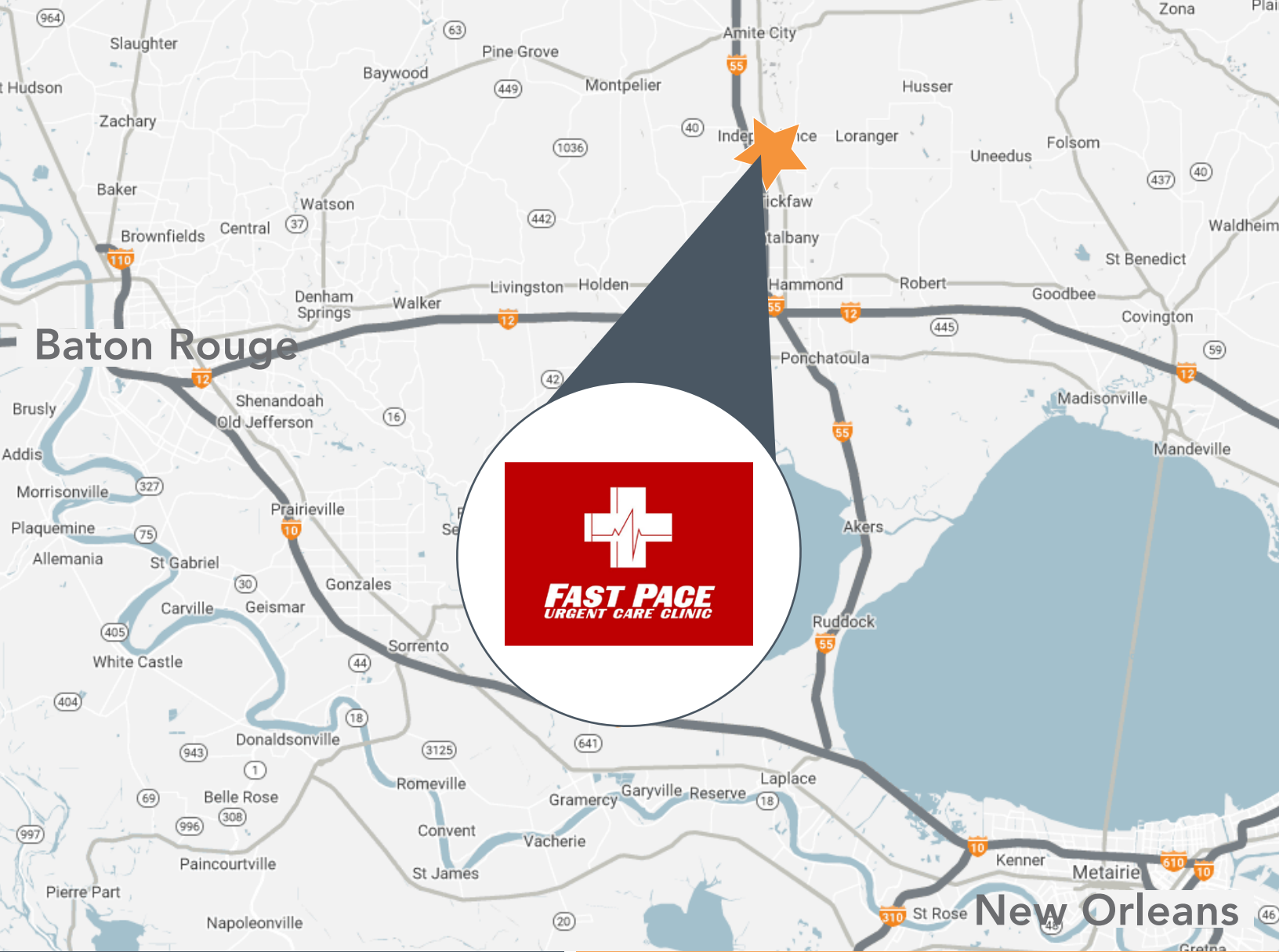




# FAST PACE URGENT CARE

INDEPENDENCE, LA

# INVESTMENT HIGHLIGHTS



- \$110,975 / year (\$9,247.96 / month)
- Anticipated Lease Commencement: October 2020
- 15 Year NNN Lease
- 10% Increase in Yr. 6 (\$122,073) & Yr. 11 (\$134,280)
- Three 5-Yr. Options with 10% increase every option (\$147,708, \$162,479, \$178,727)
- 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
- 120+ 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.

