

FAST PACE **URGENT CARE CLINIC**

CHURCH HILL, TN

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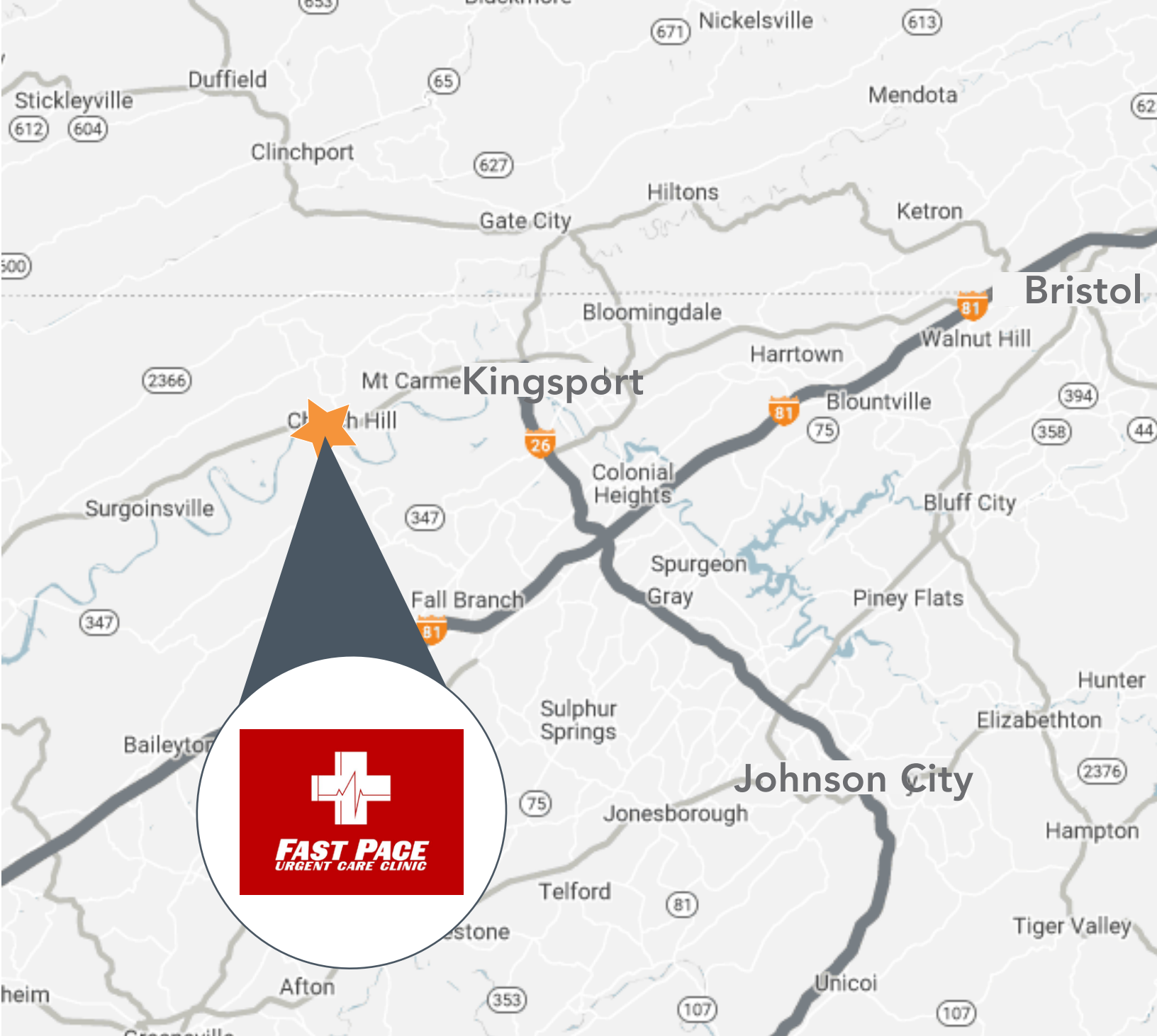


MARKET  STREET

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INVESTMENT HIGHLIGHTS



- \$112,143 / year (\$9,345.23 / month)
- Anticipated Lease Commencement: August 2020
- 12 Year Lease
- 7.25% Increase in Yr. 7 (\$120,273)
- Three 6-Yr. Options with 7.25% increase every option (\$128,993, \$138,345, \$148,375)
- 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%
- Outparcel to a Food Lion and Dollar General anchored shopping center.

