

 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

WATSON, LA

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 fastpacehealth

INVESTMENT OVERVIEW

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walk
in.

13013


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1pm - 5pm

INVESTMENT HIGHLIGHTS

- \$142,200 year (\$11,850 / month)
- Delivery Anticipated 12/10/2022
- 15 Year Lease
- 10% Increase in Yr. 6 (\$156,420) & Yr. 11 (\$172,062)
- Three 5-Yr. Options with 10% increase every option (\$189,268, \$208,195, \$229,014)
- Located on LA-16 (19,760 VPD)
- 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.
- 200+ locations throughout Tennessee, Kentucky, Louisiana, Indiana, Alabama, and Mississippi



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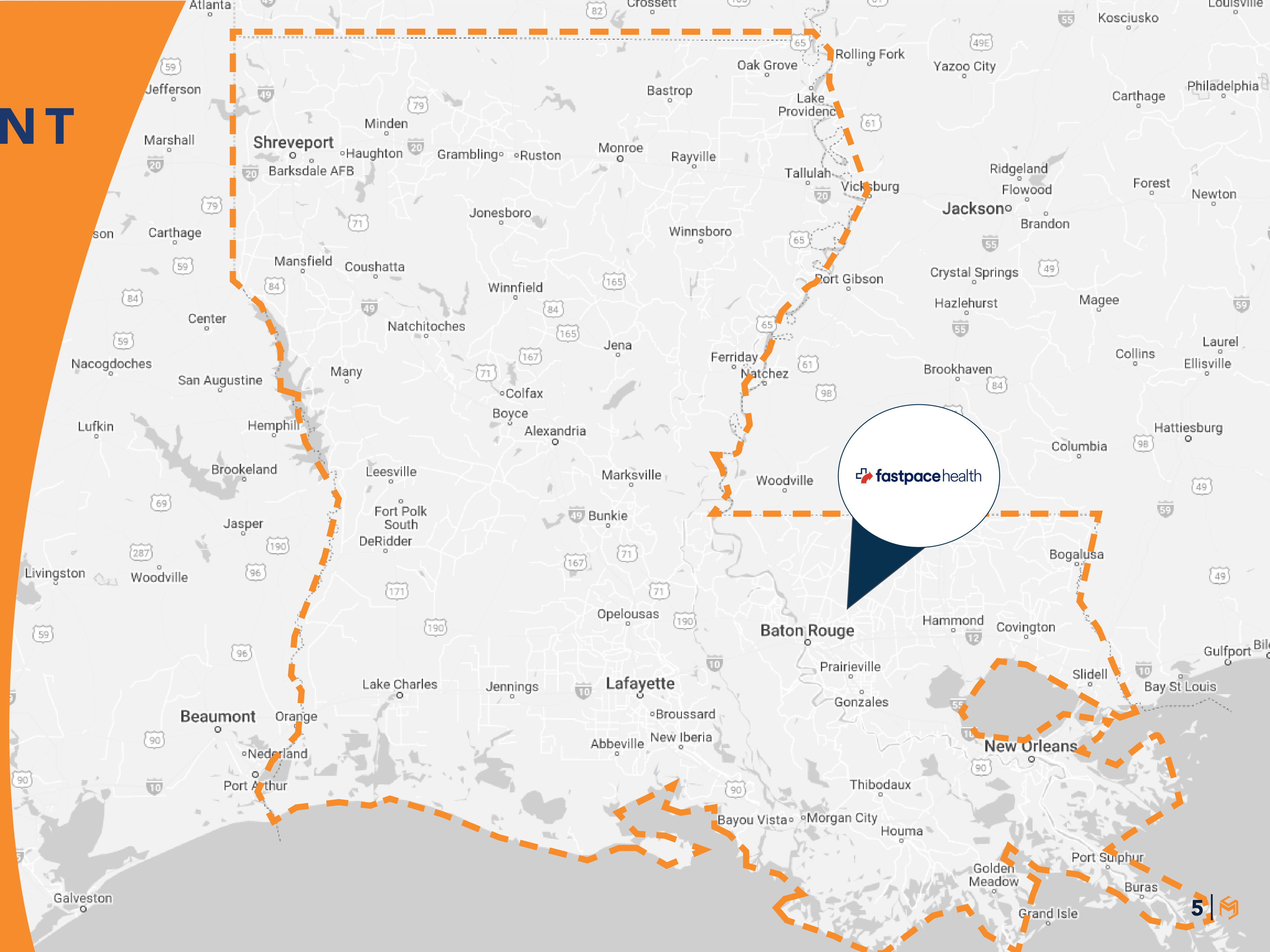
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INVESTMENT LOCATION