# OFFERING SUMMARY

## THE OFFERING

Tenant Name	Fast Pace Urgent Care
Address	387 West Railroad Avenue
Rentable Square Feet	2,800
Year Built	2020
Acreage	0.46
Parcel #	854409

## PRICING SUMMARY

Offering Price	\$1,585,364
Down Payment	\$396,341 (25%)
Net Operating Income	\$110,975
Capitalization Rate	7.00%

## LEASE DETAILS

Initial Term	15 Years
Lease Commenced	October 2020
Lease Expires	September 2035
Landlord Responsibilities	NNN
Increases	Yr. 6 & Yr. 11
Options	Three 5-Yr. Options

# FINANCIAL ANALYSIS

Base Term	From	To	Monthly	Yearly
yr. 1	October 2020	September 2021	\$9,247.96	\$110,975
yr. 2	October 2021	September 2022	\$9,247.96	\$110,975
yr. 3	October 2022	September 2023	\$9,247.96	\$110,975
yr. 4	October 2023	September 2024	\$9,247.96	\$110,975
yr. 5	October 2024	September 2025	\$9,247.96	\$110,975
yr. 6	October 2025	September 2026	\$10,172.75	\$122,073
yr. 7	October 2026	September 2027	\$10,172.75	\$122,073
yr. 8	October 2027	September 2028	\$10,172.75	\$122,073
yr. 9	October 2028	September 2029	\$10,172.75	\$122,073
yr. 10	October 2029	September 2030	\$10,172.75	\$122,073
yr. 11	October 2030	September 2031	\$11,190.03	\$134,280
yr. 12	October 2031	September 2032	\$11,190.03	\$134,280
yr. 13	October 2032	September 2033	\$11,190.03	\$134,280
yr. 14	October 2033	September 2034	\$11,190.03	\$134,280
yr. 15	October 2034	September 2035	\$11,190.03	\$134,280

Options	From	To	Monthly	Yearly
16-20	October 2035	September 2040	\$12,309.03	\$147,708
21-25	October 2040	September 2045	\$13,539.93	\$162,479
26-30	October 2045	September 2050	\$14,893.93	\$178,727



