

FAST PACE HEALTH

MARKET  STREET
retail advisors

MORGANTON, NC



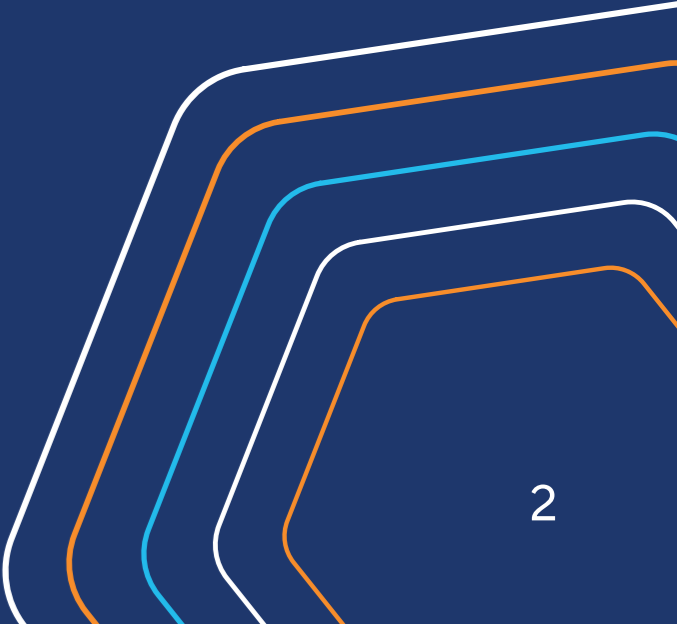
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Investment Highlights

- ✓ **\$220,000 year** (\$18,333/month)
- ✓ **Opening** Dec. 2024
- ✓ 15 Year Lease
- ✓ 2% Increase Annually
- ✓ Three 5-Yr. Options with 2% increase annually
- ✓ Located on Burkemont Avenue
- ✓ 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
- ✓ **250+ locations** throughout Tennessee, Kentucky, Louisiana, Indiana, Alabama, and Mississippi

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Investment Location



Offering Summary

Pricing Summary



\$3,034,483
OFFERING PRICE



\$220,000
NET OPERATING
INCOME



7.25%
CAPITALIZATION
RATE

Lease Details

15 years

INITIAL TERM

DEC. 2024

LEASE COMMENCED

*120 DAY RENT ABATEMENT PERIOD

MAR. 2040

LEASE EXPIRES

NNN

TENANT
RESPONSIBILITIES

Structure Only

LANDLORD
RESPONSIBILITIES

2% Annually

INCREASES

Three 5-Year

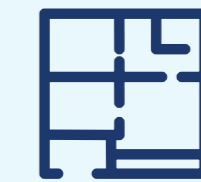
OPTIONS



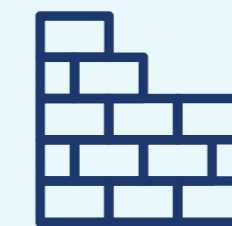
Fast Pace Health



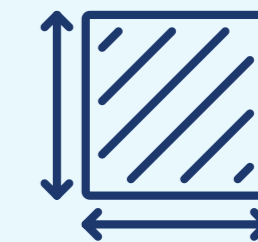
1244 BURKEMONT AVENUE
MORGANTON, NC 28655



2,800 SQUARE FEET



BUILT IN 2024



0.681 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	Apr. 2025	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
TO	Mar. 2026	Mar. 2027	Mar. 2028	Mar. 2029	Mar. 2030	Mar. 2031	Mar. 2032	Mar. 2033	Mar. 2034	Mar. 2035	Mar. 2036	Mar. 2037	Mar. 2038	Mar. 2039	Mar. 2040
MONTHLY	\$18,333	\$18,700	\$19,074	\$19,455	\$19,845	\$20,241	\$20,646	\$21,059	\$21,480	\$21,910	\$22,348	\$22,795	\$23,251	\$23,716	\$24,190
YEARLY	\$220,000	\$224,400	\$228,888	\$233,466	\$238,135	\$242,898	\$247,756	\$252,711	\$257,765	\$262,920	\$268,179	\$273,542	\$279,013	\$284,593	\$290,285



