

FAST PACE **URGENT CARE CLINIC**

7449 STATE ROUTE 28 | DUNLAP, TN



MARKET  STREET

retail advisors

REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

- \$94,953 / year (\$7,9121.77 / month)
- Anticipated Opening November, 1 2019
- 12 Year Lease
- 7.25% Increase in Yr. 7 (\$101,837)
- Three 6-Yr. Options with 7.25% increase every option (\$109,221, \$117,139, \$125,632)
- 3,600 Square Feet
- Located in an Opportunity Zone Adjacent to Walgreens
- 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
- 95 locations throughout Tennessee, Kentucky, Louisiana, and Mississippi
- Plans to grow to over 100 clinics by the end of 2019



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

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OFFERING SUMMARY

THE OFFERING	
Tenant Name	Fast Pace Urgent Care
Rentable Square Feet	3,600
Year Built	2019
Acreage	1.55
Parcel #	048M-A-004

PRICING SUMMARY	
Offering Price	\$1,266,043
Down Payment	\$316,511 (25%)
Price per Square Foot	\$351.68
Net Operating Income	\$94,953
Capitalization Rate	7.50%
Cash-on-Cash Return	10.50%
Cash-on-Cash w/ Principal Reduction	17.38%

LEASE DETAILS	
Initial Term	12 Years
Lease Commenced	Novemeber 1, 2019
Lease Expires	October 31, 2031
Landlord Responsibilities	NN
Increases	Yr. 7 - 7.25%
Options	Three 6-Yr. Options

**assumes the following terms: Loan Term - 10 years; Amortization - 25 years; Interest Rate - 4.25%

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FINANCIAL ANALYSIS

Income Summary	From	To	Monthly	Yearly	PSF	
Term						
yr. 1	November 2019	October 2020	\$7,912.77	\$94,953	\$26.38	
yr. 2	November 2020	October 2021	\$7,912.77	\$94,953	\$26.38	
yr. 3	November 2021	October 2022	\$7,912.77	\$94,953	\$26.38	
yr. 4	November 2022	October 2023	\$7,912.77	\$94,953	\$26.38	
yr. 5	November 2023	October 2024	\$7,912.77	\$94,953	\$26.38	
yr. 6	November 2024	October 2025	\$7,912.77	\$94,953	\$26.38	
yr. 7	November 2025	October 2026	\$8,486.45	\$101,837	\$28.29	
yr. 8	November 2026	October 2027	\$8,486.45	\$101,837	\$28.29	
yr. 9	November 2027	October 2028	\$8,486.45	\$101,837	\$28.29	
yr. 10	November 2028	October 2029	\$8,486.45	\$101,837	\$28.29	
yr. 11	November 2029	October 2030	\$8,486.45	\$101,837	\$28.29	
yr. 12	November 2030	October 2031	\$8,486.45	\$101,837	\$28.29	
Opt 1	13-18	November 2031	October 2037	\$9,101.71	\$109,221	\$30.34
Opt 2	19-24	November 2037	October 2043	\$9,761.59	\$117,139	\$32.54
Opt 3	25-30	November 2043	October 2049	\$10,469.30	\$125,632	\$34.90

Landlord Responsibilities:

- **Maintenance, Repairs and Replacement** – capital expenditure related to the property including but not limited to roof, foundation, parking lot resurfacing, load bearing walls and exterior walls.
- **Property Insurance** – Landlord acquire property insurance for full replacement value of the Premises. Tenant will reimburse within 30 days after receipt of Landlord's invoice.

