

# FAST PACE HEALTH

HICKORY, NC

MARKET  STREET  
retail advisors





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# Investment Highlights

- ✓ **\$227,000 year** (\$18,917/month)
- ✓ **Opening** 4/15/2025
- ✓ 15 Year Lease
- ✓ 2% Increase Annually
- ✓ Three 5-Yr. Options with 2% increase annually
- ✓ Located on Center 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

**Apr. 2025**  
LEASE COMMENCED  
\*120 DAY RENT ABATEMENT PERIOD

**Jul. 2040**  
LEASE EXPIRES

**NNN**  
TENANT  
RESPONSIBILITIES

**Structure Only**  
LANDLORD  
RESPONSIBILITIES

**2% Annually**  
INCREASES

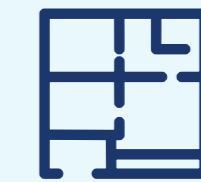
**Three 5-Year**  
OPTIONS



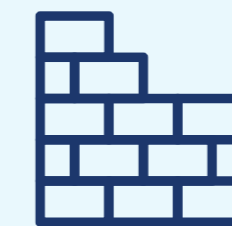
## Fast Pace Health



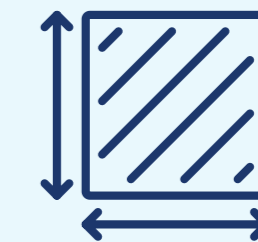
1897 NORTH CENTER SREET  
HICKORY, NC 28601



3,600 SQUARE FEET



BUILT IN 2024



0.67 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	Aug. 2025	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
TO	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	Jul. 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	Aug. 2040	Aug. 2045	Aug. 2050
TO	Jul. 2045	Jul. 2050	Jul. 2055
MONTHLY	\$25,459	\$28,109	\$31,035
YEARLY	\$305,512	\$337,310	\$372,418