Option Terms

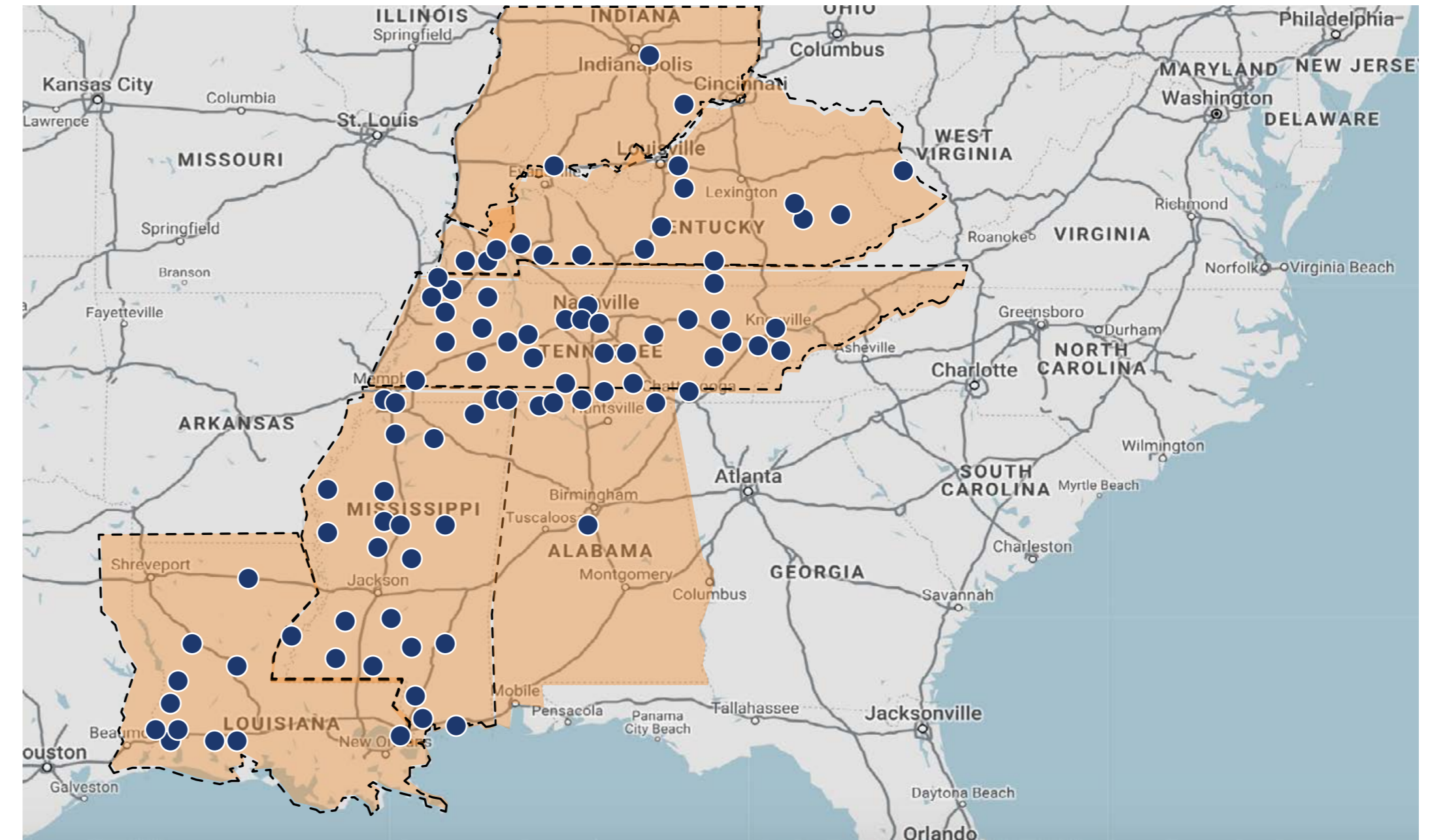
	YEAR 16-20	YEAR 21-25	YEAR 26-30
FROM	Apr. 2040	Apr. 2045	Apr. 2050
TO	Mar. 2045	Mar. 2050	Mar. 2055
MONTHLY	\$24,674	\$27,242	\$30,078
YEARLY	\$296,091	\$326,908	\$360,933



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 250+ 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.