# TENANT OVERVIEW

## FAST PACE URGENT CARE

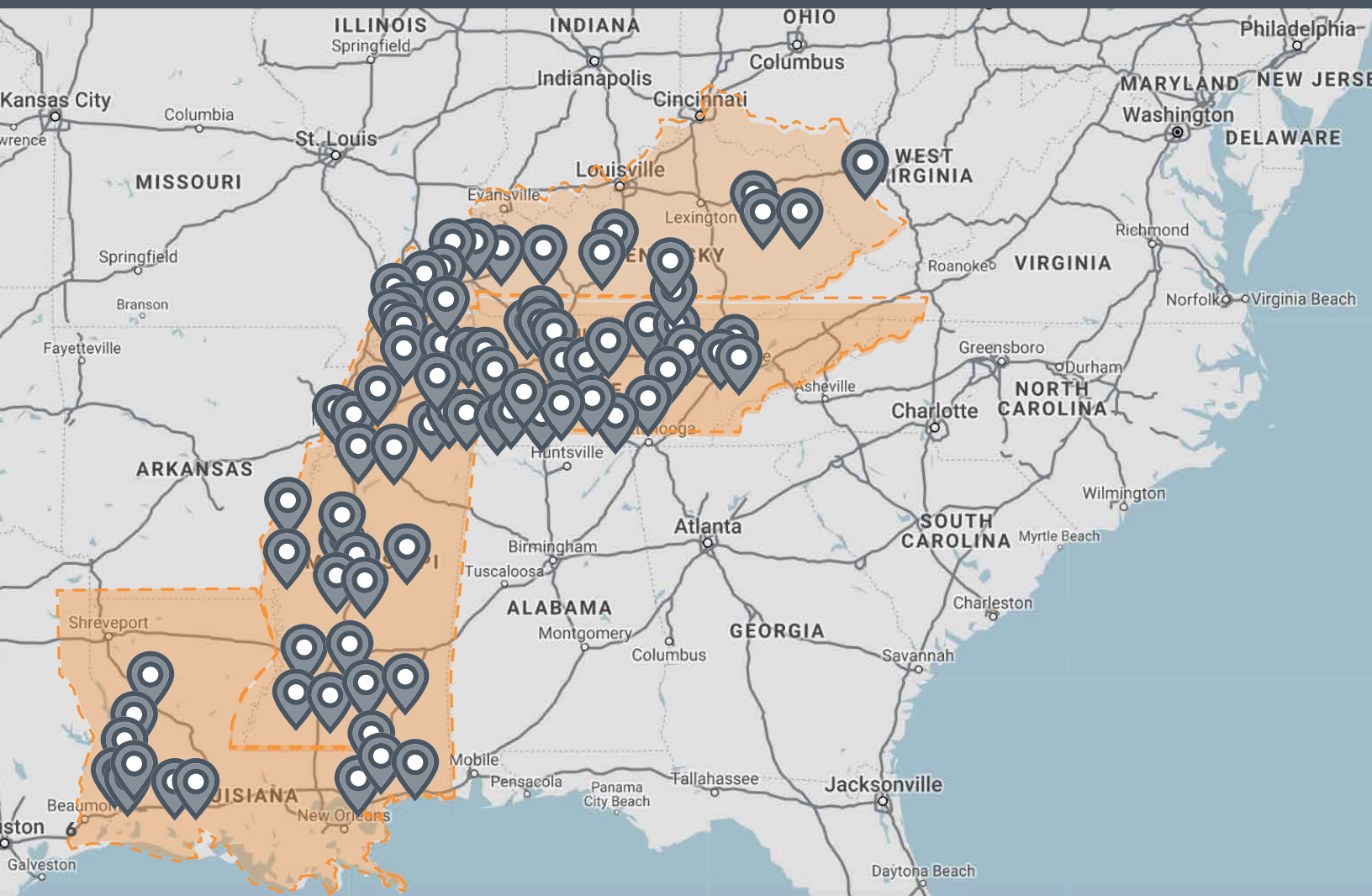
Fast Pace Urgent Care opened its first clinic in Collinwood, TN in 2009 with the goal of providing accessible and affordable healthcare to the uninsured and under served in rural areas. Today, there are now 100+ Fast Pace Urgent Care clinics throughout Tennessee, Kentucky, Mississippi and Louisiana, 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

