

FAST PACE HEALTH

FOLEY, AL

MARKET  STREET
retail advisors

 fastpace health



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Investment Highlights

- ✓ **\$227,000 year** (\$18,917/month)
- ✓ **Opening** 1/13/2025
- ✓ 15 Year Lease
- ✓ 2% Increase Annually
- ✓ Three 5-Yr. Options with 2% increase annually
- ✓ Located on South McKenzie Street
- ✓ 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



\$3,242,857
OFFERING PRICE



\$227,000
NET OPERATING
INCOME



7.00%
CAPITALIZATION
RATE

Lease Details

15 years
INITIAL TERM

JAN. 2025
LEASE COMMENCED
*120 DAY RENT ABATEMENT PERIOD

APR. 2040
LEASE EXPIRES

NNN
TENANT
RESPONSIBILITIES

Structure Only
LANDLORD
RESPONSIBILITIES

2% Annually
INCREASES

Three 5-Year
OPTIONS



Fast Pace Health



669 S MCKENZIE STREET
FOLEY, AL 36535 (APPROX.)



3,600 SQUARE FEET



BUILT IN 2024



0.82 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	May. 2025	May. 2026	May. 2027	May. 2028	May. 2029	May. 2030	May. 2031	May. 2032	May. 2033	May. 2034	May. 2035	May. 2036	May. 2037	May. 2038	May. 2039
TO	Apr. 2026	Apr. 2027	Apr. 2028	Apr. 2029	Apr. 2030	Apr. 2031	Apr. 2032	Apr. 2033	Apr. 2034	Apr. 2035	Apr. 2036	Apr. 2037	Apr. 2038	Apr. 2039	Apr. 2040
MONTHLY	\$18,917	\$19,295	\$19,681	\$20,075	\$20,476	\$20,886	\$21,303	\$21,729	\$22,164	\$22,607	\$23,059	\$23,520	\$23,991	\$24,471	\$24,960
YEARLY	\$227,000	\$231,540	\$236,171	\$240,894	\$245,712	\$250,626	\$255,639	\$260,752	\$265,967	\$271,286	\$276,712	\$282,246	\$287,891	\$293,649	\$299,522



