

# **FAST PACE** **URGENT CARE CLINIC**

MADISONVILLE, TN

**FAST PACE HEALTH**  
**URGENT CARE**

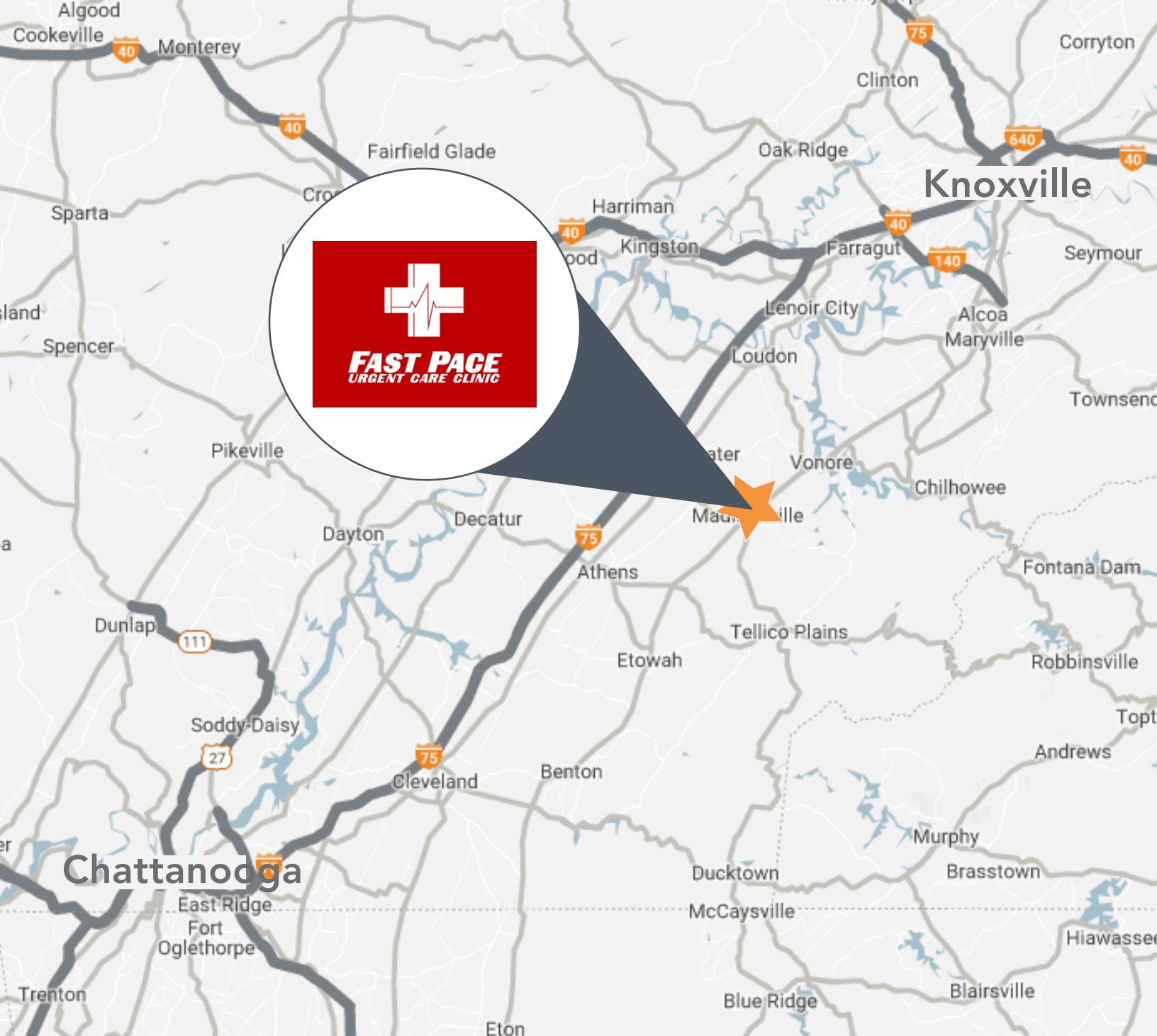


MARKET  STREET

retail advisor

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## INVESTMENT HIGHLIGHTS

- \$112,925 / year (\$9,410.41 / month)
- Anticipated Lease Commencement: August 2020
- 12 Year Lease
- 7.25% Increase in Yr. 7 (\$121,112)
- Three 6-Yr. Options with 7.25% increase every option (\$129,893, \$139,309, \$149,410)
- 2,800 Square Feet
- Fast Pace Urgent Care 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 Urgent Care acts as the overarching brand for the two companies
- 100+ locations throughout Tennessee, Kentucky, Louisiana, and Mississippi
- Urgent Care Clinics are a \$20 billion industry with an annual growth rate of 5.3%

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARKET STREET AGENT FOR MORE DETAILS.

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OFFERING SUMMARY

FINANCIAL ANALYSIS

THE OFFERING	
Tenant Name	Fast Pace Urgent Care
Address	4008 Highway 411
Rentable Square Feet	2,800
Year Built	2020
Acreage	1.25
Parcel #	057 025.00

PRICING SUMMARY	
Offering Price	\$1,505,666
Down Payment	\$376,416 (25%)
Net Operating Income	\$112,925
Capitalization Rate	7.50%
Cash-on-Cash Return	8.18%
Cash-on-Cash w/ Principal Reduction	18.18%

LEASE DETAILS	
Initial Term	12 Years
Lease Commenced	August 2020
Lease Expires	July 2032
Landlord Responsibilities	NN
