

# Fast Pace Health

ONEONTA, AL

MARKET  STREET  
retail advisors

 fastpace health

urgent care

RESERVED PARKING  
VAN  
MEDICAL

just walk in.

13013  
fastpace health  
HOURS:  
Monday-Friday  
8am - 8pm  
Saturday  
8am - 8pm  
Sunday  
1pm - 6pm

RESERVED PARKING  


urgent care

just walk in.



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# Investment Highlights

- ✓ **\$208,691 year** (\$17,391/ month)
- ✓ **Opening** 7/8/2024
- ✓ 15 Year Lease
- ✓ 2% Increase Annually
- ✓ Four 5-Yr. Options with 2% increase annually
- ✓ Located on AL-75
- ✓ 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



**\$2,801,221**

OFFERING PRICE



**\$208,691**

NET OPERATING  
INCOME



**7.45%**

CAPITALIZATION  
RATE

## Lease Details

**15 years**

INITIAL TERM

**JUL. 2024**

LEASE COMMENCED

\*120 DAY RENT ABATEMENT PERIOD

**OCT. 2039**

LEASE EXPIRES

**NNN**

TENANT  
RESPONSIBILITIES

**Structure Only**

LANDLORD  
RESPONSIBILITIES

**2% Annually**

INCREASES

**Four 5-Year**

OPTIONS



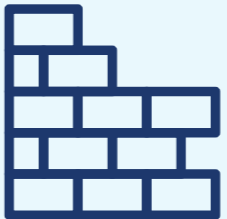
## Fast Pace Health



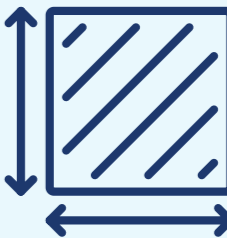
998 2ND AVENUE EAST  
ONEONTA, AL



2,740 SQUARE FEET



BUILT IN 2024



0.92 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	Nov. 2024	Nov. 2025	Nov. 2026	Nov. 2027	Nov. 2028	Nov. 2029	Nov. 2030	Nov. 2031	Nov. 2032	Nov. 2033	Nov. 2034	Nov. 2035	Nov. 2036	Nov. 2037	Nov. 2038
TO	Oct. 2025	Oct. 2026	Oct. 2027	Oct. 2028	Oct. 2029	Oct. 2030	Oct. 2031	Oct. 2032	Oct. 2033	Oct. 2034	Oct. 2035	Oct. 2036	Oct. 2037	Oct. 2038	Oct. 2039
MONTHLY	\$17,391	\$17,739	\$18,093	\$18,455	\$18,824	\$19,201	\$19,585	\$19,977	\$20,376	\$20,784	\$21,199	\$21,623	\$22,056	\$22,497	\$22,947
YEARLY	\$208,691	\$212,865	\$217,122	\$221,464	\$225,894	\$230,412	\$235,020	\$239,720	\$244,515	\$249,405	\$254,393	\$259,481	\$264,670	\$269,964	\$275,363

## + Option Terms

	YEAR 16-20	YEAR 21-25	YEAR 26-30	YEAR 31-35
FROM	Nov. 2039	Nov. 2044	Nov. 2049	Nov. 2054
TO	Oct. 2044	Oct. 2049	Oct. 2054	Oct. 2059
MONTHLY	\$23,406	\$25,842	\$28,532	\$31,501
YEARLY	\$280,870	\$310,104	\$342,379	\$378,014