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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

THE OFFERING	
Tenant Name	Fast Pace Urgent Care
Address	1116 Hwy 11 West
Rentable Square Feet	2,800
Year Built	2020
Acreage	0.90
Parcel #	044 005.03

PRICING SUMMARY	
Offering Price	\$1,495,237
Down Payment	\$373,809 (25%)
Net Operating Income	\$112,143
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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FINANCIAL ANALYSIS

Income Summary	From	To	Monthly	Yearly	
Term					
	yr. 1	August 2020	July 2021	See Note Below	
	yr. 2	August 2021	July 2022	\$9,345.23	\$112,143
	yr. 3	August 2022	July 2023	\$9,345.23	\$112,143
	yr. 4	August 2023	July 2024	\$9,345.23	\$112,143
	yr. 5	August 2024	July 2025	\$9,345.23	\$112,143
	yr. 6	August 2025	July 2026	\$9,345.23	\$112,143
	yr. 7	August 2026	July 2027	\$10,022.76	\$120,273
	yr. 8	August 2027	July 2028	\$10,022.76	\$120,273
	yr. 9	August 2028	July 2029	\$10,022.76	\$120,273
	yr. 10	August 2029	July 2030	\$10,022.76	\$120,273
	yr. 11	August 2030	July 2031	\$10,022.76	\$120,273
	yr. 12	August 2031	July 2032	\$10,022.76	\$120,273
Opt 1	13-18	August 2032	July 2037	\$10,749.42	\$128,993
Opt 2	19-24	August 2037	July 2042	\$11,528.75	\$138,345
Opt 3	25-30	August 2042	July 2047	\$12,364.58	\$148,375

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 1st year rent abatement. Seller to credit the buyer at closing the pro rata rent due during the abatement period.