# 120+

## LOCATIONS

TENNESSEE  
KENTUCKY  
LOUISIANA  
MISSISSIPPI

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



# DEMOGRAPHICS

Description	3 Miles	5 Miles	7 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/1990)	4,411	7,574	18,519
Population (4/1/2000)	5,697	9,994	21,862
Population (4/1/2010)	6,190	11,638	26,460
Population (1/1/2018)	6,914	13,047	29,645
Population (1/1/2023)	7,087	13,378	30,403
Percent Growth (2018/2010)	11.7	12.11	12.04
Percent Forecast (2023/2018)	2.5	2.54	2.56
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/1990)	1,640	2,751	6,693
Households (4/1/2000)	2,096	3,590	7,972
Households (4/1/2010)	2,343	4,276	9,885
Households (1/1/2018)	2,659	4,869	11,259
Households (1/1/2023)	2,747	5,032	11,640
Percent Growth (2018/2010)	13.49	13.87	13.9
Percent Forecast (2023/2018)	3.31	3.35	3.38
<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	35.5	34.5	33.3
Male	3,008	5,620	12,992
Female	3,182	6,018	13,468
Density	187.4	163.1	176.7
Urban	2,364	3,173	10,930
Rural	3,826	8,465	15,530
<b>GENERAL HOUSEHOLD CHARACTERISTICS</b>			
Households (4/1/2010)	2,343	4,276	9,885
Families	1,652	3,117	6,872
Non-Family Households	691	1,159	3,013
Average Size of Household	2.64	2.72	2.66
Median Age of Householder	50.4	49.8	48.4
Median Value Owner Occupied (\$)	91,410	99,511	101,538
Median Rent (\$)	538	522	553
Median Vehicles Per Household	2.2	2.2	2.2
<b>GENERAL HOUSING CHARACTERISTICS</b>			
Housing, Units	2,568	4,715	10,905
Housing, Owner Occupied	1,742	3,226	6,884
Housing, Renter Occupied	601	1,050	3,001
Housing, Vacant	225	439	1,020
<b>POPULATION BY RACE</b>			
White Alone	3,921	7,682	17,311
Black Alone	1,831	3,370	7,990
Asian Alone	61	85	151
American Indian and Alaska Native Alone	28	38	104
Other Race Alone	232	288	522
Two or More Races	117	175	382
<b>POPULATION BY ETHNICITY</b>			
Hispanic	546	713	1,511
White Non-Hispanic	3,694	7,353	16,486
<b>GENERAL INCOME CHARACTERISTICS</b>			
Total Personal Income (\$)	114,472,816	223,121,966	494,803,206
Total Household Income (\$)	114,472,816	223,121,966	490,655,566
Median Household Income (\$)	37,448	40,057	39,025
Average Household Income (\$)	48,857	52,180	49,636
Per Capita Income (\$)	18,493	19,172	18,700



Location: Fast Pace Urgent Care  
 City: Independence, LA  
 Latitude: 30° : 37' : 53"  
 Longitude: -90° :30' : 00"

**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.

# AERIAL



**INDEPENDENCE HIGH  
MAGNET SCHOOL**  
0.5 miles

**WEST RAILROAD AVENUE:**  
7,823 VPD

**HAMMOND, LA  
AND SOUTHEASTERN  
LOUISIANA UNIVERSITY**  
10 miles

**FAST PACE**  
URGENT CARE CLINIC

- **FAST PACE**
- **INDEPENDENCE MIDDLE SCHOOL**  
307 students
- **MATER DOLOROSA SCHOOL**  
170 students
- **LSU LALLIE KEMP REGIONAL MEDICAL CENTER**  
24-bed acute critical care access hospital; 125 jobs
- **INDEPENDENCE MAGENT SCHOOL**  
358 students