*** The roof is backed by a 20-year manufacturer's warranty***

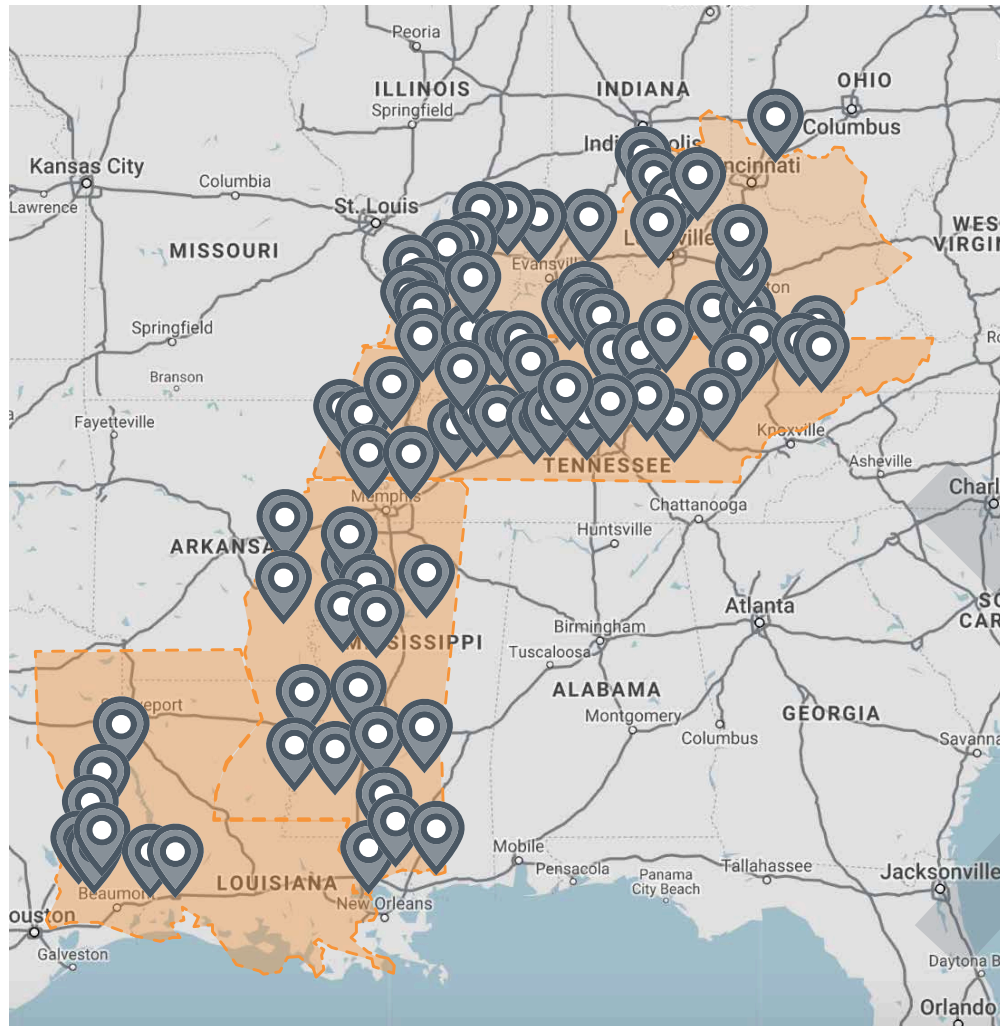
TENANT OVERVIEW

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 95 Fast Pace Urgent Care clinics throughout Tennessee, Kentucky, Mississippi 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 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, 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