Increases	Yr. 7 - 7.25%
Options	Three 6-Yr. Options

\*\*assumes the following terms: Loan Term - 10 years; Amortization - 20 years; Interest Rate - 4.00%

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Income Summary		From	To	Monthly	Yearly
Term					
	yr. 1	August 2020	July 2021	See Note Below	
	yr. 2	August 2021	July 2022	\$9,410.41	\$112,925
	yr. 3	August 2022	July 2023	\$9,410.41	\$112,925
	yr. 4	August 2023	July 2024	\$9,410.41	\$112,925
	yr. 5	August 2024	July 2025	\$9,410.41	\$112,925
	yr. 6	August 2025	July 2026	\$9,410.41	\$112,925
	yr. 7	August 2026	July 2027	\$10,092.67	\$121,112
	yr. 8	August 2027	July 2028	\$10,092.67	\$121,112
	yr. 9	August 2028	July 2029	\$10,092.67	\$121,112
	yr. 10	August 2029	July 2030	\$10,092.67	\$121,112
	yr. 11	August 2030	July 2031	\$10,092.67	\$121,112
	yr. 12	August 2031	July 2032	\$10,092.67	\$121,112
Opt 1	13-18	August 2032	July 2033	\$10,824.38	\$129,893
Opt 2	19-24	August 2037	July 2038	\$11,609.10	\$139,309
Opt 3	25-30	August 2042	July 2043	\$12,450.82	\$149,410

Landlord Responsibilities:

- **Maintenance, Repairs and Replacement** – capital expenditure related to the property including but not limited to roof, foundation, parking lot resurfacing, load bearing walls and exterior walls.
- **Property Insurance** – Landlord acquire property insurance for full replacement value of the Premises. Tenant will reimburse within 30 days after receipt of Landlord’s invoice.