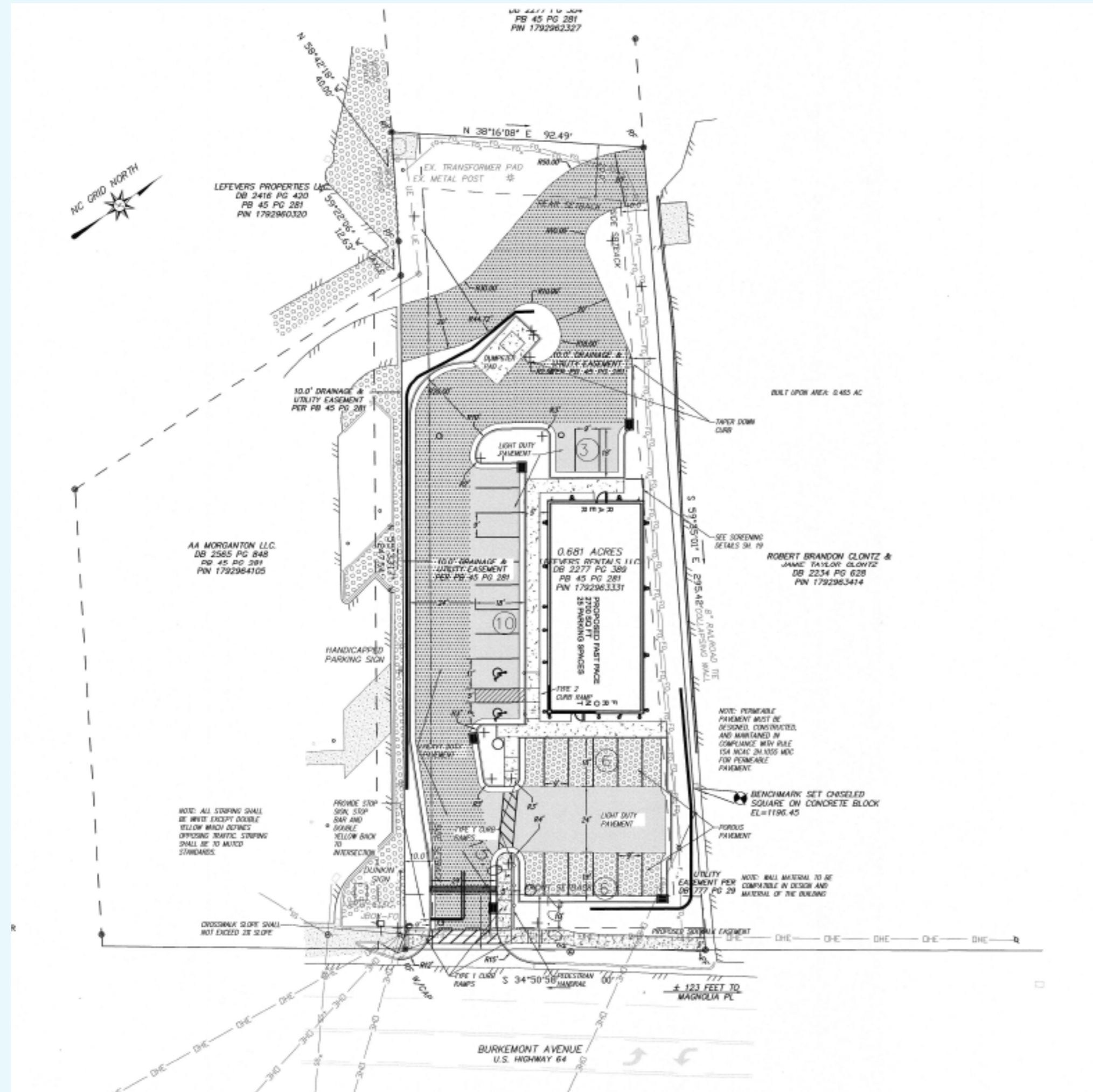


250+
U.S. LOCATIONS

Tennessee
Kentucky
Louisiana

Mississippi
Indiana
Alabama


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	1,201	19,304	32,193
April 1, 2010	1,081	19,033	32,475
April 1, 2020	1,182	18,997	32,165
January 1, 2023	1,211	19,272	32,655
January 1, 2028	1,234	19,585	33,202

