030	AUG. 2031	AUG. 2032	AUG. 2033	AUG. 2034	AUG. 2035	AUG. 2036
TO	JUL. 2023	JUL. 2024	JUL. 2025	JUL. 2026	JUL. 2027	JUL. 2028	JUL. 2029	JUL. 2030	JUL. 2031	JUL. 2032	JUL. 2033	JUL. 2034	JUL. 2035	JUL. 2036	JUL. 2037
MONTHLY	\$12,249	\$12,249	\$12,249	\$12,249	\$12,249	\$13,474	\$13,474	\$13,474	\$13,474	\$13,474	\$14,821	\$14,821	\$14,821	\$14,821	\$14,821
YEARLY	\$146,988	\$146,988	\$146,988	\$146,988	\$146,988	\$161,687	\$161,687	\$161,687	\$161,687	\$161,687	\$177,855	\$177,855	\$177,855	\$177,855	\$177,855

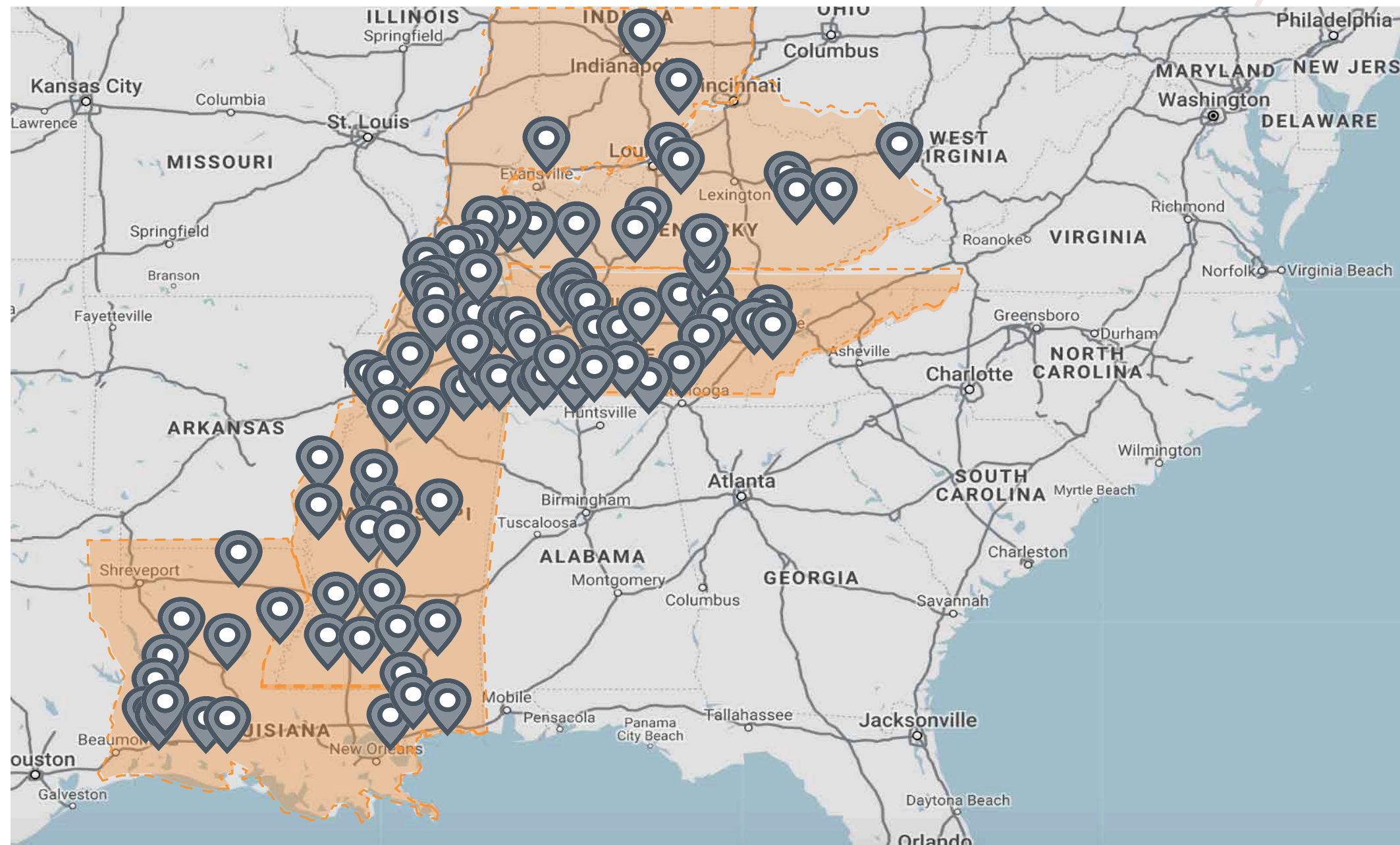
OPTION TERMS

	YEAR 16-20	YEAR 21-25	YEAR 26-30
FROM	AUG. 2037	AUG. 2042	AUG. 2047
TO	JUL. 2042	JUL. 2047	JUL. 2052
MONTHLY	\$16,303	\$17,934	\$19,727
YEARLY	\$195,641	\$215,205	\$236,726