\*\*\* The roof is backed by a 20-year manufacturer’s warranty\*\*\*

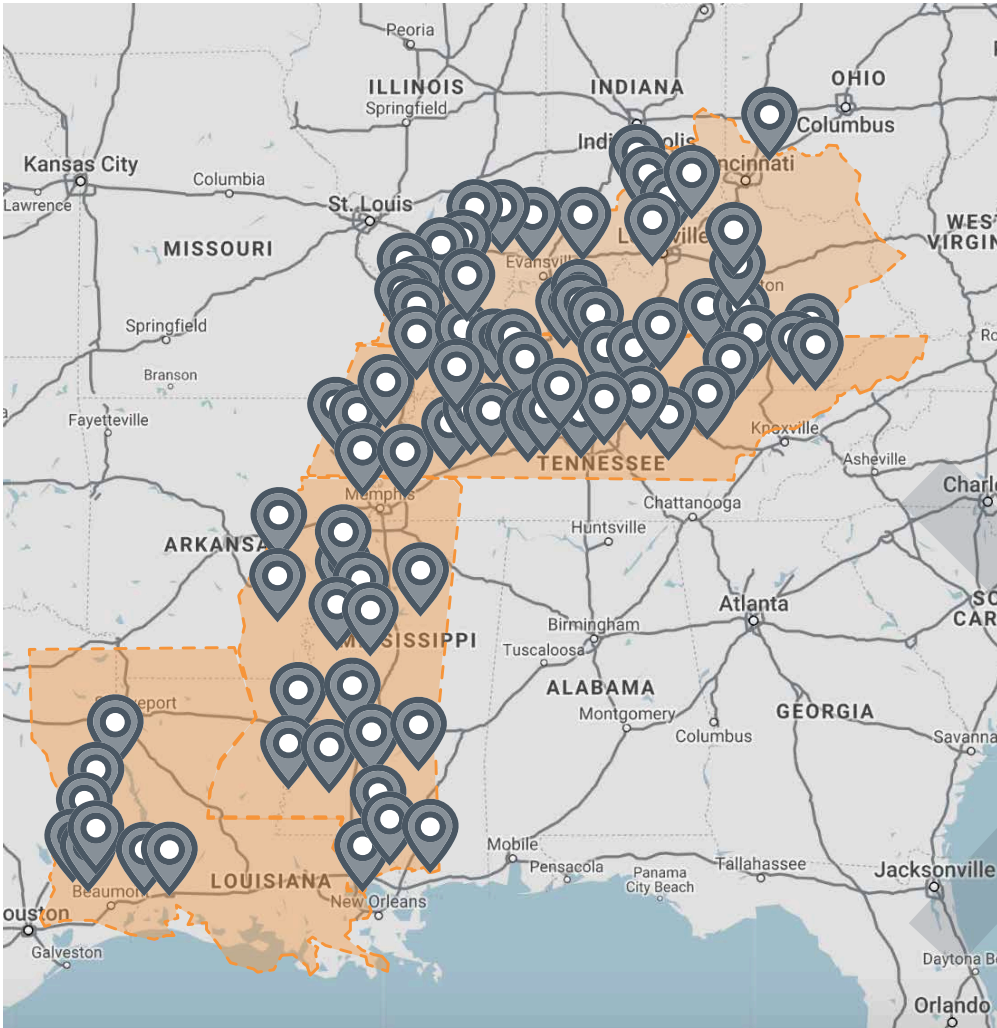
- **Rent Abatement** – Fast Pace has a 1<sup>st</sup> year rent abatement. Seller to credit the buyer at closing the pro rata rent due during the abatement period.



# TENANT OVERVIEW

## FAST PACE URGENT CARE

Fast Pace Urgent Care 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 100+ Fast Pace Urgent Care clinics throughout Tennessee, Kentucky, Mississippi and Louisiana, with plans for further expansion. Fast Pace Urgent Care 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 Urgent Care recently launched a Behavioral Health Program at 72 clinics across Tennessee and Kentucky with plans to extend this service to additional clinics and communities in 2020. Fast Pace Urgent Care also accepts most major insurance providers and offers competitive self-pay prices. Fast Pace Urgent Care 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 Urgent Care acts as the overarching brand for the two companies



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**100+**  
**LOCATIONS**

**TENNESSEE**  
**KENTUCKY**  
**LOUISIANA**  
**MISSISSIPPI**

[WWW.FASTPACEURGENTCARE.COM](http://WWW.FASTPACEURGENTCARE.COM)