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95
LOCATIONS

TENNESSEE
KENTUCKY
LOUISIANA
MISSISSIPPI

WWW.FASTPACEURGENTCARE.COM

DEMOGRAPHICS

Description	3 Mile	5 Miles	7 Miles
POPULATION BY YEAR			
Population (4/1/1990)	2,782	5,186	7,720
Population (4/1/2000)	4,044	7,397	10,132
Population (4/1/2010)	4,834	9,388	12,798
Population (1/1/2018)	5,133	9,919	13,530
Population (1/1/2023)	5,196	10,042	13,703
Percent Growth (2018/2010)	6.19	5.66	5.72
Percent Forecast (2023/2018)	1.23	1.24	1.28
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	1,051	1,965	2,861
Households (4/1/2000)	1,572	2,897	3,979
Households (4/1/2010)	1,831	3,621	4,970
Households (1/1/2018)	1,957	3,846	5,280
Households (1/1/2023)	1,987	3,905	5,363
Percent Growth (2018/2010)	6.88	6.21	6.24
Percent Forecast (2023/2018)	1.53	1.53	1.57
GENERAL POPULATION CHARACTERISTICS			
Median Age	38.3	39.3	40.2
Male	2,363	4,644	6,381
Female	2,471	4,744	6,417
Density	287.5	78.6	50.5
Urban	2,722	3,691	3,691
Rural	2,112	5,697	9,107
GENERAL HOUSEHOLD CHARACTERISTICS			
Households (4/1/2010)	1,831	3,621	4,970
Families	1,305	2,624	3,597
Non-Family Households	526	997	1373
Average Size of Household	2.54	2.54	2.54
Median Age of Householder	51.6	52.1	52.6
Median Value Owner Occupied (\$)	111,434	111,813	114,504
Median Rent (\$)	396	398	398
Median Vehicles Per Household	2.3	2.4	2.4
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	2,089	4,131	5,756
Housing, Owner Occupied	1,189	2,573	3,661
Housing, Renter Occupied	642	1048	1,309
Housing, Vacant	258	510	786
POPULATION BY RACE			
White Alone	4,521	8,911	12,244
Black Alone	14	17	21
Asian Alone	15	32	43
American Indian and Alaska Native Alone	24	35	51
Other Race Alone	174	256	274
Two or More Races	86	137	165
POPULATION BY ETHNICITY			
Hispanic	267	394	450
White Non-Hispanic	4,459	8,818	12,113
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	88,817,748	184,231,198	244,502,104
Total Household Income (\$)	85,696,500	181,109,950	241,380,856
Median Household Income (\$)	34,055	36,253	35,717
Average Household Income (\$)	46,803	50,017	48,568
Per Capita Income (\$)	18,374	19,624	19,105