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 180+ Fast Pace Health clinics throughout Tennessee, Kentucky, Mississippi, Indiana, 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 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 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



180+
U.S. LOCATIONS

**TENNESSEE
KENTUCKY
LOUISIANA
MISSISSIPPI
INDIANA**

WWW.FASTPACEURGENTCARE.COM

SITE PLAN

RECENT NEWS

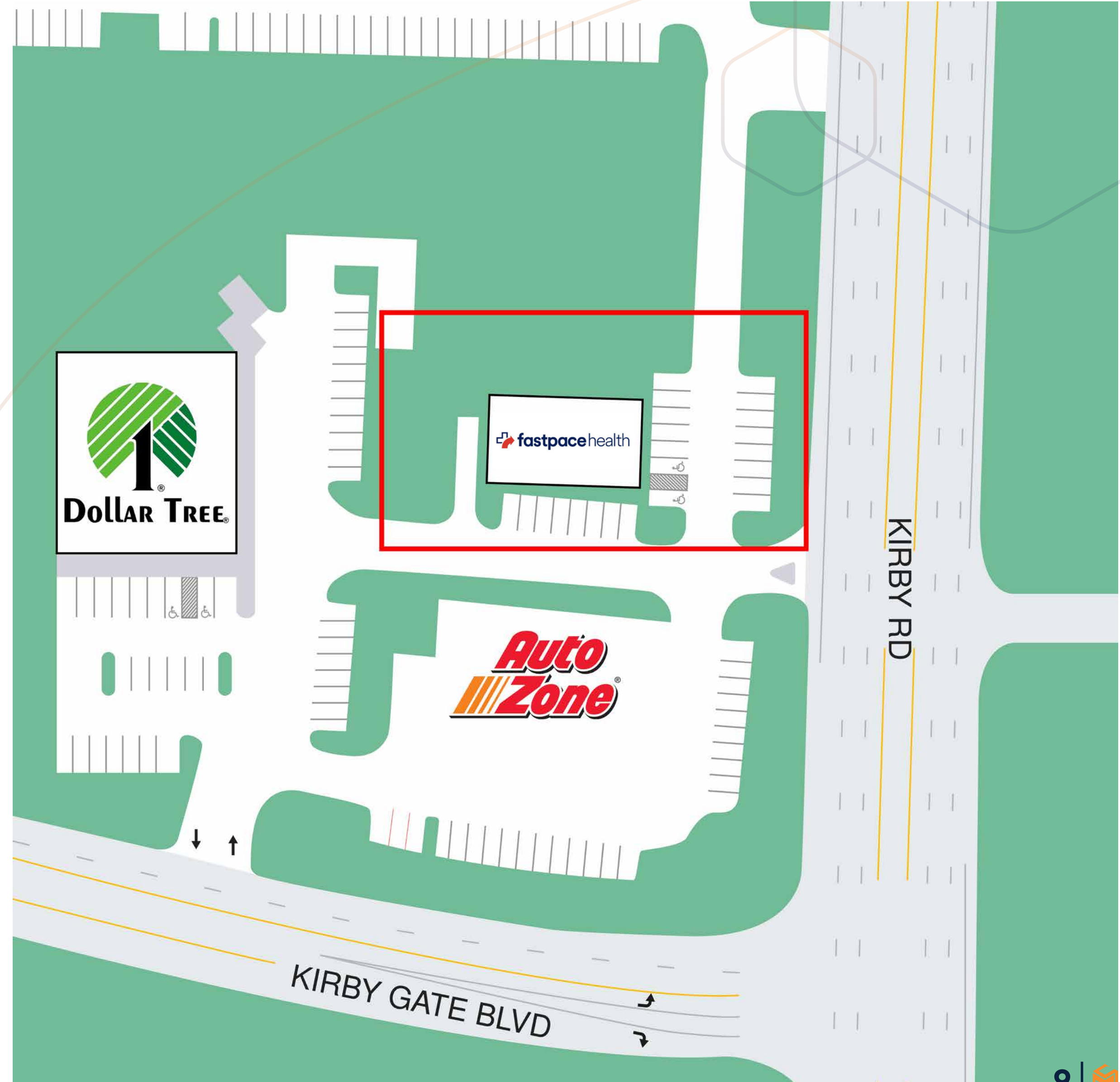
Revelstoke Capital Partners, a leading private equity firm focused on investing in healthcare services companies, announced that it has completed fundraising for Revelstoke Single Asset Fund II, L.P. RSAF II, with \$111 million of commitments, was oversubscribed.

