



# FAST PACE URGENT CARE

PEARL RIVER, LA

# INVESTMENT HIGHLIGHTS



- \$105,798 / year (\$8,816.54 / month)
- Anticipated Lease Commencement: November 2020
- 15 Year NNN Lease
- 10% Increase in Yr. 6 (\$116,378) & Yr. 11 (\$128,016)
- Three 5-Yr. Options with 10% increase every option (\$140,818, \$154,900, \$170,389)
- 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	64410 LA-41
Rentable Square Feet	2,800
Year Built	2020
Acreage	0.85
Parcel #	1228061035

## PRICING SUMMARY

Offering Price	\$1,511,406
Down Payment	\$377,852 (25%)
Net Operating Income	\$105,798
Capitalization Rate	7.00%

## LEASE DETAILS

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

# FINANCIAL ANALYSIS

Base Term	From	To	Monthly	Yearly
yr. 1	November 2020	October 2021	\$8,816.54	\$105,798
yr. 2	November 2021	October 2022	\$8,816.54	\$105,798
yr. 3	November 2022	October 2023	\$8,816.54	\$105,798
yr. 4	November 2023	October 2024	\$8,816.54	\$105,798
yr. 5	November 2024	October 2025	\$8,816.54	\$105,798
yr. 6	November 2025	October 2026	\$9,698.19	\$116,378
yr. 7	November 2026	October 2027	\$9,698.19	\$116,378
yr. 8	November 2027	October 2028	\$9,698.19	\$116,378
yr. 9	November 2028	October 2029	\$9,698.19	\$116,378
yr. 10	November 2029	October 2030	\$9,698.19	\$116,378
yr. 11	November 2030	October 2031	\$10,668.01	\$128,016
yr. 12	November 2031	October 2032	\$10,668.01	\$128,016
yr. 13	November 2032	October 2033	\$10,668.01	\$128,016
yr. 14	November 2033	October 2034	\$10,668.01	\$128,016
yr. 15	November 2034	October 2035	\$10,668.01	\$128,016

Options	From	To	Monthly	Yearly
16-20	November 2035	October 2040	\$11,734.81	\$140,818
21-25	November 2040	October 2045	\$12,908.29	\$154,900
26-30	November 2045	October 2050	\$14,199.12	\$170,389