 Income Characteristics	1 MILE	3 MILES	5 MILES
Total Personal Income	24,837,200	463,702,844	853,295,918
Total Household Income	24,837,200	445,975,382	826,929,980
Median Household Income	36,324	47,652	48,349
Average Household Income	50,176	61,193	65,718
Per Capita Income	21,013	24,409	26,529

 Households By Year	1 MILE	3 MILES	5 MILES
April 1, 2000	491	7,058	12,240
April 1, 2010	464	6,971	12,473
April 1, 2020	495	7,288	12,583
January 1, 2023	525	7,658	13,232
January 1, 2028	547	7,900	13,698

 Household Characteristics	1 MILE	3 MILES	5 MILES
Households - April 1, 2020	495	7,288	12,583
Family Households	234	4,566	8,075
Non-Family Households	261	2,722	4,508
Avg. Size of Household	2.39	2.35	2.38
Median Size of Household	56	56.7	58.4
Median Value Owner-Occupied	83,205	152,561	154,147
Median Rent Per Rent	433	552	558
Median Vehicles Per Household	2.3	2.1	2.2

Rendering





Panera Bread
Wing-Stop
Applebee's Grill & Bar

T-Mobile
Buffalo Wild Wings

ALDI
ACE Hardware

TJ-maxx
SALLY BEAUTY SUPPLY
STAPLES
Jersey Mikes SUBS
PETSMART
GNC LIVE WELL
SHOE SHOW
ROSS DRESS FOR LESS
JOANN
AT&T
belk
Bath & Body Works
SHOE DEPT.
DICK'S SPORTING GOODS
maurices
Walmart

COOK OUT
Chick-fil-A

WESTERN PIEDMONT COMMUNITY COLLEGE

Bojangles
Valvoline
Western Union
LOWE'S
FOOD LION
metro by T-Mobile

fastpace health urgent care

Denny's
Hardee's

MARATHON
DUNKIN' DONUTS

SUBWAY
HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES
Rural King America's Farm and Home Store
TACO BELL
BIG LOTS!
KFC
Domino's

FOOD LION

HONDA

FedEx

40 46,904 VPD



Location Overview

Morganton, North Carolina, is a growing city with a diverse economy driven by manufacturing, healthcare, and education sectors. The city's strategic location in Burke County, near Interstate 40, provides excellent connectivity to larger cities like Asheville and Charlotte, attracting businesses and residents. Major employers in Morganton include Case Farms, a leading poultry processor, and Broughton Hospital, one of the largest state-operated psychiatric hospitals, both of which provide substantial employment opportunities. Additionally, the presence of Western Piedmont Community College supports local workforce development and offers educational opportunities that contribute to the area's economic vitality. Recent investments in local infrastructure and business development indicate continued economic growth for Morganton.

Culturally, Morganton offers a vibrant arts and entertainment scene that reflects its rich heritage and creative community. The city hosts the Historic Morganton Festival, a popular annual event that draws thousands of visitors with live music, craft vendors, and local food. The Burke Arts Council, located in the historic jailhouse, fosters creativity through art exhibits, workshops, and community events. These cultural offerings contribute to the city's appeal and help strengthen its community ties.

Morganton is also known for its abundant outdoor recreation opportunities, thanks to its location in the foothills of the Blue Ridge Mountains. The nearby South Mountains State Park

offers extensive hiking trails, mountain biking, fishing, and camping, making it a popular destination for nature lovers and adventure seekers. Lake James State Park, another major recreational asset, provides boating, swimming, and picnicking opportunities along its scenic shoreline. Within the city, Catawba Meadows Park features playgrounds, sports fields, and picnic areas, serving as a hub for family-friendly activities. Together, Morganton's economic stability, cultural richness, and access to outdoor recreation make it a desirable place to live and visit.



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