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

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
POPULATION » 4/1/1990	9,750	76,939	176,854
POPULATION » 4/1/2000	10,859	87,526	207,126
POPULATION » 4/1/2010	11,217	88,080	214,782
POPULATION » 1/1/2021	11,344	88,800	216,295
POPULATION » 1/1/2026	11,378	89,057	216,932

HOUSEHOLDS BY YEAR

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
HOUSEHOLDS » 4/1/1990	4,755	32,888	69,950
HOUSEHOLDS » 4/1/2000	5,033	36,788	81,620
HOUSEHOLDS » 4/1/2010	4,856	36,069	83,233
HOUSEHOLDS » 1/1/2021	4,944	36,622	84,451
HOUSEHOLDS » 1/1/2026	4,961	36,739	84,723
PERCENT GROWTH » (2026/2021)	1.81	1.53	1.46

INCOME CHARACTERISTICS

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL PERSONAL INCOME	271,674,359	2,599,502,666	6,477,121,014
TOTAL HOUSEHOLD INCOME	268,584,785	2,580,424,185	6,444,990,647
MEDIAN HOUSEHOLD INCOME	40,054	47,416	55,635
AVG. HOUSEHOLD INCOME	55,310	71,541	77,433
PER CAPITA INCOME	24,220	29,513	30,157

HOUSEHOLD CHARACTERISTICS

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
HOUSEHOLDS » 4/1/2010	4,856	36,069	83,233
FAMILY HOUSEHOLDS	2,810	22,518	55,539
NON-FAMILY HOUSEHOLDS	2,046	13,551	27,694
AVG. SIZE OF HOUSEHOLD	2.27	2.43	2.57
MEDIAN SIZE OF HOUSEHOLD	42.7	47.8	48.2
MEDIAN VALUE OWNER-OCCUPIED	159,310	164,011	154,599
MEDIAN RENT PER MONTH	629	677	701
MEDIAN VEHICLES PER HOUSEHOLD	1.9	2	2.1

 fastpace health

AERIAL IMAGES

urgent care

RESERVED
PARKING

VAN
ACCESSIBLE

just
walk
in.