OFFERING SUMMARY

THE OFFERING

TENANT NAME	FAST PACE HEALTH
ADDRESS	34807 LA-16
CITY, ST	WATSON, LA
RENTABLE SQUARE FEET	3,600
YEAR BUILT	2022
ACREAGE	1.18

LEASE DETAILS

INITIAL TERM	15 YEARS
LEASE COMMENCED	DECEMBER 2022
LEASE EXPIRES	MARCH 2038
TENANT RESPONSIBILITIES	NNN
INCREASES	10% EVERY 5 YEARS
OPTIONS	THREE 5-YR OPTIONS

*120 DAY RENT ABATEMENT PERIOD

PRICING SUMMARY

OFFERING PRICE	\$2,473,043
NET OPERATING INCOME	\$142,200
CAPITALIZATION RATE	5.75%

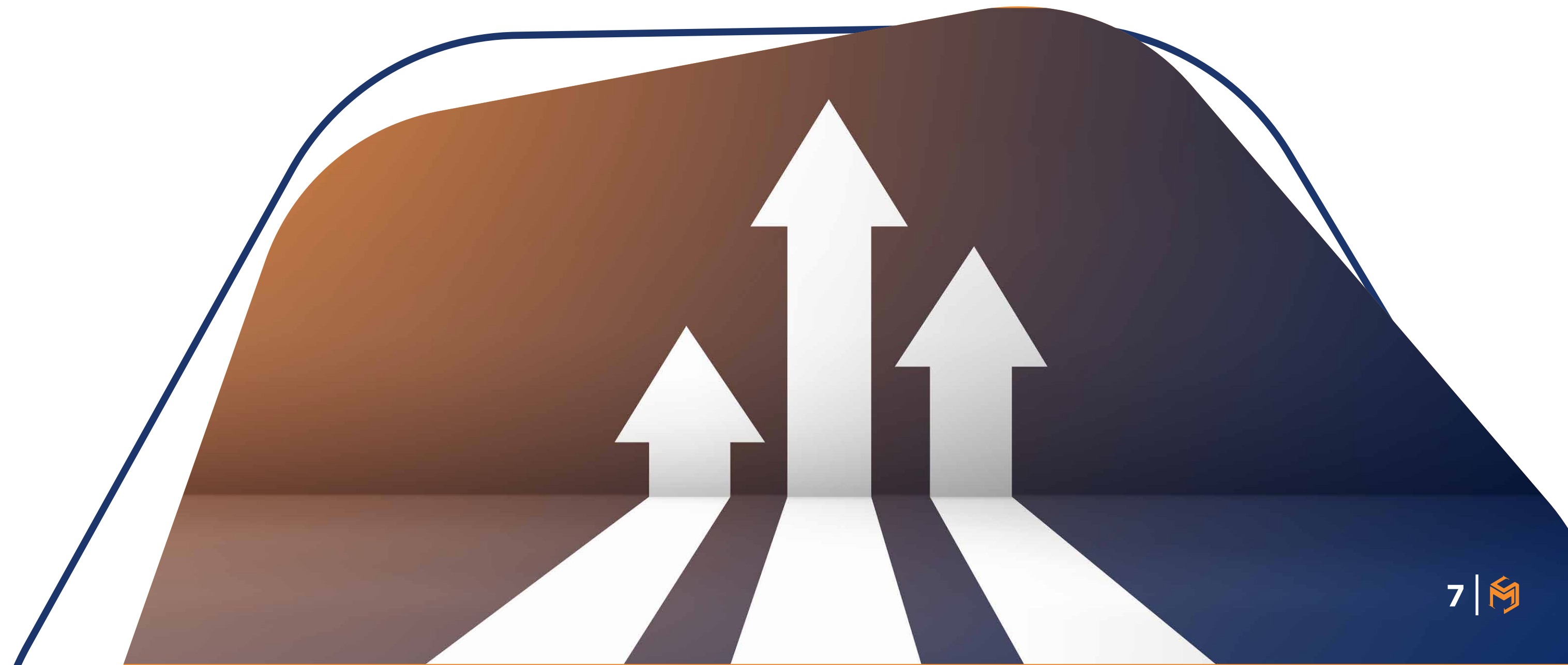
FINANCIAL ANALYSIS

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	DEC. 2022	DEC. 2023	DEC. 2024	DEC. 2025	DEC. 2026	DEC. 2027	DEC. 2028	DEC. 2029	DEC. 2030	DEC. 2031	DEC. 2032	DEC. 2033	DEC. 2034	DEC. 2035	DEC. 2036
TO	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	NOV. 2036	MAR. 2038
MONTHLY	\$11,850	\$11,850	\$11,850	\$11,850	\$11,850	\$13,035	\$13,035	\$13,035	\$13,035	\$13,035	\$14,339	\$14,339	\$14,339	\$14,339	\$14,339
YEARLY	\$142,200	\$142,200	\$142,200	\$142,200	\$142,200	\$156,420	\$156,420	\$156,420	\$156,420	\$156,420	\$172,062	\$172,062	\$172,062	\$172,062	\$172,062