# TENANT OVERVIEW

## FAST PACE URGENT CARE

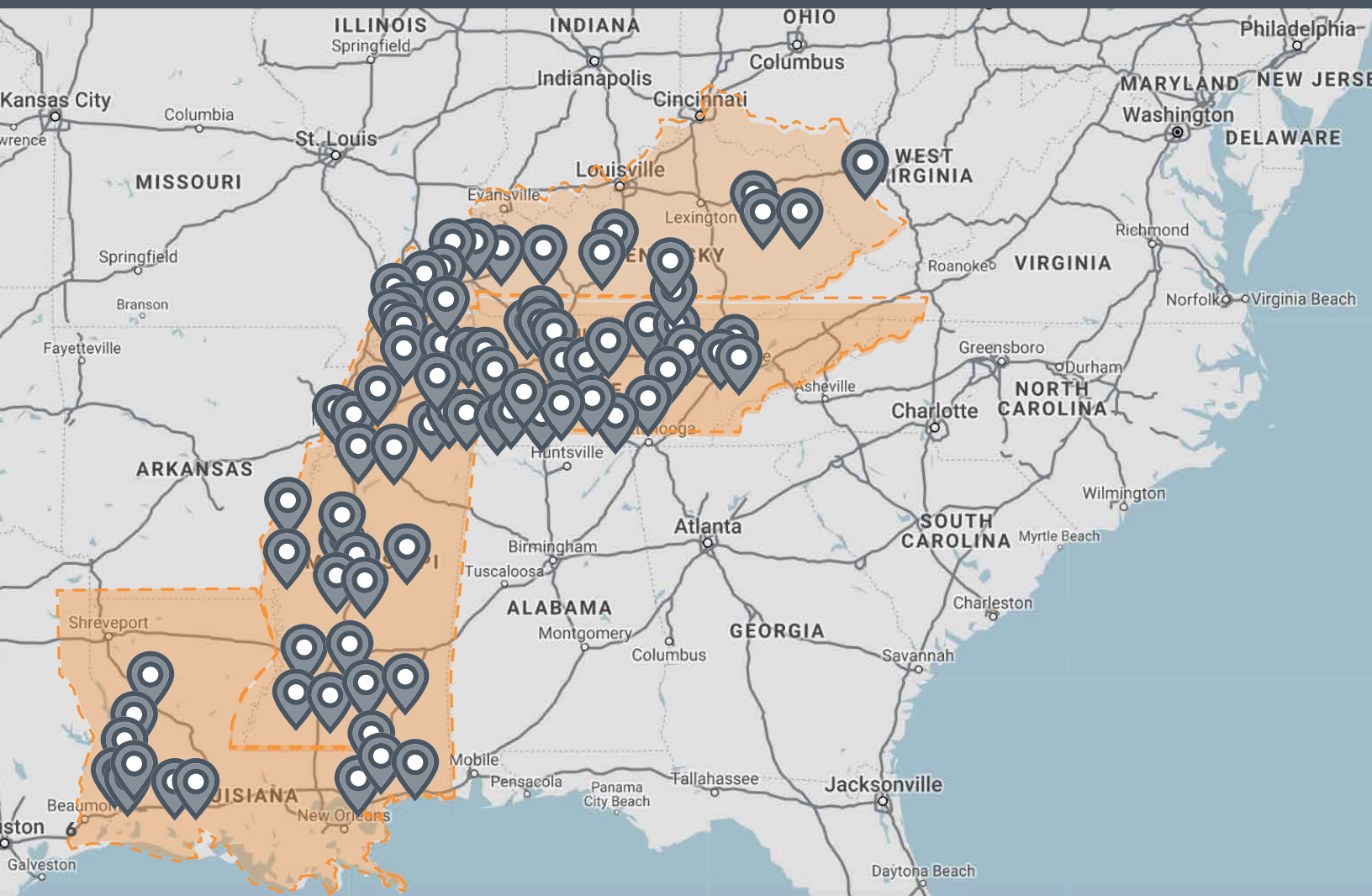
Fast Pace Urgent Care opened its first clinic in Collinwood, TN in 2009 with the goal of providing accessible and affordable healthcare to the uninsured and under served in rural areas. Today, there are now 100+ Fast Pace Urgent Care clinics throughout Tennessee, Kentucky, Mississippi and Louisiana, 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)	6,276	21,982	46,608
Population (4/1/2000)	6,906	26,775	54,385
Population (4/1/2010)	8,612	30,770	62,862
Population (1/1/2020)	9,633	34,301	70,011
Population (1/1/2025)	9,820	34,953	71,333
Percent Growth (2020/2010)	11.86	11.48	11.37
Percent Forecast (2025/2020)	1.94	1.9	1.89
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/1990)	2,141	7,319	15,606
Households (4/1/2000)	2,529	9,527	19,150
Households (4/1/2010)	3,219	11,320	22,880
Households (1/1/2020)	3,661	12,844	25,921
Households (1/1/2025)	3,763	13,199	26,635
Percent Growth (2020/2010)	13.73	13.46	13.29
Percent Forecast (2025/2020)	2.79	2.76	2.75
<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	39.1	38.4	38.3
Male	4,219	15,071	30,683
Female	4,393	15,699	32,179
Density	166.60	277.5	456.4
Urban	4,783	25,296	55,529
Rural	3,829	5,474	7,333
<b>GENERAL HOUSEHOLD CHARACTERISTICS</b>			
Households (4/1/2010)	3,219	11,320	22,880
Families	2,311	8,271	16,992
Non-Family Households	908	3,049	5,888
Average Size of Household	2.68	2.69	2.72
Median Age of Householder	52.2	51.3	51.5
Median Value Owner Occupied (\$)	151,378	154,058	163,889
Median Rent (\$)	572	757	794
Median Vehicles Per Household	2.1	2.3	2.3
<b>GENERAL HOUSING CHARACTERISTICS</b>			
Housing, Units	3,482	12,102	24,516
Housing, Owner Occupied	2,547	8,846	17,838
Housing, Renter Occupied	672	2,474	5,042
Housing, Vacant	263	782	1,636
<b>POPULATION BY RACE</b>			
White Alone	7,442	25,077	49,791
Black Alone	826	4,170	9,421
Asian Alone	26	300	918
American Indian and Alaska Native Alone	100	260	392
Other Race Alone	63	380	1,026
Two or More Races	155	583	1,314
<b>POPULATION BY ETHNICITY</b>			
Hispanic	274	1,320	3,057
White Non-Hispanic	7,243	24,264	47,998
<b>GENERAL INCOME CHARACTERISTICS</b>			
Total Personal Income (\$)	221,684,836	785,303,244	1,682,960,032
Total Household Income (\$)	221,684,836	774,652,830	1,667,257,060
Median Household Income (\$)	45,386	52,860	55,594
Average Household Income (\$)	68,868	68,432	72,870
Per Capita Income (\$)	25,741	25,522	26,772