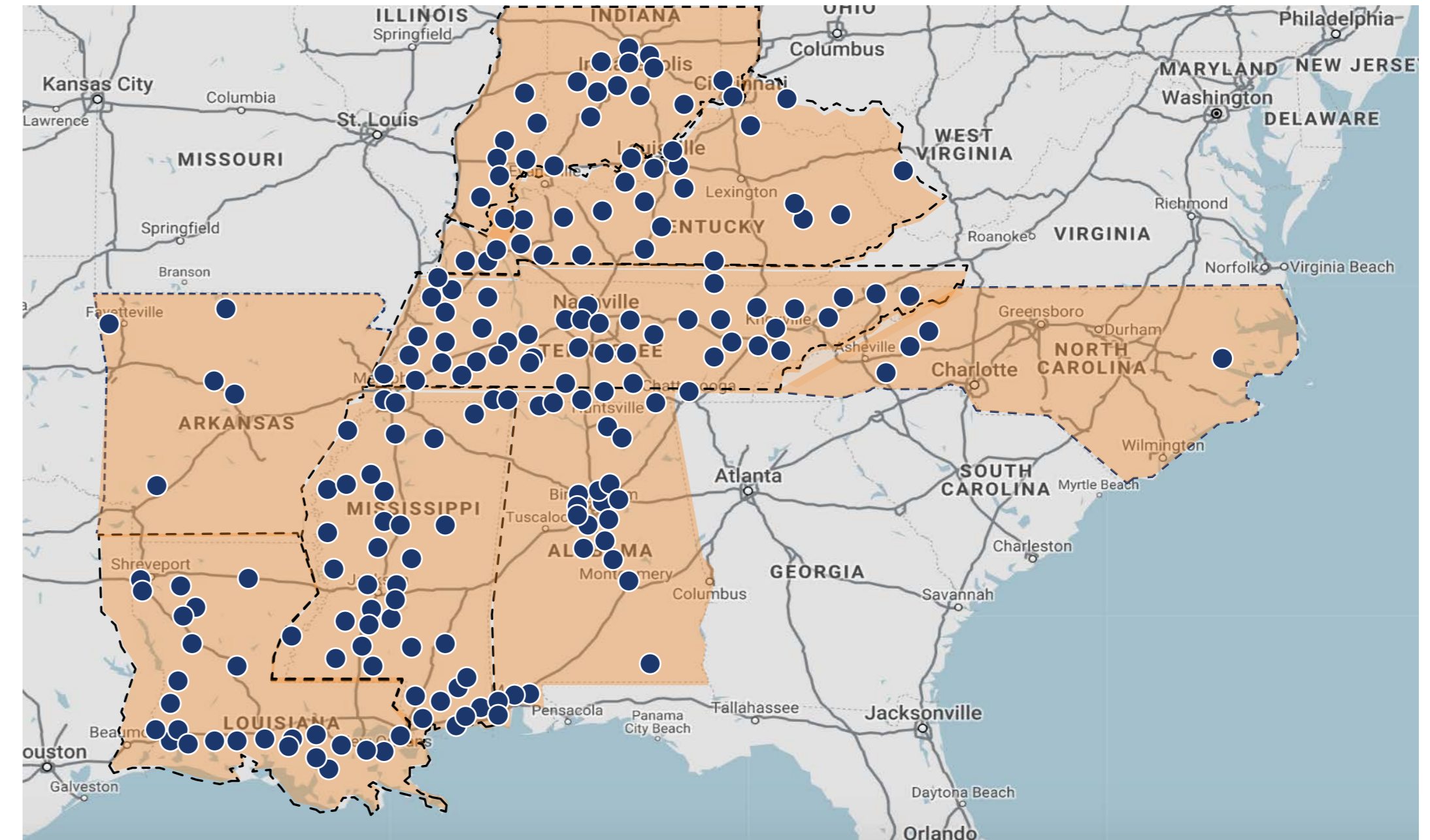




# Tenant Overview



**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.



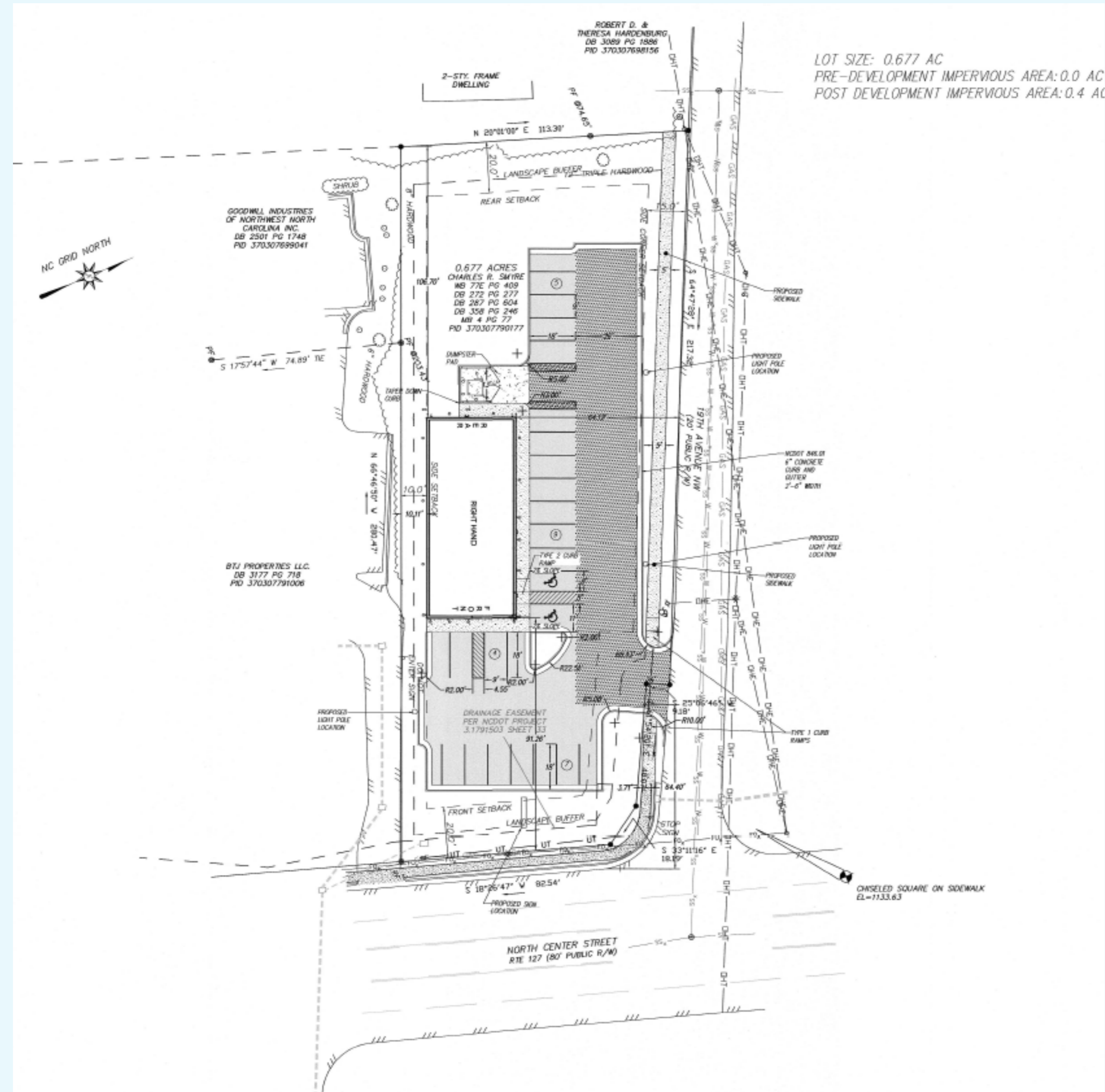
**300+**  
U.S. LOCATIONS

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	1 MILE	3 MILES	5 MILES
April 1, 2000	6,576	41,471	63,971
April 1, 2010	6,547	40,977	67,173
April 1, 2020	6,950	44,090	70,657
January 1, 2023	7,085	44,894	72,123
January 1, 2028	7,308	46,248	74,136