Option Terms

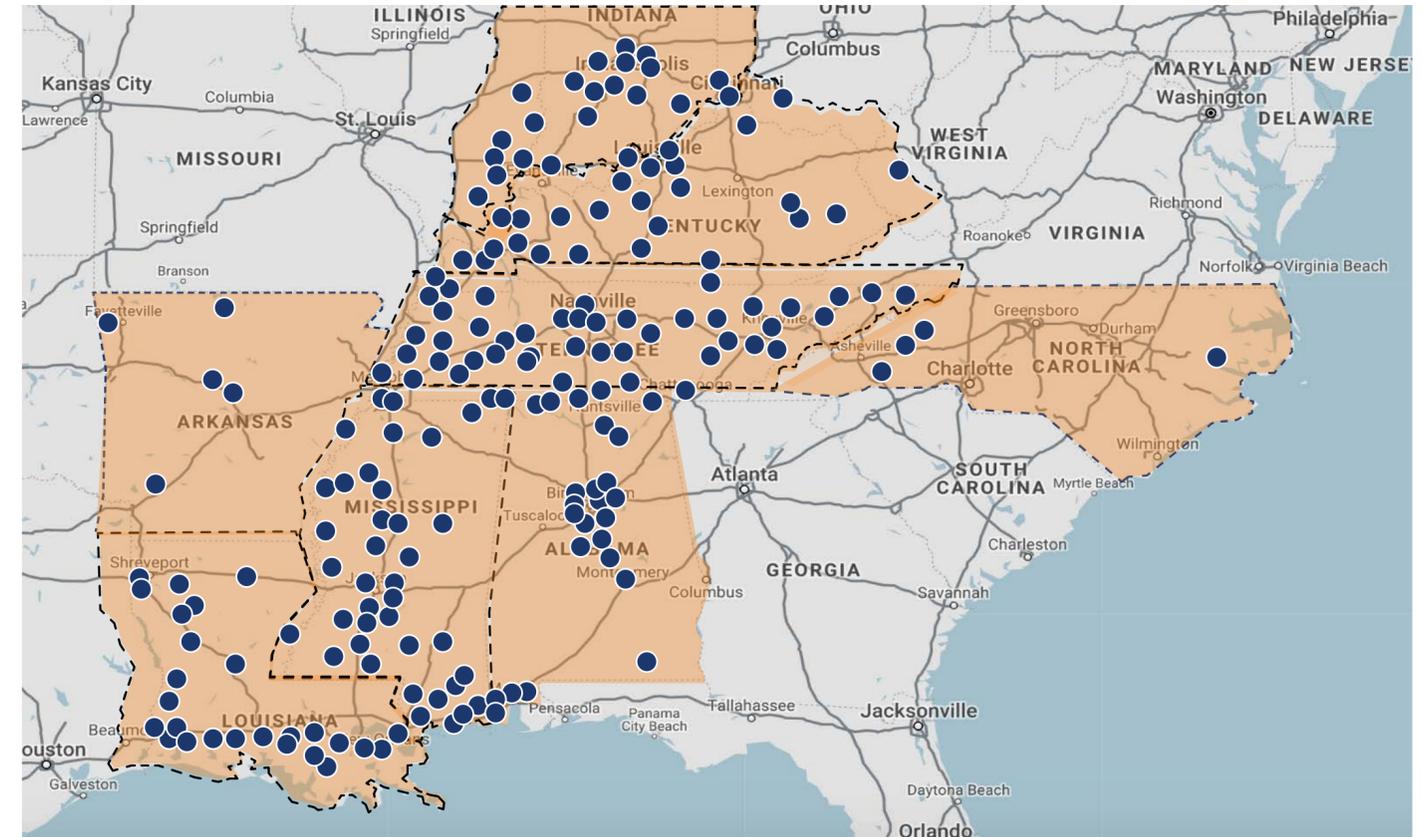
	YEAR 16-20	YEAR 21-25	YEAR 26-30
FROM	May. 2040	May. 2045	May. 2050
TO	Apr. 2045	Apr. 2050	Apr. 2055
MONTHLY	\$25,459	\$28,109	\$31,035
YEARLY	\$305,512	\$337,310	\$372,418



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.

