

FAST PACE HEALTH

SEARCY, AR

MARKET  STREET
retail advisors



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Investment Highlights

- ✓ **\$226,800 year** (\$18,900/month)
- ✓ **Opening** 5/27/2025
- ✓ 15 Year Lease
- ✓ 2% Increase Annually
- ✓ Three 5-Yr. Options with 2% increase annually
- ✓ Located on West Beebe Capps Expressway
- ✓ 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
- ✓ **300+ locations** throughout Tennessee, Kentucky, Louisiana, Indiana, Alabama, North Carolina, Arkansas, and Mississippi

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Investment Location



Offering Summary

Pricing Summary



\$3,240,000
OFFERING PRICE



\$226,800
NET OPERATING
INCOME



7.00%
CAPITALIZATION
RATE

Lease Details

15 years

INITIAL TERM

MAY. 2025

LEASE COMMENCED
*120 DAY RENT ABATEMENT PERIOD

AUG. 2040

LEASE EXPIRES

NNN

TENANT
RESPONSIBILITIES

Structure Only

LANDLORD
RESPONSIBILITIES

2% Annually

INCREASES

Three 5-Year

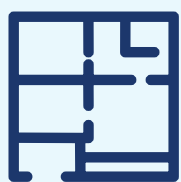
OPTIONS



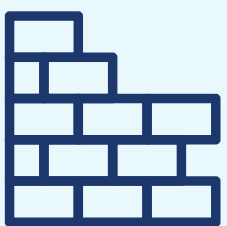
Fast Pace Health



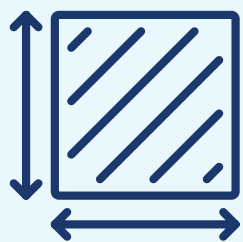
2315 W BEEBE CAPPS EXPWY
SEARCY, AR 72143



2,740 SQUARE FEET



BUILT IN 2025



0.97 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	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	Jul. 2038	Jul. 2039
TO	Aug. 2026	Aug. 2027	Aug. 2028	Aug. 2029	Aug. 2030	Aug. 2031	Aug. 2032	Aug. 2033	Aug. 2034	Aug. 2035	Aug. 2036	Aug. 2037	Aug. 2038	Aug. 2039	Aug. 2040
MONTHLY	\$18,900	\$19,278	\$19,664	\$20,057	\$20,458	\$20,867	\$21,284	\$21,710	\$22,144	\$22,587	\$23,039	\$23,500	\$23,970	\$24,449	\$24,938
YEARLY	\$226,800	\$231,336	\$235,963	\$240,682	\$245,496	\$250,406	\$255,414	\$260,522	\$265,732	\$271,047	\$276,468	\$281,997	\$287,637	\$293,390	\$299,258



Option Terms

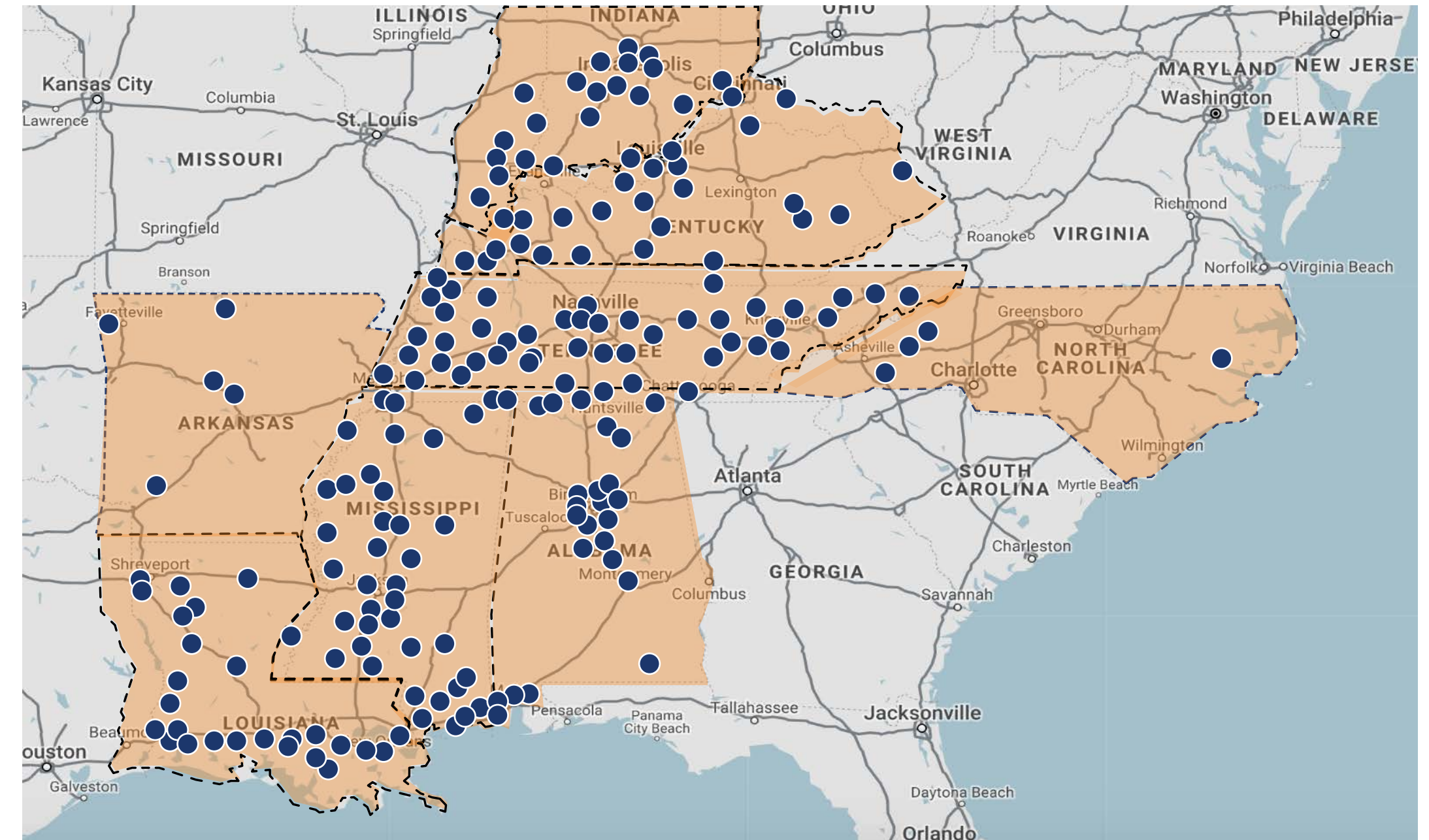
	YEAR 16-20	YEAR 21-25	YEAR 26-30
FROM	Jul. 2040	Jul. 2045	Jul. 2050
TO	Aug. 2045	Aug. 2050	Aug. 2055
MONTHLY	\$25,437	\$28,084	\$31,007
YEARLY	\$305,243	\$337,013	\$372,089