13013


fastpace health

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

RESERVED
PARKING

UNAUTHORIZED PARKING
PUNISHABLE BY \$200 FINE
AND SUBJECT TO TOWING.
PROPERTY OWNER
JMS FF INVESTMENT CO.
(865) 734-4475

urgent care

urgent care







Memphis INTERNATIONAL AIRPORT

Logos: BURGER KING, SUBWAY, McDonald's, SONIC, REGIONS, DOLLAR GENERAL, FAMILY DOLLAR

Logos: Target, bp, FAMILY DOLLAR

Logos: BURGER KING, Walmart+, EXXON

Logo: Checkers

BILL MORRIS PARKWAY 127,548 VPD

QUINCE ROAD 18,630 VPD

KIRBY ROAD 15,836 VPD

Regional One Health

Logo: SUBWAY

Logo: Kroger

Logo: Dollar Tree

Logo: CIRCLE K

Logo: Wendy's

Logo: STARBUCKS COFFEE

Logo: Auto Zone

Logo: fastpacehealth

Logos: Target, Pizza Hut, ATC FITNESS, goodwill, EXXON



CIRCLE K

Regional One Health

127,548 VPD

BILL MORRIS PARKWAY

QUINCE ROAD
18,630 VPD

15,836 VPD

KIRBY ROAD

STARBUCKS COFFEE

Wendy's HAMBURGERS

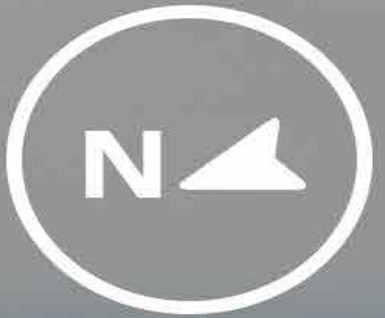
Auto Zone

fastpacehealth

Kroger

Dollar Tree

SUBWAY



CIRCLE K

BILL MORRIS PARKWAY
127,548 VPD

Regional One Health

QUINCE ROAD
18,630 VPD

KIRBY ROAD
15,836 VPD

Auto Zone

STARBUCKS COFFEE

fastpacehealth

Dollar Tree

SUBWAY

Kroger

Wendy's HAMBURGERS



An aerial photograph of a wide river. In the foreground, a multi-lane highway bridge with concrete pillars spans the water. To the right, a large residential complex with several multi-story apartment buildings is situated on a grassy bank. In the background, a large steel arch bridge crosses the river. The sky is filled with soft, wispy clouds, and the overall lighting suggests a late afternoon or early morning setting. The text 'LOCATION OVERVIEW' is overlaid in the center in a large, white, sans-serif font.

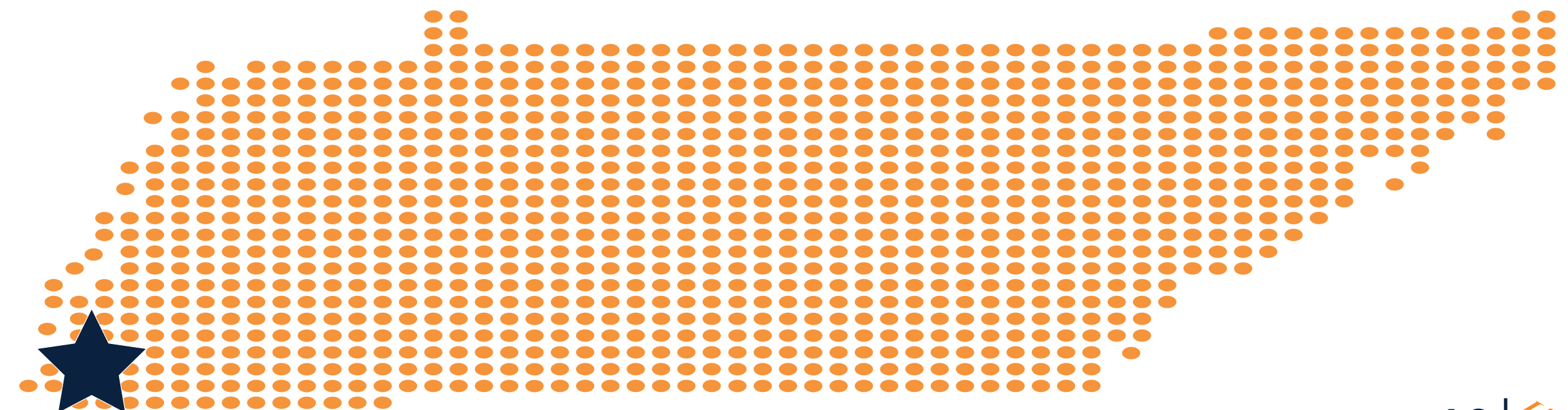
LOCATION OVERVIEW

MARKET SUMMARY

Memphis, the city known worldwide for Bar-B-Que and Elvis, is also one of the most strategically located cities in the United States due to its position as a place of convergence for a river, numerous highways, various railways, and an airport. Memphis is the entertainment, cultural, and economic powerhouse for the Mid-South region, which encompasses parts of Tennessee, Mississippi, and Arkansas.