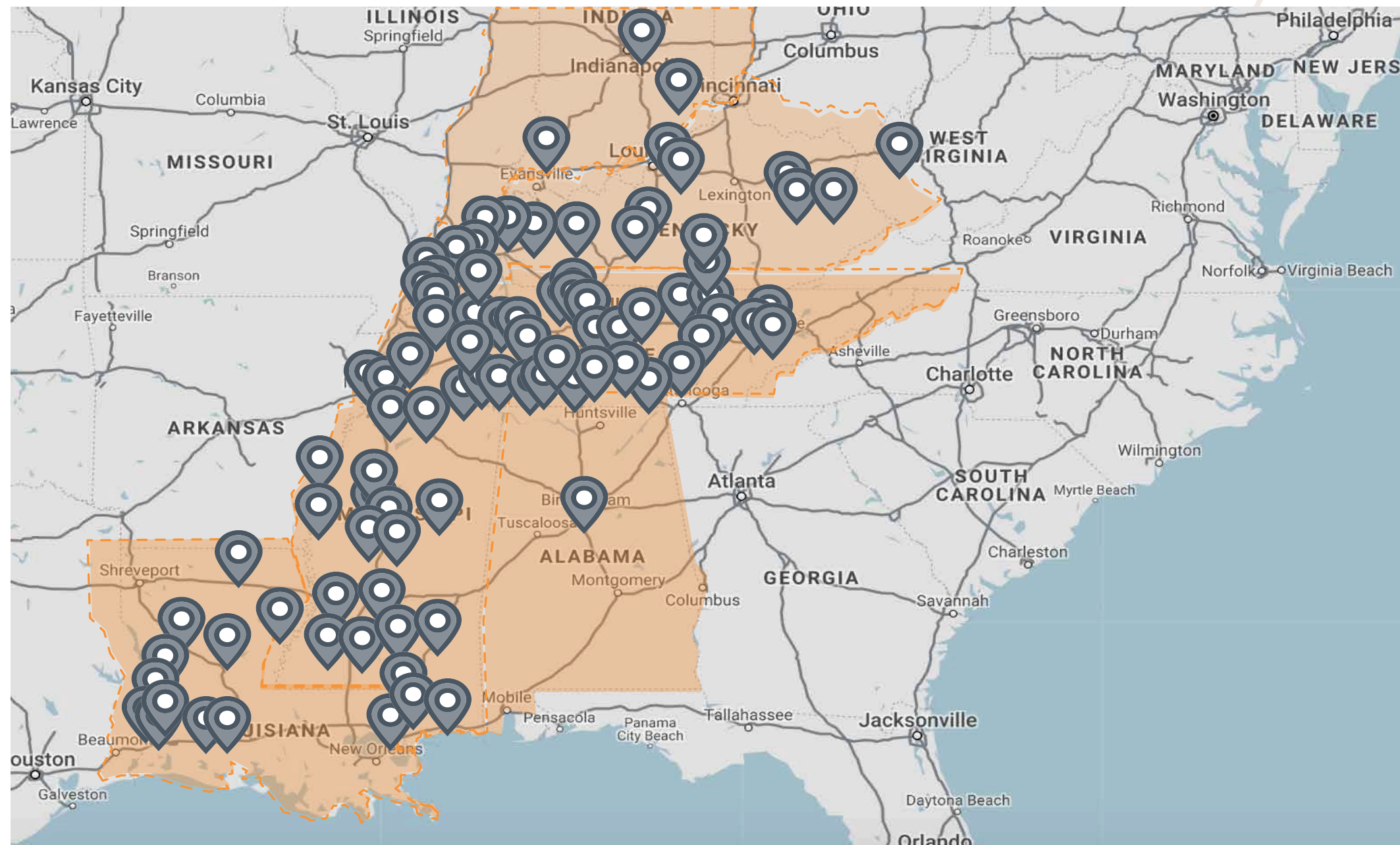
OPTION TERMS

	YEAR 16-20	YEAR 21-25	YEAR 26-30
FROM	APR. 2038	APR. 2043	APR. 2048
TO	MAR. 2043	MAR. 2048	MAR. 2053
MONTHLY	\$15,772	\$17,350	\$19,085
YEARLY	\$189,268	\$208,195	\$229,014



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 200+ 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.



200+
U.S. LOCATIONS

**TENNESSEE
KENTUCKY
LOUISIANA
MISSISSIPPI
INDIANA
ALABAMA**

FASTPACEHEALTH.COM

DEMOGRAPHICS

POPULATION BY YEAR

1 MILE 5 MILES 7 MILES

	1 MILE	5 MILES	7 MILES
POPULATION » 4/1/1990	1,793	23,226	45,073
POPULATION » 4/1/2000	3,099	31,735	57,414
POPULATION » 4/1/2010	2,205	41,336	72,677
POPULATION » 1/1/2021	2,504	45,121	79,270
POPULATION » 1/1/2026	2,562	45,902	80,658

HOUSEHOLDS BY YEAR

1 MILE 5 MILES 7 MILES

	1 MILE	5 MILES	7 MILES
HOUSEHOLDS » 4/1/1990	591	7,542	14,918
HOUSEHOLDS » 4/1/2000	1,069	10,899	20,135
HOUSEHOLDS » 4/1/2010	785	14,620	26,181
HOUSEHOLDS » 1/1/2021	905	16,153	28,910
HOUSEHOLDS » 1/1/2026	931	16,505	29,550

INCOME CHARACTERISTICS