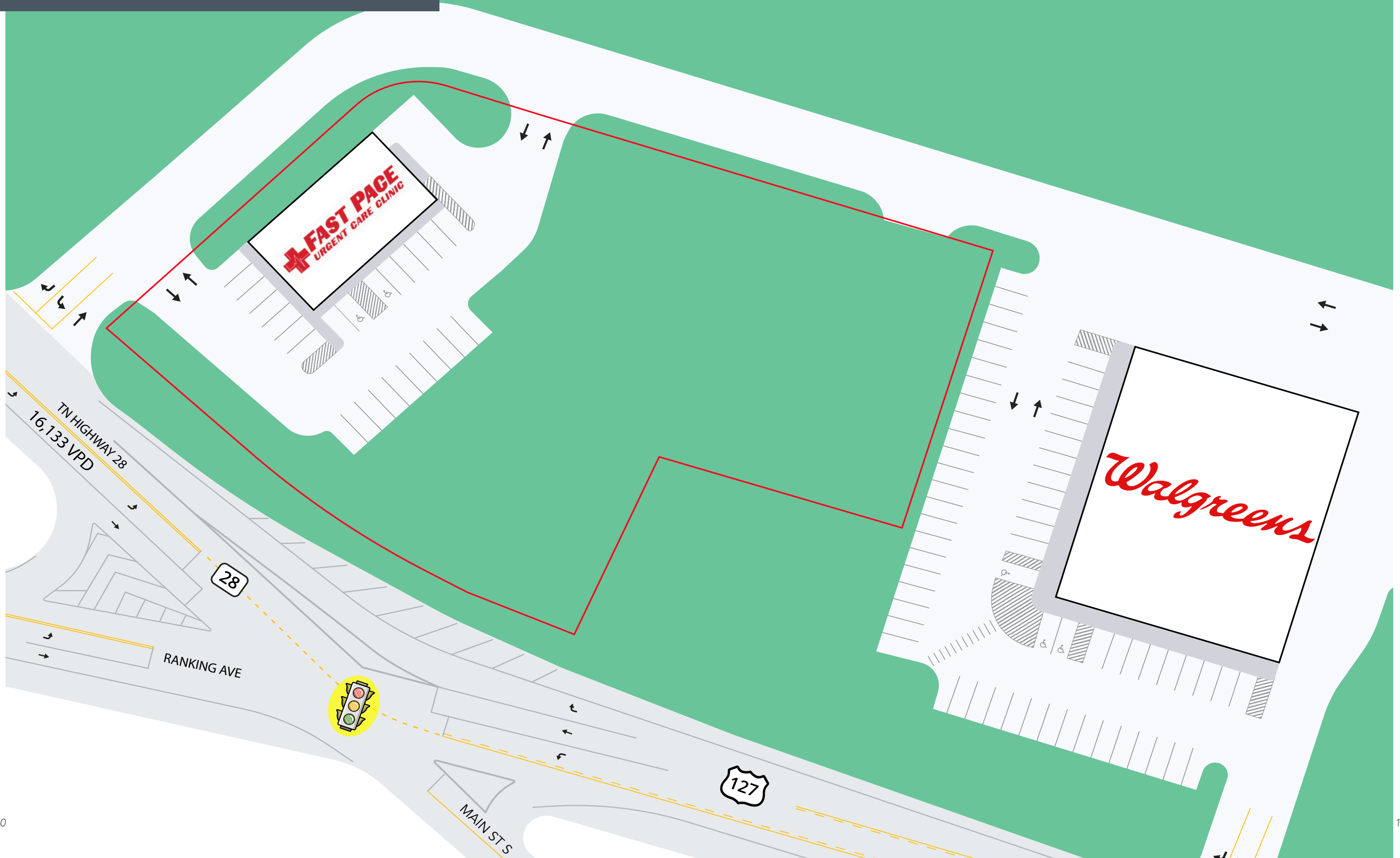


Location: Fast Pace Urgent Care
 Address: 7449 State Route 28
 Latitude: 35° : 21' : 35"
 Longitude: -85° : 23' : 46"

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.