Memphis is known for its location on the Mississippi River and has been forever defined by Blues, Soul, and Rock & Roll music. Served by Interstates 40, 55, and 69 and numerous U.S. highways, you can reach more markets and population centers from Memphis in one day than from any other U.S. city including Atlanta, Chicago, Dallas, and many more.

According to a recent Berkadia report, employment expansion in Memphis is set to fuel continued growth in demand for multifamily apartments and drive down vacancy rates. Recently, Memphis Record Pressings announced plans to develop a 30 million dollar expansion, bringing hundreds of jobs to the region, furthering Memphis' efforts to grow in the employment sector. This demand, coupled with the steady increase in rental rates, makes Memphis a prime area for multifamily investment.



EMPLOYMENT & ECONOMY

In addition to excellent highway access, Memphis is one of the few cities where rail lines cross the Mississippi River, and five Class I rail lines offer service. Logistics is a key economic sector, and Memphis has been promoted as America's Distribution Center.

Memphis is the home of the FedEx World Hub and Global Headquarters (30,000 employees) and the world's second busiest cargo airport. Carvana recently completed a new \$40 million facility that will employ 400. Other Fortune 500 companies headquartered in Memphis include AutoZone, and International Paper. Southland Casino and Hotel is in the middle of a \$300 million expansion and will bring total employment near 1,500.

Healthcare, Biomedical, and Medical Device Manufacturing is another key component of the economy. The University of Tennessee Health Science Center, the Southern College of Optometry, and other research institutes are located in Memphis, along with four major healthcare systems. St. Jude Children's Research Hospital attracts researchers and patients from all around the world.

Newer companies located in Memphis and still in the start-up stage include Electrolux and Mitsubishi Electric. Other recent additions to the Memphis business scene include Nike establishing its largest distribution center worldwide and Ikea with one of its few U.S. based retail stores. \$175 million has been established to expand and transform the Memphis Convention Center developing it into a go-to location for conventions, events, and visitor accommodations. Complementing the Convention Center will be the construction of a 26-story convention hotel bearing the name of Loews Hotel bringing nearly 2,000 jobs to downtown Memphis.

POPULATION STATISTICS

The Memphis Metropolitan area has a population of 1,163,000. Shelby County makes up 939,569 of the metro population, while the City of Memphis has a current population of 635,257 putting Memphis as the 28th largest city in America.

Because it is a center for higher education including University of Memphis, Rhodes College, and Southwest Tennessee Community College, there is a large student population exceeding 40,000. Additionally, the median age in Memphis of 34 years is younger than the national median age of 37.6 years.

The metro population is projected to grow 2% - by more than 27,000 people - over the next five years. The current average household income is estimated to be \$62,588 for the Memphis Metro.



EDUCATION

Memphis is home to over 20 colleges, universities, seminaries, and technical schools. The University of Memphis is the largest public higher education institution (22,205 students). Southwest Tennessee Community College is the region's largest community college (9,347 students). Other major private colleges and universities include Rhodes (2,010 students), Christian Brothers University (1,548 students), LeMoyne-Owen College (885 students), University of Tennessee-Health Science Center (Medical, Dental, Pharmacy, and additional medical fields of study), Southern College of Optometry (533 students), and Tennessee College of Applied Technology-Memphis.

For students at the primary and secondary levels, the Memphis area offers a wide range of choices. There are several public-school districts and charter schools, as well as numerous private school choices. Memphis has a large crop of Teach for America teachers and has attracted national education programs, such as New Leaders for New Schools.



FAST PACE HEALTH

MEMPHIS, TN



HARRISON TRUEX

MANAGING PARTNER
HARRISON@MARKETSTREETRETAIL.COM

BEN SULLIVAN

MANAGING PARTNER
BEN@MARKETSTREETRETAIL.COM

TIM HICKEY

MANAGING PARTNER
TIM@MARKETSTREETRETAIL.COM