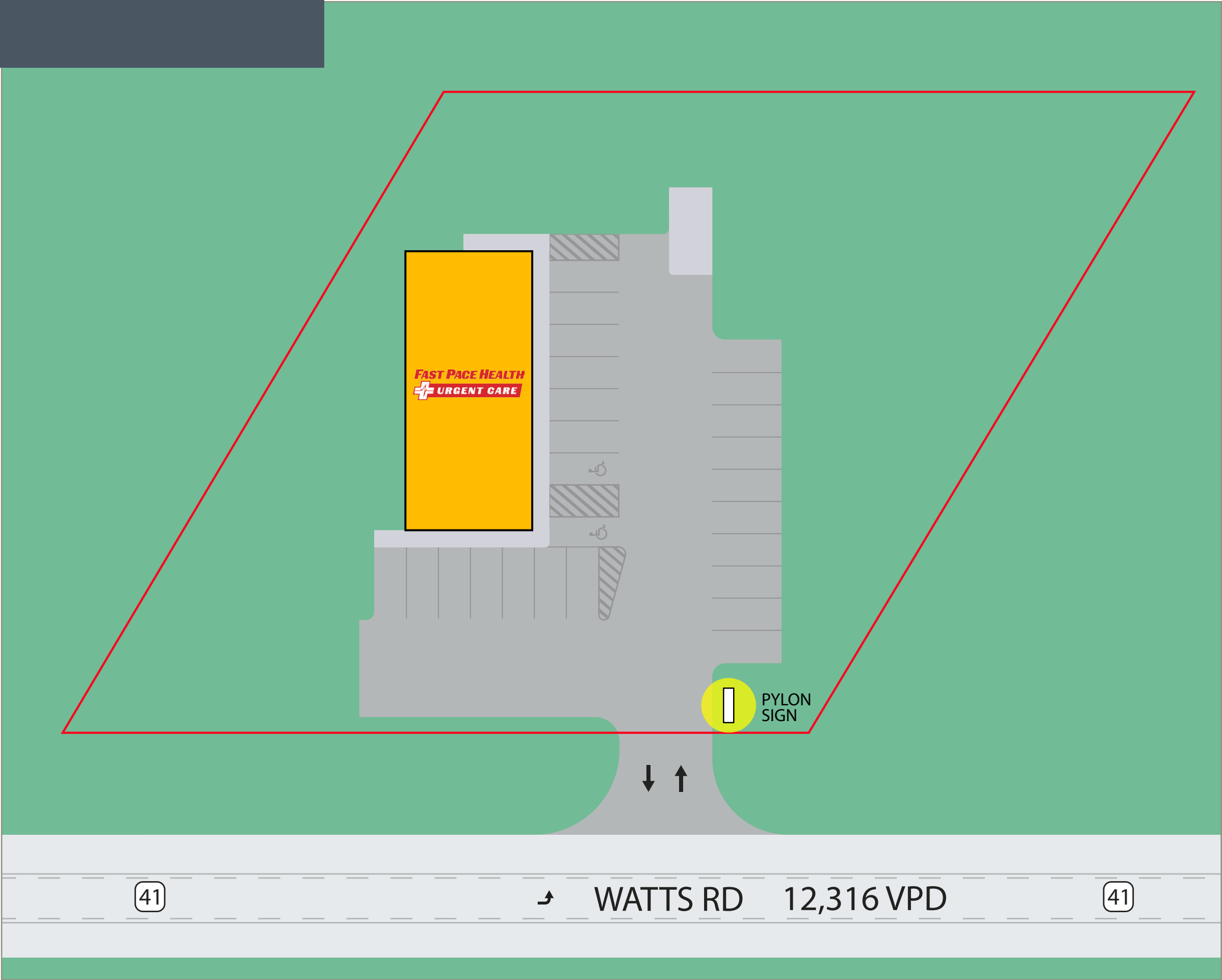
Location: Fast Pace Urgent Care  
 City: Pearl River, LA  
 Latitude: 30° : 37' : 53"  
 Longitude: -90° :30' : 00"