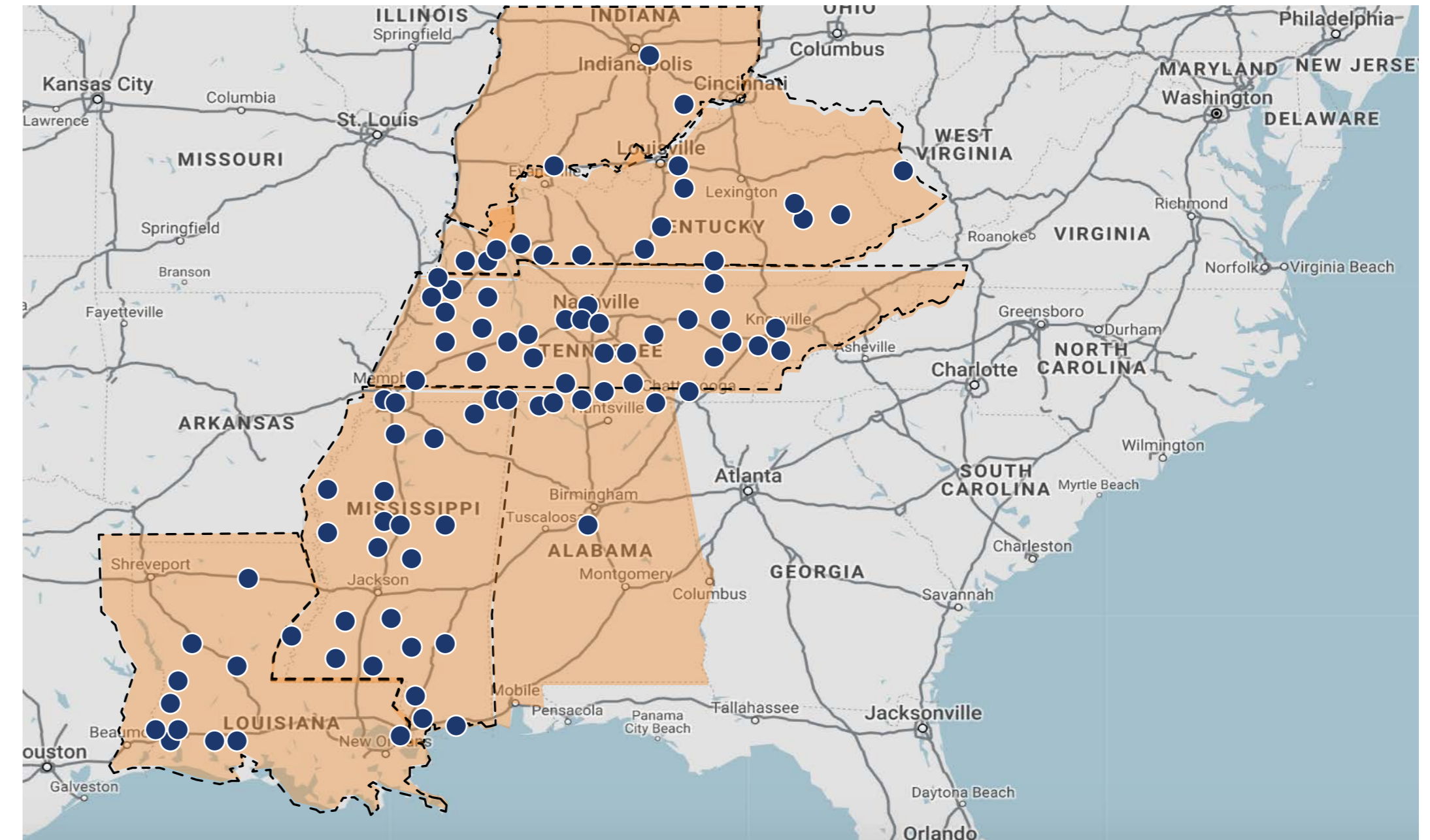




# Tenant Overview



**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	2 MILES	5 MILES	7 MILES
April 1, 2000	5,573	6,958	18,188
April 1, 2010	6,465	7,678	20,010
April 1, 2020	7,492	8,628	20,518
January 1, 2023	7,512	8,668	20,734
January 1, 2028	7,666	8,845	21,171

 Income Characteristics	2 MILES	5 MILES	7 MILES
Total Personal Income	213,994,252	268,247,189	589,671,139
Total Household Income	201,563,661	255,391,667	574,691,369
Median Household Income	45,000	45,480	48,483
Average Household Income	72,193	79,216	74,269
Per Capita Income	28,563	31,090	28,739