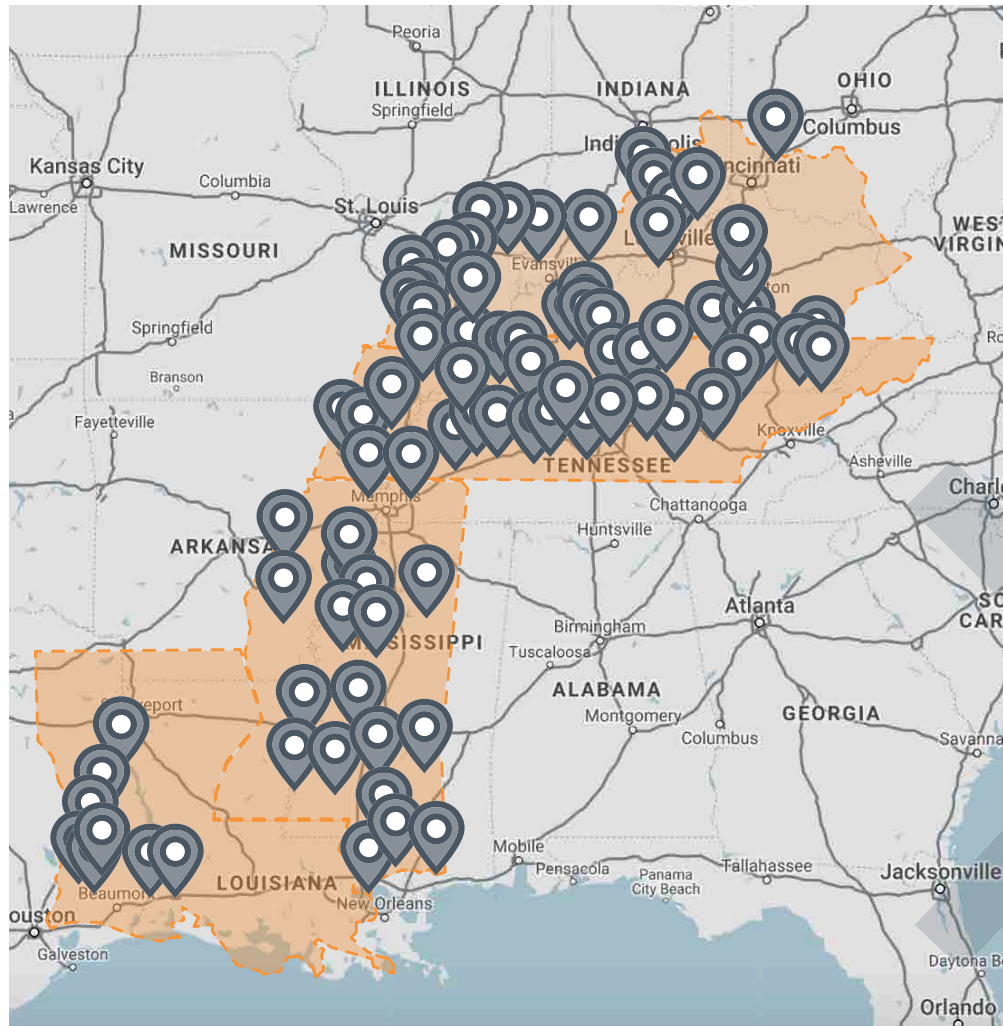
TENANT OVERVIEW

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

DEMOGRAPHICS

Description	3 Mile	5 Miles	7 Miles
POPULATION BY YEAR			
Population (4/1/1990)	7641	16210	24983
Population (4/1/2000)	5849	17693	29235
Population (4/1/2010)	6014	20001	30820
Population (1/1/2018)	6086	19983	30716
Population (1/1/2023)	6120	20093	30901
Percent Growth (2018/2010)	1.2	-0.09	-0.34
Percent Forecast (2023/2018)	0.56	0.55	0.6
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	3008	6299	9714
Households (4/1/2000)	2422	7173	11931
Households (4/1/2010)	2477	8348	12882
Households (1/1/2018)	2517	8370	12899
Households (1/1/2023)	2539	8440	13023
Percent Growth (2018/2010)	1.61	0.26	0.13
Percent Forecast (2023/2018)	0.87	0.84	0.96
GENERAL POPULATION CHARACTERISTICS			
Median Age	41.4	41.4	42.4
Male	2887	9784	14979
Female	3127	10217	15841
Density	552.8	186.6	195
Urban	5054	13224	20933
Rural	960	6777	9887
GENERAL HOUSEHOLD CHARACTERISTICS			
Households (4/1/2010)	2477	8348	12882
Families	1742	5862	9020
Non-Family Households	735	2486	3862
Average Size of Household	2.38	2.38	2.38
Median Age of Householder	52.4	52.3	53.3
Median Value Owner Occupied (\$)	133288	113498	120774
Median Rent (\$)	450	482	467
Median Vehicles Per Household	2.5	2.5	2.5
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	2752	9404	14388
Housing, Owner Occupied	1795	6250	9929
Housing, Renter Occupied	682	2098	2953
Housing, Vacant	275	1056	1506
POPULATION BY RACE			
White Alone	5810	19308	29666
Black Alone	76	244	450
Asian Alone	43	140	195
American Indian and Alaska Native Alone	12	50	72
Other Race Alone	22	64	103
Two or More Races	51	195	334
POPULATION BY ETHNICITY			
Hispanic	89	230	361
White Non-Hispanic	5749	19160	29431
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	139188917	442867605	740554692
Total Household Income (\$)	139086450	442765138	737665110
Median Household Income (\$)	51065	44033	46284
Average Household Income (\$)	56151	53038	57263
Per Capita Income (\$)	23144	22142	24028



Location: Fast Pace Urgent Care
 City: Church Hill, TN
 Latitude: 36° : 31' : 04"
 Longitude: -82° : 42' : 50"

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.