DEMOGRAPHICS

Description	3 Mile	5 Miles	7 Miles
POPULATION BY YEAR			
Population (4/1/1990)	6296	10376	14293
Population (4/1/2000)	7033	12761	18190
Population (4/1/2010)	8737	15140	21887
Population (1/1/2018)	9063	15763	22918
Population (1/1/2023)	9215	16030	23305
Percent Growth (2018/2010)	3.73	4.11	4.71
Percent Forecast (2023/2018)	1.68	1.69	1.69
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	2390	3819	5303
Households (4/1/2000)	2856	5073	7222
Households (4/1/2010)	3454	5973	8741
Households (1/1/2018)	3602	6255	9212
Households (1/1/2023)	3684	6396	9418
Percent Growth (2018/2010)	4.28	4.72	5.39
Percent Forecast (2023/2018)	2.28	2.25	2.24
GENERAL POPULATION CHARACTERISTICS			
Median Age	38.9	39.7	41.2
Male	4393	7543	10870
Female	4344	7597	11017
Density	171.4	150.7	146.9
Urban	4280	5391	6243
Rural	4457	9749	15644
GENERAL HOUSEHOLD CHARACTERISTICS			
Households (4/1/2010)	3454	5973	8741
Families	2339	4142	6162
Non-Family Households	1115	1831	2579
Average Size of Household	2.46	2.48	2.47
Median Age of Householder	52.7	52.9	54
Median Value Owner Occupied (\$)	121254	118214	122752
Median Rent (\$)	449	458	455
Median Vehicles Per Household	2.3	2.3	2.4
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	3910	6758	9989
Housing, Owner Occupied	2377	4331	6472
Housing, Renter Occupied	1077	1642	2269
Housing, Vacant	456	785	1248
POPULATION BY RACE			
White Alone	8184	14405	20739
Black Alone	211	254	328
Asian Alone	40	45	69
American Indian and Alaska Native Alone	29	61	95
Other Race Alone	85	121	317
Two or More Races	188	254	339
POPULATION BY ETHNICITY			
Hispanic	247	357	658
White Non-Hispanic	8067	14223	20473
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	162180850	288746324	448701656
Total Household Income (\$)	159877940	285864408	445819740
Median Household Income (\$)	32425	35738	38392
Average Household Income (\$)	46288	47859	51003
Per Capita Income (\$)	18563	19072	20501



Location: Fast Pace Urgent Care  
City: Madisonville, TN  
Latitude: 35° : 31' : 50"  
Longitude: -84° : 20' : 37"

Footnotes:

Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources.