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SITE PLAN





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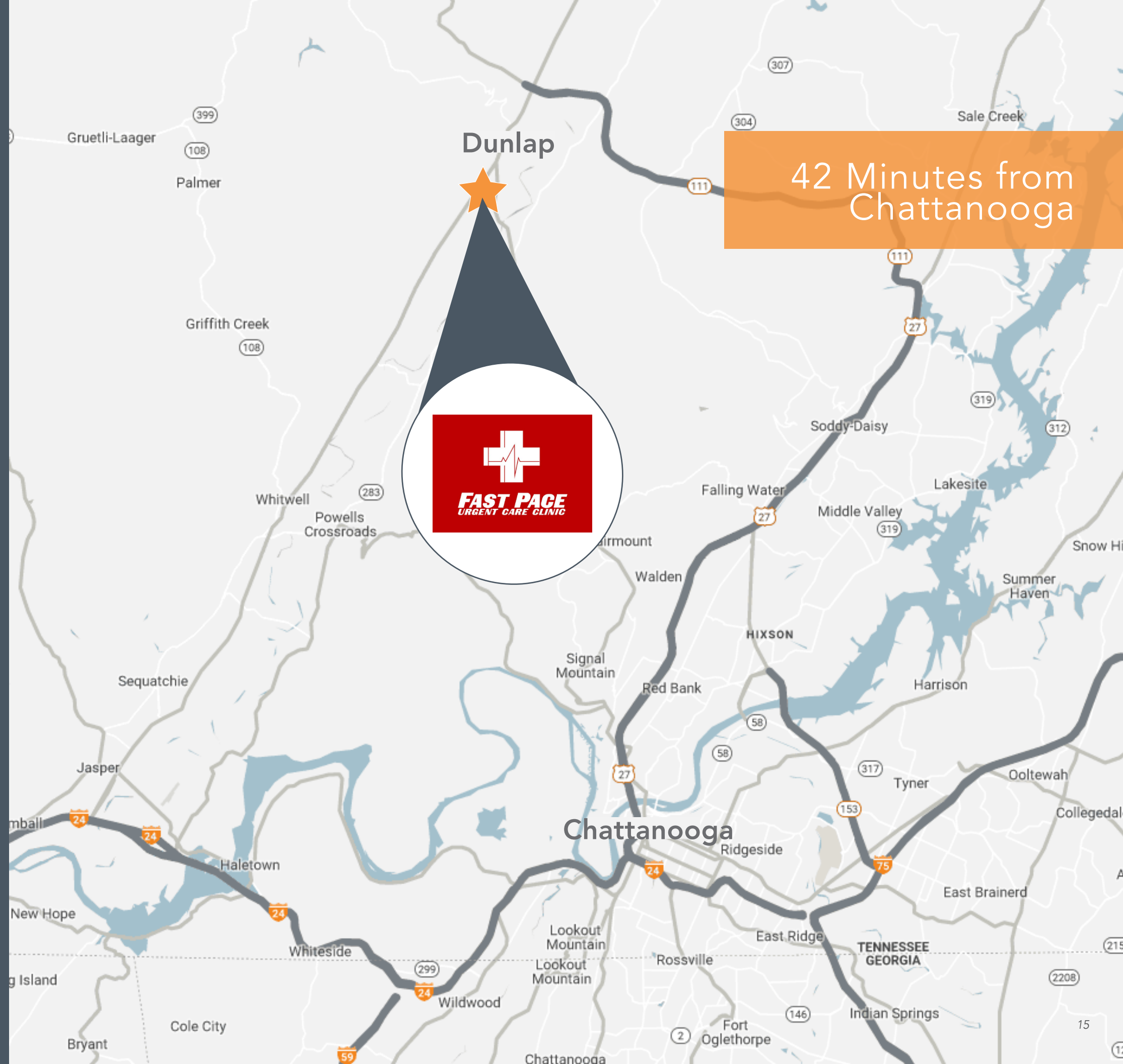
LOCATION OVERVIEW



Dunlap, TN

Home of 5,403 people, Dunlap is a beautiful town located 28 miles north of downtown Chattanooga. Dunlap is the county seat of Sequatchie County Tennessee. The residents of Sequatchie Valley have access to major employers including, Mann + Hummel (250 jobs), Wal-Mart (230 jobs), South East TN Human Resources Agency (225 jobs), and NHC Healthcare (120 jobs). In 2019, Hubner Manufacturing Corporation confirmed their investment of \$9.6 million in Dunlap. They are building a brand-new manufacturing facility that will open in 2020 and will create 66 new jobs in the Dunlap community.

Dunlap is known for its stunning natural beauty and exciting outdoor adventures. The town is known as the hang-gliding capital of the East. If you take a famous "Flying Camp Tour" you can soar high above the Sequatchie valley on a guided hand gliding adventure. The historical Coke ovens are a popular and exciting place to explore. The old coal mines are open for exploration and learning. You can also hike up the 3,900-foot incline to the summit of Fredonia Mountain where you can take in a breath-taking view of the valley! The Tennessee Dude and Guest Ranch is a hidden gem. Each visitor receives their own work horse at check-in. During their stay, the visitors learn new skills and connect with the great outdoors.