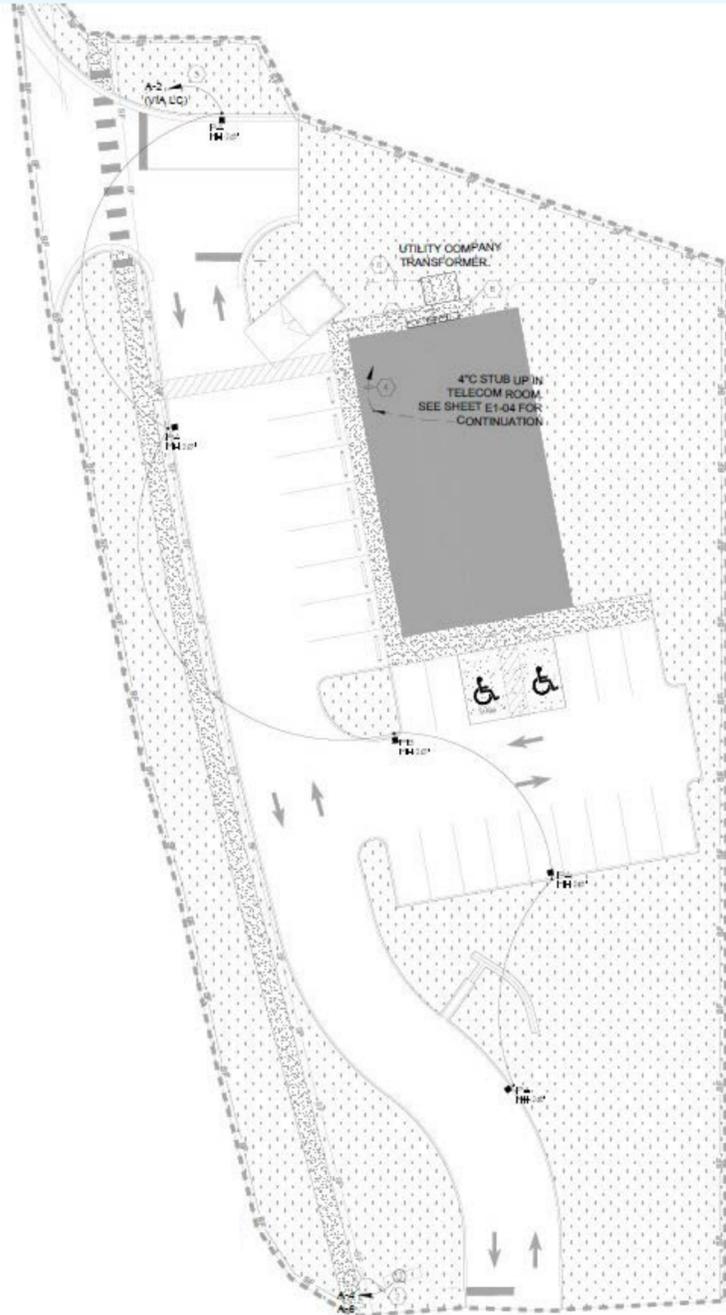


300+
U.S. LOCATIONS

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	10,158	15,707	23,863
April 1, 2010	15,864	25,074	36,441
April 1, 2020	21,129	33,427	50,028
January 1, 2023	22,921	36,085	53,891
January 1, 2028	24,404	38,427	57,387

 Income Characteristics	3 MILES	5 MILES	7 MILES
Total Personal Income	\$608,933,235	\$1,018,810,140	\$1,586,327,405
Total Household Income	\$603,945,316	\$1,013,822,221	\$1,580,738,827
Median Household Income	\$55,085	\$56,525	\$55,939
Average Household Income	\$68,043	\$72,540	\$75,359
Per Capita Income	\$28,820	\$30,479	\$31,709

 Households By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	4,159	6,397	9,661
April 1, 2010	6,552	10,232	14,902
April 1, 2020	8,876	13,976	20,976
January 1, 2023	10,048	15,738	23,556
January 1, 2028	10,985	17,204	25,747

 Household Characteristics	3 MILES	5 MILES	7 MILES
Households - April 1, 2020	8,876	13,976	20,976
Family Households	5,191	8,407	12,616
Non-Family Households	3,685	5,569	8,360
Avg. Size of Household	2.35	2.37	2.37
Median Size of Household	56.7	58.8	57.7
Median Value Owner-Occupied	205,572	211,113	208,969
Median Rent Per Rent	689	808	861
Median Vehicles Per Household	2.1	2.2	2.2

Rendering



Rendering





Location Overview

Foley is a growing city located in Baldwin County, Alabama. Founded in 1905, it has a rich history and a reputation for its charming Southern hospitality. Situated near the Gulf Coast, Foley is just a short drive from popular beach destinations like Gulf Shores and Orange Beach, which draws in many tourists throughout the year. The city's proximity to these coastal attractions has helped it maintain a balance of small-town living with the amenities of a larger city nearby. Foley is also known for its historic downtown area, where visitors can explore local shops, dining establishments, and museums like the Foley Railroad Museum.

The local economy is heavily influenced by tourism, but it also benefits from retail and agriculture. One of the major attractions is OWA, a large entertainment and amusement park that provides numerous jobs and serves as a regional tourist destination. Agriculture, particularly the production of peanuts, cotton, and other crops, still plays a significant role in the area. Foley also houses the Tanger Outlet Mall, a major shopping center that attracts visitors from across the region, contributing to the retail sector. Additionally, the city has been making efforts to attract manufacturing businesses to diversify its economy, such as UTC Aerospace Systems, which is a key employer.

Foley hosts several annual events that bring the community

together and draw tourists. The Gulf Coast Hot Air Balloon Festival is one of the most popular events in the area, featuring colorful balloons, live entertainment, and local vendors. Other notable events include the Foley BBQ & Blues Cook-Off and Heritage Harbor Days, which celebrate the city's culture and history. As Foley continues to grow, these community events, along with its local economy, are vital parts of what makes the city a unique and appealing place to live or visit.





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