**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



# SITE PLAN



MARKET  STREET  
retail advisors

FAST PACE HEALTH  
URGENT CARE

LOCATION OVERVIEW

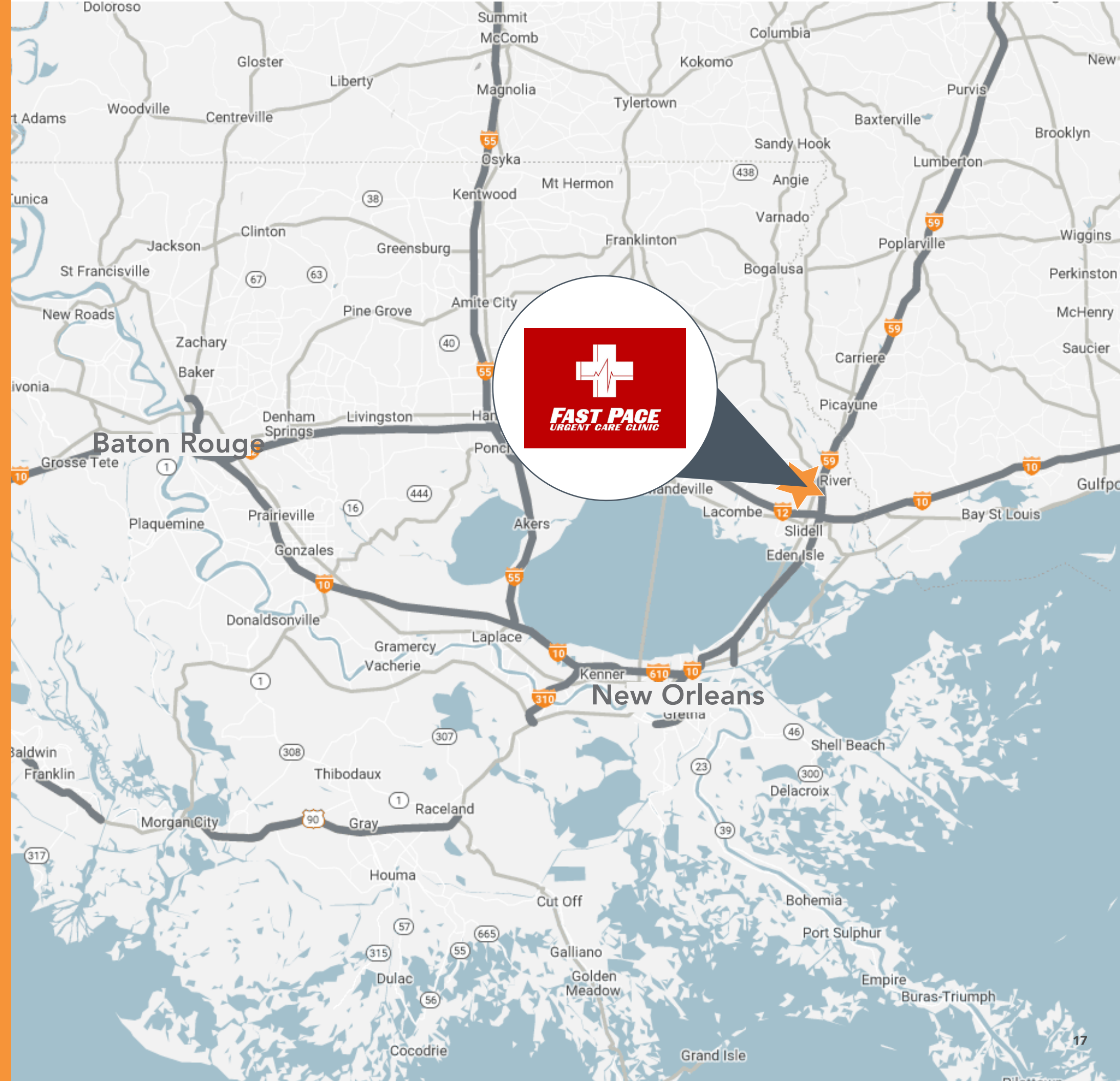


# PEARL RIVER, LA

Pearl River is a suburb of New Orleans with a population of 2,556. Pearl River is in St. Tammany Parish. Originally called Halloo, the town was founded in 1859 and was a small railroad town, located at the junction of the Northeastern and Poitevent and Favre's East Louisiana Railroads. After the train station was built in 1888, the name was changed to Pearl River. Although Pearl River has plenty of local amenities, the residents also have access to major MSA's nearby. Within a 250-mile radius, Pearl River residents and businesses have access to New Orleans (39 miles), Hattiesburg (72 miles), Baton Rouge (93 miles), Mobile (120 miles), Lafayette (142 miles), and Jackson (249 miles). The combination of the close proximity of these MSA's and the railroad system creates easy transportation for all industries.

The top employers in the area include Lakeview Regional Medical Center (740 jobs), Textron Systems Marine & Land System (901 jobs), Ochsner Medical Center-Northshore (1,359 jobs), and St. Tammany Parish Hospital (1,611 jobs). Being so close to New Orleans, there many other companies near by including Entergy (13,504 jobs), Louisiana Children's Medical Center, and Tulane University (6,100 jobs).

There many local opportunities to do fun things in Pearl River. You can camp at Crawford Landing in the Pearl River Wildlife Management Area, take a tour on the Honey Island Kayak Tour or New Orleans Kayak Swamp Tour, or experience the Pearl River & Honey Island Museum and Research Center. 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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