KINGSPORT
9 miles

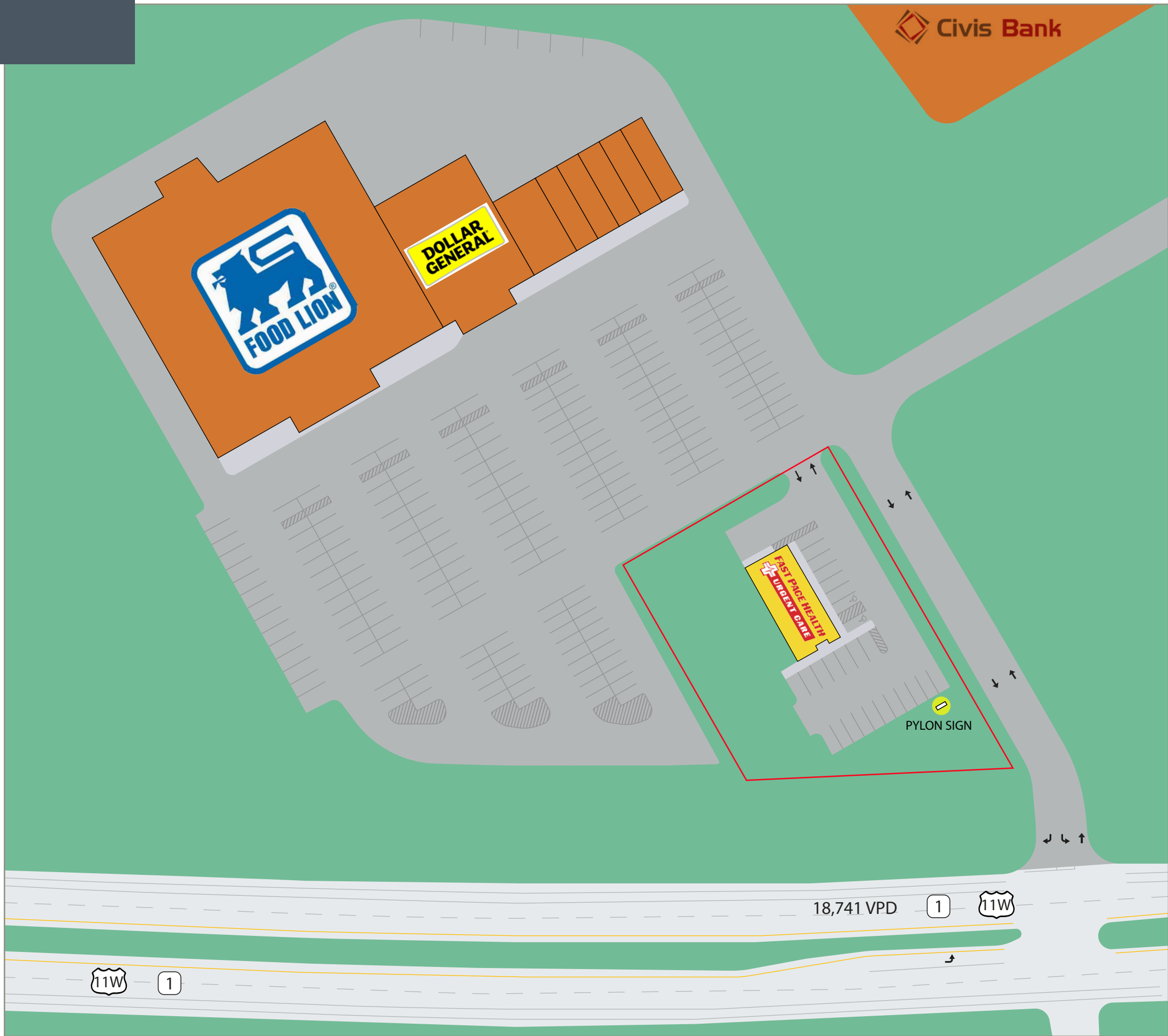


HIGHWAY 11 WEST: 18,741 VPD



- FAST PACE
- CHURCH HILL ELEMENTARY SCHOOL
338 students
- CHURCH HILL MIDDLE SCHOOL
402 students
- THE LANDINGS ON SILVER LAKE APARTMENTS
132 units; Class B complex built in 1986