SITE PLAN



MARKET  STREET  
retail advisors

FAST PACE HEALTH  
URGENT CARE  
LOCATION OVERVIEW

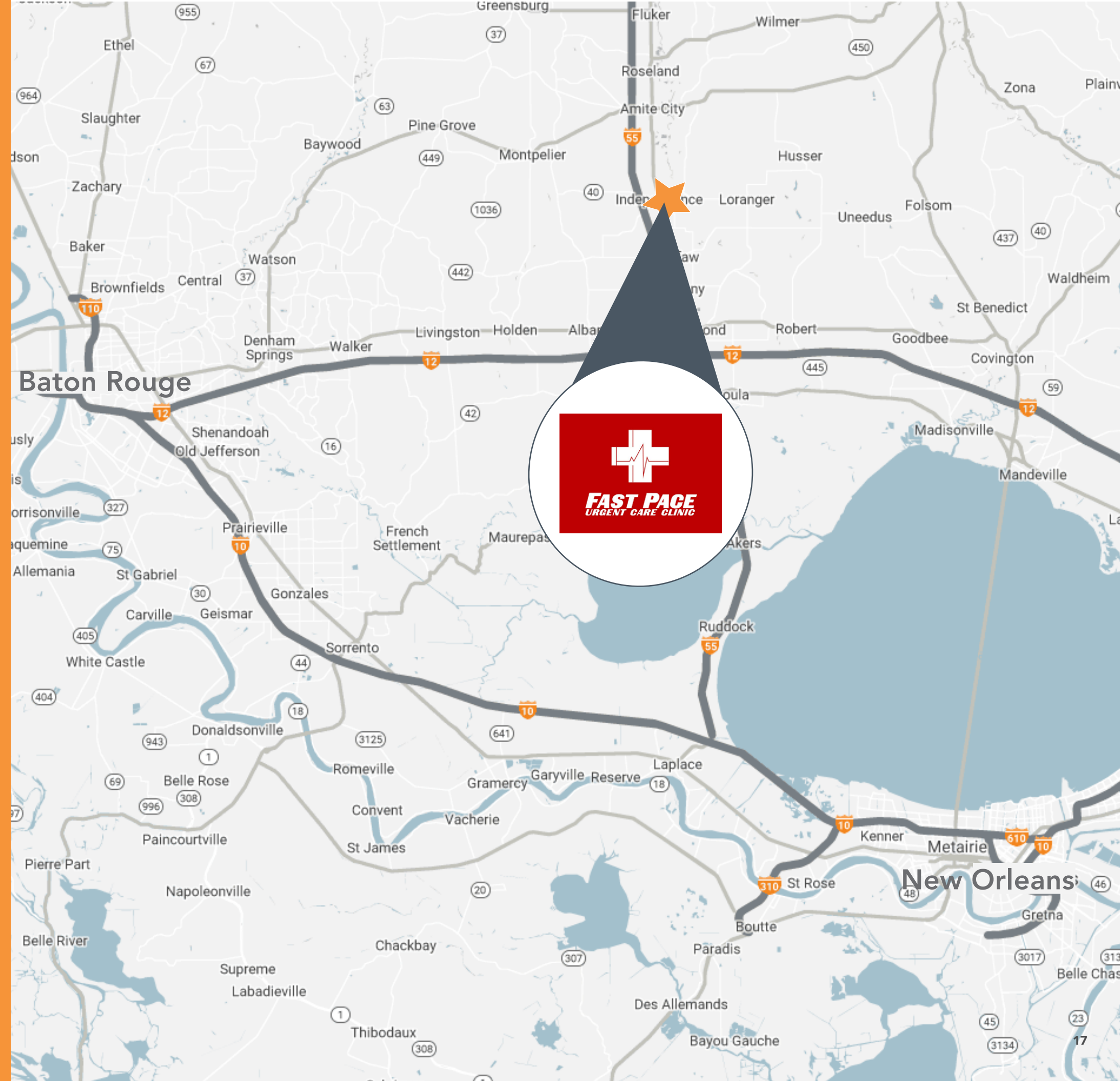


# INDEPENDENCE, LA

Independence, LA is a town with a population of 1,893 located in the southeastern part of the state of Louisiana. Originally known as Uncle Sam, the town was found in 1837 when the New Orleans and Nashville Railroad Company collaborated on the land. The area attracted many settlers to grow luscious berries in the fertile ground, and a new railroad company came as well. Known as 'Little Italy', Independence today is home to many second and third generation Italian-American doctors, nurses, pharmacists, bankers, businessmen, principals, teachers, and successful politicians. Although Independence has plenty of local amenities, the residents also have access to major MSA's nearby. Within a 200-mile radius, Independence residents and businesses have access to Baton Rouge (52 miles), New Orleans (68 miles), Hattiesburg (105 miles), Lafayette (108 miles), Jackson (118 miles), and Mobile (175 miles). The combination of the close proximity of these MSA's and the railroad system creates easy transportation for all industries.

Top employers in area include the Tangipahoa Parish School System (2,760 jobs), North Oaks Medical Center (2,700), Southeastern Louisiana University (1,100 jobs), and Inner Parish Security Corp (1,100 jobs). There are also colleges in the area that provide even more jobs including Louisiana State University, University of New Orleans, Tulane University, Southern University, and Xavier University.

There are many things to do in the area. You can go to the Independence Farmers Market, have fun at the Independence Sicilian Heritage Festival, Independence Italian Cultural Museum, or spend a weekend at the Indian Creek Campground & RV Park. You could also travel to the French Quarter of New Orleans and enjoy the festivities of Mardi Gras or go watch the New Orleans Saints play a game at the recently renovated Mercedes-Benz Superdome.





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