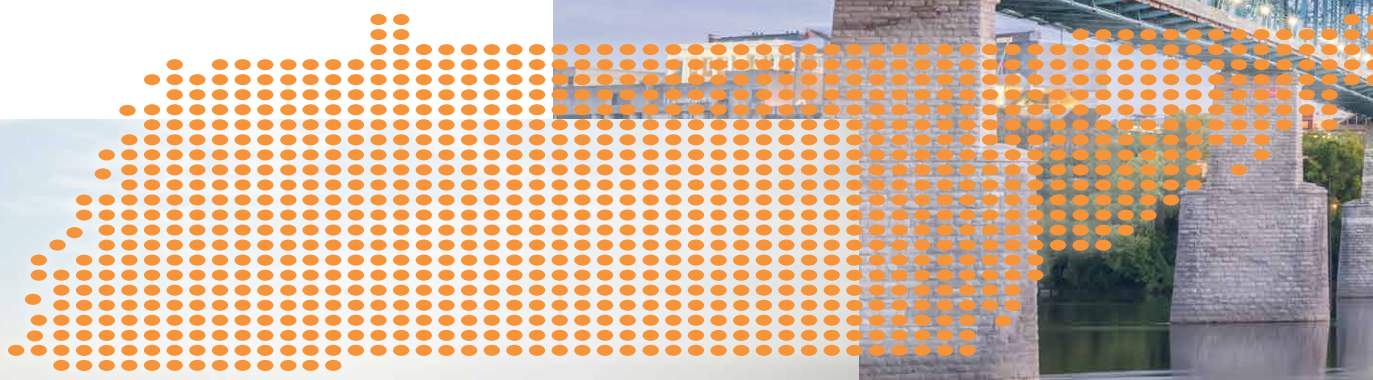


CHATTANOOGA, TN

Location Overview

Chattanooga's strategic location in Southeast Tennessee makes the city a prime position in the southeastern and eastern half of the United States. Chattanooga sits at the junction of three interstates, I-24 (to Nashville), I-59 (to Birmingham), and I-75 (to Atlanta/Knoxville). The Chattanooga Airport supports several large airlines including Delta and US Airways and routinely sends flights to surrounding cities. The Chattanooga Area Regional Transportation Authority (ARTA), Chattanooga's public transportation system, services over 3 million passengers annually and is the first public transportation system to have free non-emissions electric vehicles.

Chattanooga is well known for its beautiful scenery, boasting over 75 parks, 3 rivers, and the national attraction Lookout Mountain. Some other major attractions in the city include the Tennessee Aquarium, Civil War battlefield sites, the African American Museum, and the Appalachian trail. Because of all of these attractions, Chattanooga is a two-time winner of Outside Magazine's 'Best Town' in America.



1 Gigabyte per
Second Internet

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EMPLOYMENT/ECONOMY



Some of Chattanooga's largest employers include:

- The Hamilton County Department of Education
- BlueCross BlueShield of Tennessee
- Tennessee Valley Authority
- Unum
- CIGNA HealthCare
- The University of Tennessee at Chattanooga
- Erlanger Health System

Over 30% of Chattanooga's businesses are categorized as Professional & Business Services while Retail and Education/Health Services account for another 20%.

Volkswagen Chattanooga recently invested \$600,000,000 in its Chattanooga site while creating 2,000 new jobs. Additionally, Amazon has built five distribution centers in Tennessee since 2011 and recently added 400 jobs to its Chattanooga operations.

POPULATION STATISTICS

Chattanooga is the fourth largest city in the state and has grown by over 10% in the past 15 years, according to the Chattanooga Chamber of Commerce. Chattanooga's metropolitan area, of which Kimball is a part, has grown to over 540,000 residents, and the city's cost of living sits well below the national average. Another sign of growth within Hamilton County is its increased retail sales, with sales increasing 6% between 2013 and 2014 from \$5.8 Million to \$6.2 Million. Hamilton County is home to more than 115 public and private schools, and its major hospitals combine for over 630 hospital beds. The Chattanooga Convention and Trade Center is one of the nation's top 10 'green' convention centers.



Top 50 Bike-Friendly Cities

- *Bicycling Magazine*



EDUCATION

Chattanooga is home to The University of Tennessee at Chattanooga (UTC), Chattanooga State Community College, Southern Adventist University, Covenant College, and Tennessee Temple University, with total enrollment over 26,000 students.

UTC, known for its Nursing and Physical Therapy Graduate Programs, is ranked in the Top 25 in Top Public Schools. The university also recently completed construction on a new \$48 million state-of-the-art library which opened in January 2015.





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