1 MILE 5 MILES 7 MILES

	1 MILE	5 MILES	7 MILES
TOTAL PERSONAL INCOME	46,588,268	1,191,452,765	2,032,211,513
TOTAL HOUSEHOLD INCOME	46,039,100	1,186,311,647	2,025,126,371
MEDIAN HOUSEHOLD INCOME	51,540	68,147	65,067
AVG. HOUSEHOLD INCOME	58,649	81,143	77,351
PER CAPITA INCOME	21,128	28,824	27,962

HOUSEHOLD CHARACTERISTICS

1 MILE 5 MILES 7 MILES

	1 MILE	5 MILES	7 MILES
HOUSEHOLDS » 4/1/2010	785	14,620	26,181
FAMILY HOUSEHOLDS	647	11,578	20,310
NON-FAMILY HOUSEHOLDS	138	3,042	5,871
AVG. SIZE OF HOUSEHOLD	2.8	2.82	2.77
MEDIAN SIZE OF HOUSEHOLD	52.2	48.1	49.1
MEDIAN VALUE OWNER-OCCUPIED	193,214	168,207	166,705
MEDIAN RENT PER MONTH	631	609	592
MEDIAN VEHICLES PER HOUSEHOLD	2.4	2.4	2.4



SPRINGFIELD ROAD 8,047 VPD



SUBJECT PROPERTY

LA-1019 7,856 VPD



105 LA-16 19,760 VPD



Walmart+ ZAXBY'S MURPHY USA O'Reilly AUTO PARTS DOLLAR GENERAL

DOLLAR TREE AT&T



CANE MARKET ROAD 8,811 VPD

6 MILES FROM DENHAM SPRINGS



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).



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