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 300+ Fast Pace Health clinics serving over three million annual patient visits throughout Tennessee, Kentucky, Mississippi, Indiana, Alabama, Arkansas, North Carolina, 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.

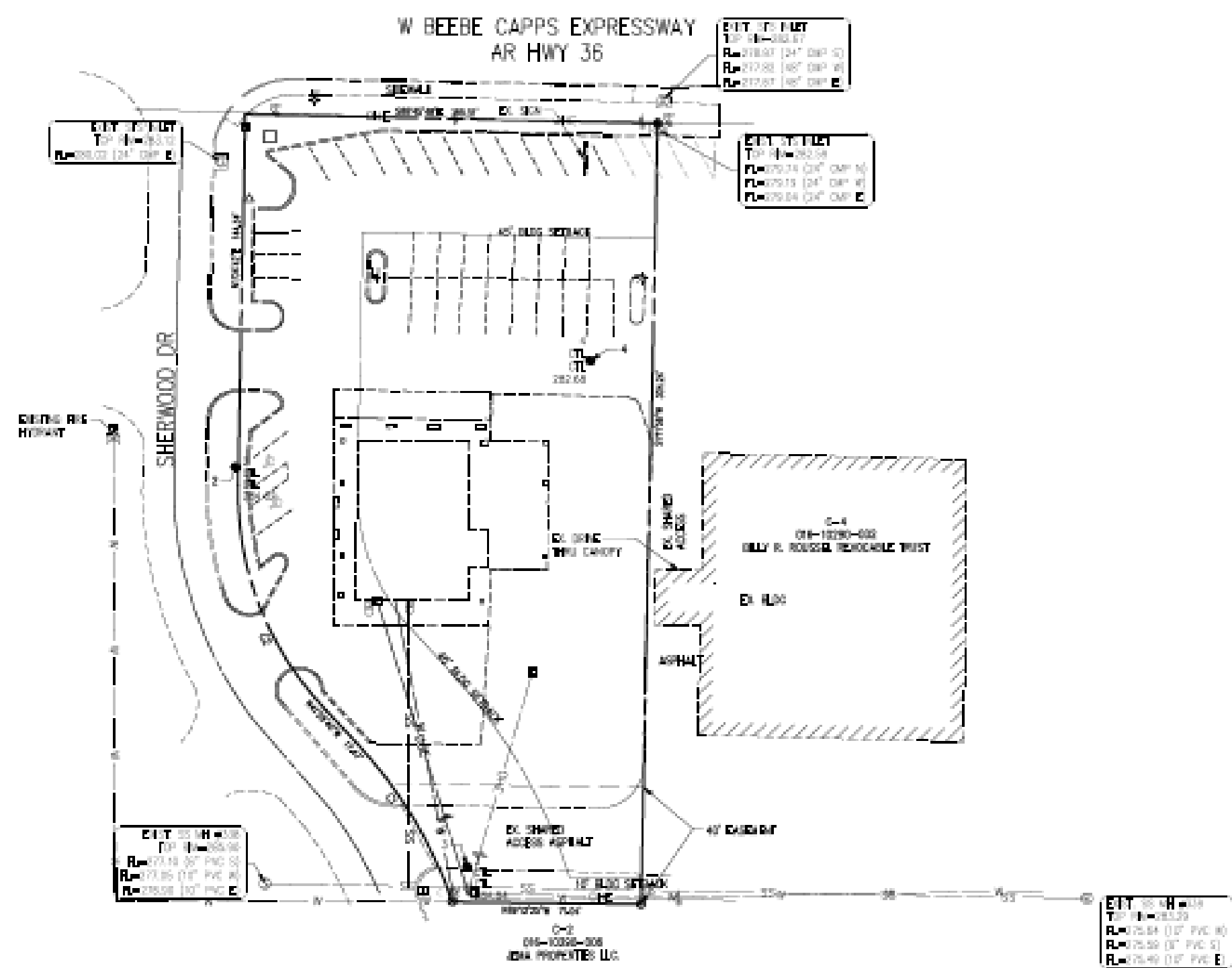


300+
U.S. LOCATIONS

Tennessee
Kentucky
Louisiana
Mississippi

Indiana
Alabama
Arkansas
North
Carolina


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	21,478	24,004	28,209
April 1, 2010	25,332	28,600	33,068
April 1, 2020	25,256	28,860	33,058
January 1, 2024	25,874	29,596	33,919
January 1, 2029	26,655	30,490	34,952

 Income Characteristics	3 MILES	5 MILES	7 MILES
Total Personal Income	735,773,915	856,307,033	946,766,380
Total Household Income	724,705,805	839,495,266	928,836,866
Median Household Income	53,908	51,616	49,698
Average Household Income	76,697	76,055	72,896
Per Capita Income	29,133	29,671	28,640

 Households By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	7,582	8,676	10,268
April 1, 2010	9,201	10,643	12,393
April 1, 2020	9,449	11,038	12,742
January 1, 2024	9,710	11,362	13,122
January 1, 2029	9,942	11,640	13,450

 Household Characteristics	3 MILES	5 MILES	7 MILES
Households - April 1, 2020	9,449	11,038	12,742
Family Households	5,896	6,840	7,935
Non-Family Households	3,553	4,198	4,807
Avg. Size of Household	2.48	2.43	2.43
Median Size of Household	50.9	52.1	52.7
Median Value Owner-Occupied	184,787	182,315	170,698
Median Rent Per Rent	645	644	630
Median Vehicles Per Household	2.2	2.2	2.2



OLLIE'S
GOOD STUFF CHEAP

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

LOWE'S

JCPenney

ASHLEY

WHATABURGER

chili's

McALISTER'S
DELI

Chick-fil-A

Walmart

ihop

planet fitness

HARDING

Wendy's

SUBWAY

SLIM CHICKENS

Chick-fil-A

SONIC
America's Drive-In

TJ-maxx

HOBBY LOBBY

DISCOUNT TIRE

ULTA
BEAUTY

FIVE BELOW

Academy
SPORTS+OUTDOORS

Target
Planned

sam's club
Distribution

Habitat for Humanity

ReStore

Walmart

DOLLAR TREE

SONIC
America's Drive-In

REGIONS

DOLLAR GENERAL

ups

SEARCHY
REGIONAL AIRPORT

Walmart
Distribution

SUBWAY

O'Reilly
AUTO PARTS

W BEEBE CAPPS EXPY: 24,000 VPD



fastpace health
urgent care



HARPS
HOMETOWN FRESH