 Households By Year	2 MILES	5 MILES	7 MILES
April 1, 2000	2,175	2,715	6,860
April 1, 2010	2,484	2,954	7,501
April 1, 2020	2,792	3,224	7,738
January 1, 2023	2,806	3,247	7,658
January 1, 2028	2,861	3,310	7,993

 Household Characteristics	2 MILES	5 MILES	7 MILES
Households - April 1, 2020	2,792	3,224	7,738
Family Households	1,690	1,998	5,360
Non-Family Households	1,102	1,226	2,378
Avg. Size of Household	2.51	2.51	2.58
Median Size of Household	56.1	57.4	56.1
Median Value Owner-Occupied	168,074	160,853	137,964
Median Rent Per Rent	477	473	492
Median Vehicles Per Household	2.1	2.1	2.5





**WinSouth**  
CREDIT UNION

HOMETOWN BANK

**Aaron's**  
cricket  
Walmart

CHEVROLET

DOLLAR TREE

**O'Reilly** AUTO PARTS  
**MARVIN'S**  
TSC TRACTOR SUPPLY CO

EXPRESS OIL CHANGE  
10 MINUTE SERVICE

fastpace health  
urgent care

SONIC  
America's Drive-In

verizon

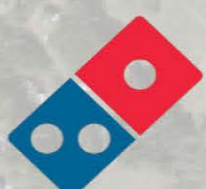
FACTORY CONNECTION

Advance Auto Parts

BURGER KING  
KFC  
ZAXBY'S

PRICE LESS  
Cost plus. Simple savings.

FARMERS home  
FURNITURE  
for Your Life



LendNation

CADENCE Bank  
UNITED STATES POSTAL SERVICE  
DOLLAR GENERAL  
Pizza Hut  
McDonald's

PIZZA PAPA JOHN'S

Days Inn  
BY WYNDHAM

Little Caesars Pizza

CVS pharmacy

SUBWAY

CAPTAIN D'S  
SEAFOOD KITCHEN

TACO BELL

REGIONS  
radioshack  
ACE Hardware

AL-75: 11,420 VPD



# Location Overview

Oneonta, Alabama, is a vibrant town that combines economic stability, cultural charm, and abundant recreational opportunities. A key demand driver in the area is its robust agricultural sector, which forms the backbone of the local economy. Additionally, the presence of industries such as manufacturing and healthcare provides a diverse range of employment opportunities. Major employers in Oneonta include Tyson Foods, Inc., which operates a significant poultry processing plant in the area, and the Blount County School System, which is a major contributor to the local economy. Recent economic announcements, such as infrastructure improvements and business expansions, further underscore the town's potential for growth and economic development.

Culturally, Oneonta offers a variety of activities and events that reflect its rich heritage and close-knit community spirit. The annual Covered Bridge Festival celebrates Oneonta's historic covered bridges with arts and crafts vendors, live music, and family-friendly activities, attracting visitors from across the region. The Blount County Memorial Museum provides insight into the area's history with exhibits and educational programs that highlight Oneonta's past. Additionally, the Oneonta Public Library hosts numerous community events, including book clubs, workshops, and children's storytimes, fostering a sense of community and cultural enrichment.

For outdoor enthusiasts, Oneonta boasts several parks and recreational facilities that provide opportunities for leisure and relaxation. The Palisades Park offers stunning views, hiking

trails, picnic areas, and rock climbing opportunities, making it a popular destination for nature lovers and adventure seekers. Swann Covered Bridge and Horton Mill Covered Bridge, two of the longest covered bridges in the United States, are located nearby and offer picturesque settings for picnicking and photography. Furthermore, the city's recreational sports leagues and community centers provide youth and adult programs that promote health and wellness. Overall, Oneonta offers a blend of economic opportunity, cultural richness, and outdoor recreation, making it an inviting destination for both residents and visitors.





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