SITE PLAN





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LOCATION OVERVIEW

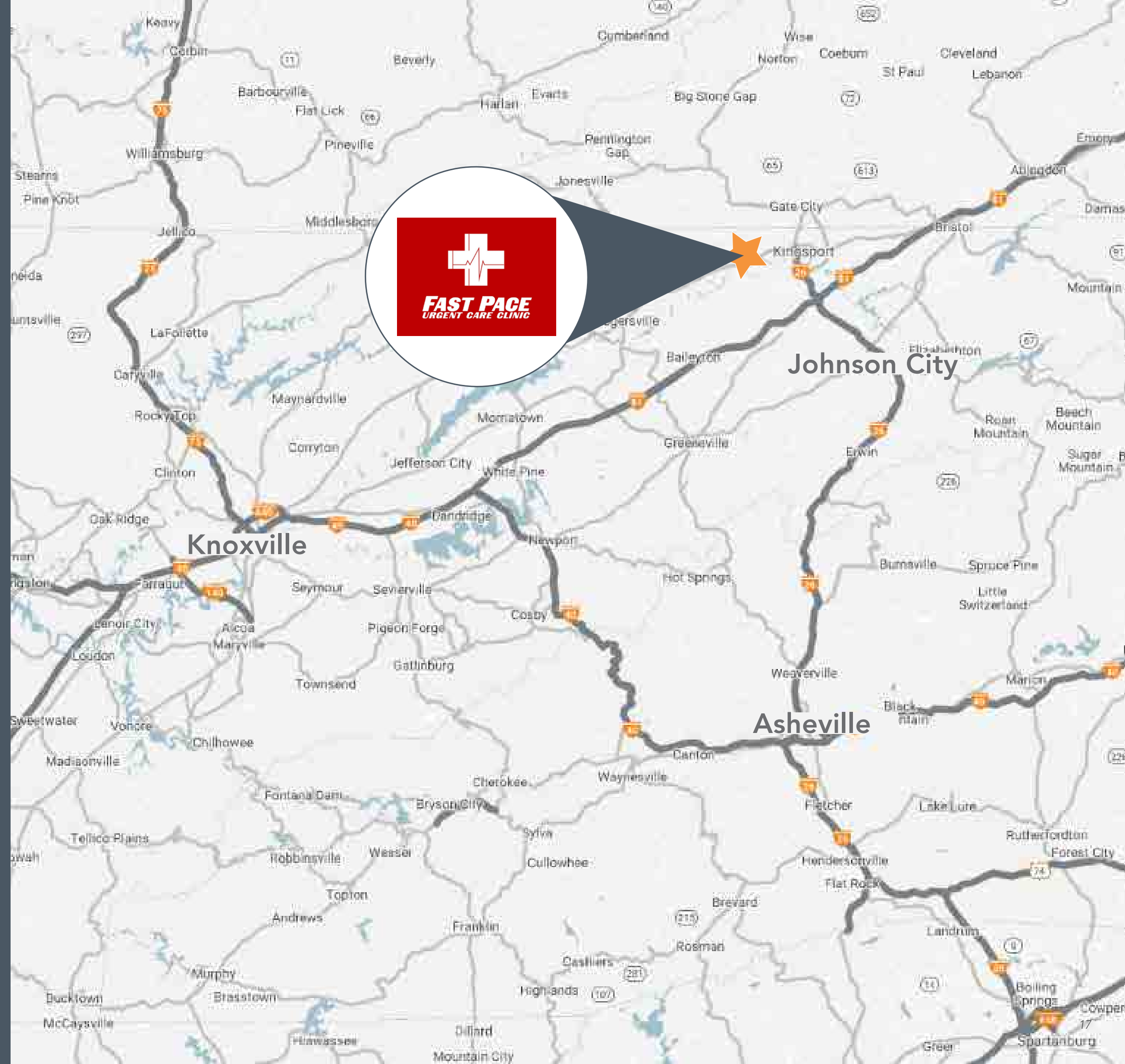


Church Hill, TN

Church Hill is a beautiful town in the North East region of Tennessee and is part of the Johnson City MSA. Located in Hawkins County, Church Hill is about 83 miles North East of Knoxville, 31 miles North West of Johnson City, and 90 miles north of Asheville, NC. Church Hill is the proud home of 6,679 people with a median household income of over \$43,000.

Church Hill and Hawkins County as a whole are major industrial and manufacturing areas. This provides a constant supply of work for residents, as well a constant supply of new opportunity as manufacturing needs rise. Some of Hawkins Counties major employers are, BAE Systems (1,100 jobs), Barrette Outdoor Living plant (650 jobs), AGC Glass North America (615 jobs), ZF-TRW (420 jobs), Cooper Standard (379 jobs), Hutchinson Sealing Systems, Inc. (370 jobs), and Baldor Dodge Reliance (249 jobs).

As a testament to Church Hill and the Hawkins County economy, this impressive list of employers is continuing to grow. Miyake Forging North America Corp. officially opened its \$13.7 million, 45,000-square-foot plant in 2017, they now employ 60 workers. In 2018, AGC Glass North America announced they were investing \$40.6 million and adding 100,000 additional square feet to their plant which will add 85 new jobs. Also in 2018, BAE Systems secured a \$158 million contract to replace an existing coal-fired power supply to a natural gas-fired steam facility and reduce the facility's environmental footprint.





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Harrison Truex
Managing Partner
harrison@marketstreetretail.com

Ben Sullivan
Managing Partner
ben@marketstreetretail.com

Tim Hickey
Managing Partner
tim@marketstreetretail.com