First Security Bank

TACO BELL

 **fastpace health**
urgent care



W BEEBE CAPPS EXPY: 24,000 VPD

Location Overview

Searcy, located in central Arkansas, is a thriving community that combines small-town charm with modern opportunities. As the largest city in White County, Searcy serves as a regional hub for education, healthcare, and commerce. The city's location along U.S. Highway 67 provides convenient access to Little Rock, making it an attractive destination for families, professionals, and businesses seeking a balance between urban convenience and a relaxed lifestyle. Known for its welcoming atmosphere, excellent schools, and strong sense of community, Searcy continues to grow while preserving its rich heritage and Southern hospitality.

Searcy's economy is anchored by a diverse range of industries, including education, healthcare, manufacturing, and retail. Harding University, a nationally recognized private Christian institution, plays a significant role in the local economy, attracting students and professionals from across the country. Additionally, the city is home to a robust healthcare sector, with facilities like Unity Health providing top-tier medical services and employment opportunities. Manufacturing and small businesses also contribute to the economic landscape, while Searcy's revitalized downtown area supports local commerce with boutique shops, restaurants, and cultural attractions.

Searcy is known for its high quality of life, offering residents a variety of recreational and cultural amenities. The city boasts well-maintained parks, walking trails, and access to outdoor activities, making it a great place for families and nature enthusiasts.

Downtown Searcy features a charming, walkable district with historic architecture, community events, and local businesses that foster a strong sense of belonging. Seasonal festivals, farmers' markets, and arts initiatives further enhance the city's appeal, creating a vibrant community atmosphere. With continued investment in infrastructure, education, and local businesses, Searcy remains a desirable place to live, work, and visit in the heart of Arkansas.



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