 Income Characteristics	1 MILE	3 MILES	5 MILES
Total Personal Income	262,605,898	1,529,979,271	2,321,655,619
Total Household Income	251,431,666	1,495,326,657	2,283,474,367
Median Household Income	55,115	55,598	56,935
Average Household Income	78,352	80,247	78,403
Per Capita Income	37,785	34,701	32,858

 Households By Year	1 MILE	3 MILES	5 MILES
April 1, 2000	2,671	16,955	25,740
April 1, 2010	2,901	17,042	27,206
April 1, 2020	3,209	18,634	29,125
January 1, 2023	3,286	19,052	29,822
January 1, 2028	3,400	19,691	30,747

 Household Characteristics	1 MILE	3 MILES	5 MILES
Households - April 1, 2020	3,209	18,634	29,125
Family Households	1,656	11,115	18,312
Non-Family Households	1,553	7,519	10,813
Avg. Size of Household	2.09	2.27	2.36
Median Size of Household	57.9	54.9	54.2
Median Value Owner-Occupied	234,153	189,563	168,627
Median Rent Per Rent	666	646	620
Median Vehicles Per Household	2.2	2.2	2.3



# Rendering







**DOLLAR GENERAL**  
**Bargain Hunt**  
**PET SUPPLIES PLUS**  
**ups**  
**McDonald's**  
**FOOD LION**  
**PAPA JOHN'S**

**Bojangles**  
**Great Clips**  
**FLEET FEET**  
**PET SUPERMARKET**  
**Walgreens**  
**TAKE 5**  
**Lowes FOODS**  
**Publix**  
**verizon**

**fastpace health**  
 urgent care

**ASH**

**planet fitness**

**TRUIST**

**goodwill**  
**First Citizens Bank**

**COOK OUT**

**WELLS FARGO**

**LOWE'S**  
**CVS pharmacy**  
**FIRST HORIZON**

**Lowes FOODS**  
**Checkers**

**Chick-fil-e**  
**Wendy's**  
**PEOPLES BANK & TRUST COMPANY**  
**FIREHOUSE SUBS**  
**Dunkin' DONUTS**

**Hickory High School**

**SMOOTHIE KING**  
**CHICKEN SALAD CHICK**

**the Y**

**LENOIR-RHYNE UNIVERSITY**

2ND ST NE: 26,000 VPD





# Location Overview

Hickory, North Carolina, is a thriving city known for its strong manufacturing base, diverse economy, and rich cultural offerings. One of the primary demand drivers in Hickory is its historical reputation as a furniture manufacturing hub, which continues to influence the local economy today. While traditional manufacturing remains important, the city has diversified into advanced manufacturing, technology, and healthcare sectors. Major employers include CommScope, a leader in telecommunications infrastructure, and Corning Optical Communications, both of which have a significant presence in the area. Additionally, Frye Regional Medical Center serves as a key healthcare provider and employer in the region. Recent economic developments, including investments in infrastructure and business parks, highlight Hickory's ongoing growth and adaptability in a changing economic landscape.

Culturally, Hickory offers a vibrant arts scene and numerous activities that reflect its community spirit. The Hickory Museum of Art, the oldest art museum in the state, showcases American art, with a particular focus on Southern Appalachian culture. The city also hosts the Hickory Hops Brew Festival, an annual event that attracts craft beer enthusiasts from across the region. The SALT Block, home to the Science Center, Art Museum, Library, and Theatre, serves as a cultural hub, fostering education and creativity in the community.

For outdoor enthusiasts, Hickory boasts an array of parks and recreational facilities that cater to diverse interests. Lake Hickory provides opportunities for boating, fishing,

and water sports, making it a popular destination for both residents and visitors. The city's parks, including Glenn C. Hilton Jr. Memorial Park and Henry Fork River Regional Park, offer amenities such as walking trails, playgrounds, and picnic areas, providing spaces for relaxation and community gatherings. Additionally, Hickory's proximity to the Blue Ridge Mountains makes it an ideal location for hiking, mountain biking, and enjoying the natural beauty of the region. Together, these elements make Hickory a well-rounded and appealing place to live, work, and visit.





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