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AERIAL



HIGHWAY 411:  
17,546 VPD

UNITED GROCERY OUTLET

DOLLAR GENERAL

Little Caesars

Simmons Bank

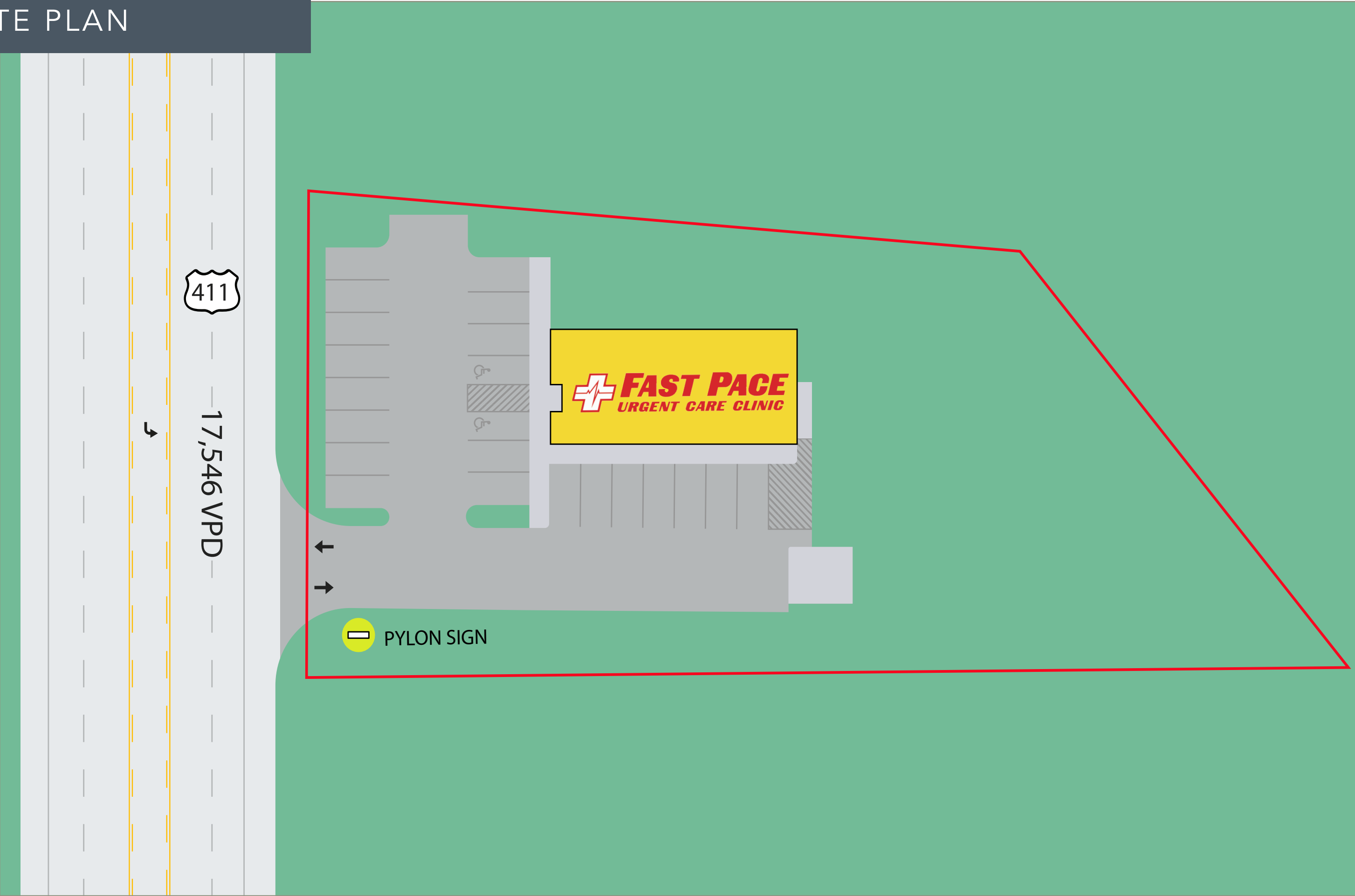
KFC

  
**FAST PACE**  
URGENT CARE CLINIC

- FAST PACE
- MADISONVILLE PRIMARY SCHOOL  
504 students



SITE PLAN





## LOCATION OVERVIEW



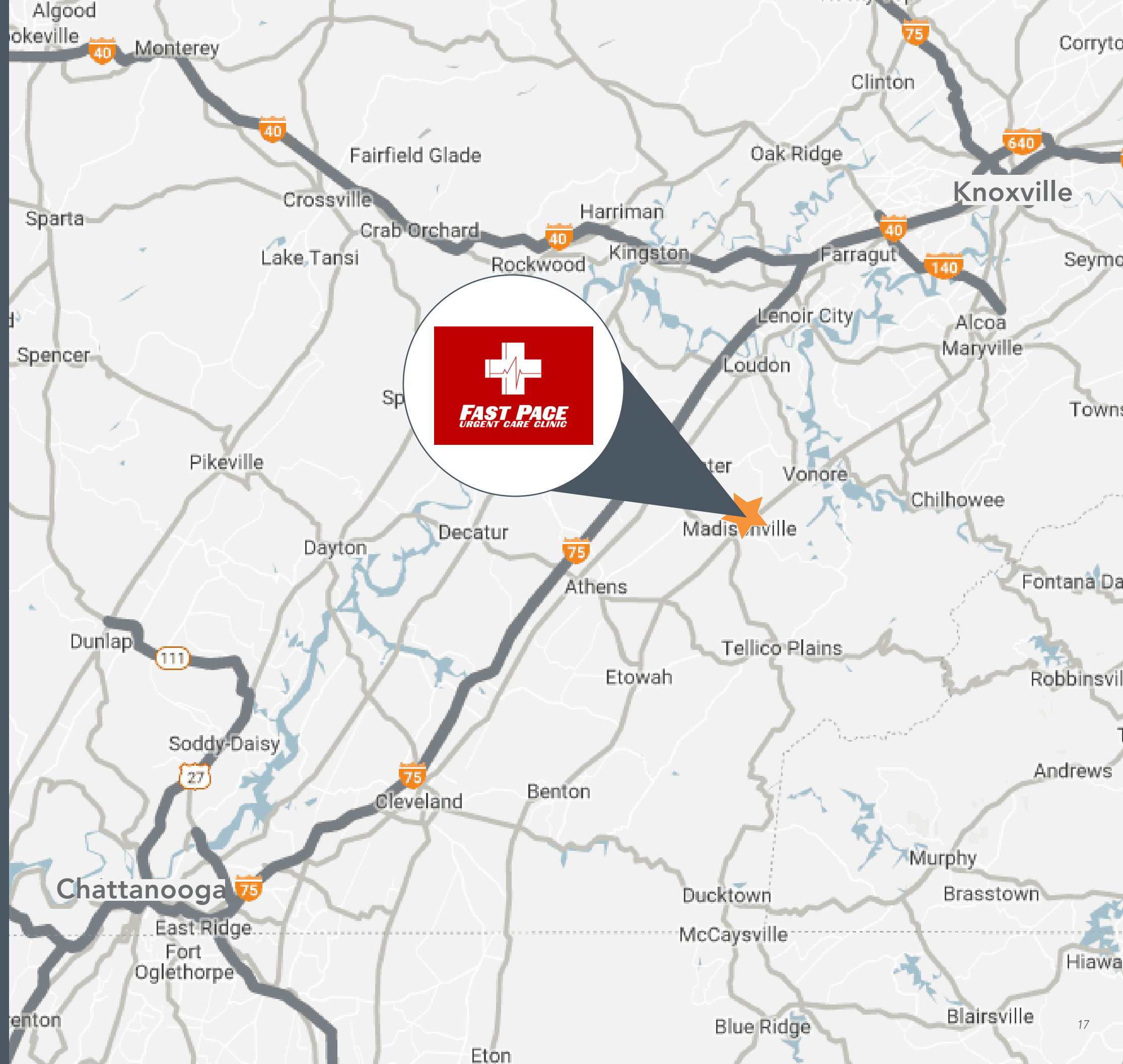


# Madisonville, TN

Madisonville is located in East Tennessee. The city sits 12 miles east of interstate 75; forty-four miles south of Knoxville and seventy-eight miles north of Chattanooga. Madisonville is the county seat of Monroe County and home to 4,927 people. Madisonville is also home to Hiwassee College, which offers seven different majors to its 302 students.

Because of its easy access to major MSA's like Knoxville and Chattanooga, Madisonville (and the greater Monroe County) is a great host to major manufacturers. The top employers in Monroe County are, JTEKT Automotive TN-Vonore Co (1,200 jobs), Brunswick Boat Group & Sea Ray Boats, Inc (728 jobs), Carlex Glass Co (539 jobs), Mastercraft Boat Co (510 jobs), Commercial Vehicle Group (500 jobs), and Havco Wood Products (420 jobs).

The residents of Madisonville enjoy many outdoor activities like hiking, biking and sports at Kefauver Park as well as swimming and Kayaking in Madisonville Lake. Tsali Notch Vineyard is a major attraction in Madison as well, the 202 acre farm attracts visitors from all around.







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