

Fast Pace Health

SALEM, IN

MARKET  STREET
retail advisors

 fastpace health

urgent care

RESERVED PARKING
VAN

just walk in.

urgent care

13013
fastpace health
HOURS:
Monday-Friday
8am - 8pm
Saturday
8am - 5pm
Sunday
1pm - 5pm

RESERVED PARKING
RESERVED PARKING FOR INDIVIDUALS WITH PHYSICALLY HANDICAPPED VEHICLES
SEE LOCAL ORDINANCES FOR REGULATIONS AND FEES

urgent care

just walk in.

urgent care

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Investment Highlights

- ✓ **\$174,873 year** (\$14,573 / month)
- ✓ **Opening** 07/29/2024
- ✓ 15 Year Lease
- ✓ 2% Increase Annually
- ✓ Four 5-Yr. Options with 2% increase annually
- ✓ Located on East Hackberry Street
- ✓ 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



\$2,347,289
OFFERING PRICE



\$174,873
NET OPERATING
INCOME



7.45%
CAPITALIZATION
RATE

Lease Details

15 years
INITIAL TERM

JUL 29, 2024
LEASE COMMENCED
*120 DAY RENT ABATEMENT PERIOD

NOV. 2039
LEASE EXPIRES

NNN
TENANT
RESPONSIBILITIES

Structure Only
LANDLORD
RESPONSIBILITIES

2% Annually
INCREASES

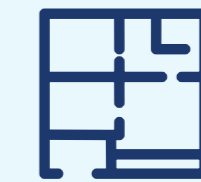
Four 5-Year
OPTIONS



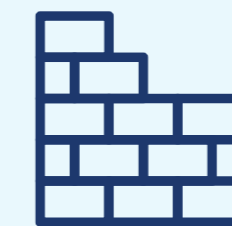
Fast Pace Health



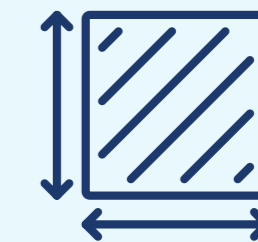
1308 E HACKBERRY ST
SALEM, IN (APPROX)



2,800 SQUARE FEET



BUILT IN 2024



0.96 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	Dec. 2024	Dec. 2025	Dec. 2026	Dec. 2027	Dec. 2028	Dec. 2029	Dec. 2030	Dec. 2031	Dec. 2032	Dec. 2033	Dec. 2034	Dec. 2035	Dec. 2036	Dec. 2037	Dec. 2038
TO	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	Nov. 2039
MONTHLY	\$14,573	\$14,864	\$15,161	\$15,465	\$15,774	\$16,089	\$16,411	\$16,740	\$17,074	\$17,416	\$17,764	\$18,119	\$18,482	\$18,851	\$19,228
YEARLY	\$174,873	\$178,370	\$181,938	\$185,577	\$189,288	\$193,074	\$196,935	\$200,874	\$204,892	\$208,989	\$213,169	\$217,433	\$221,781	\$226,217	\$230,741

+ Option Terms

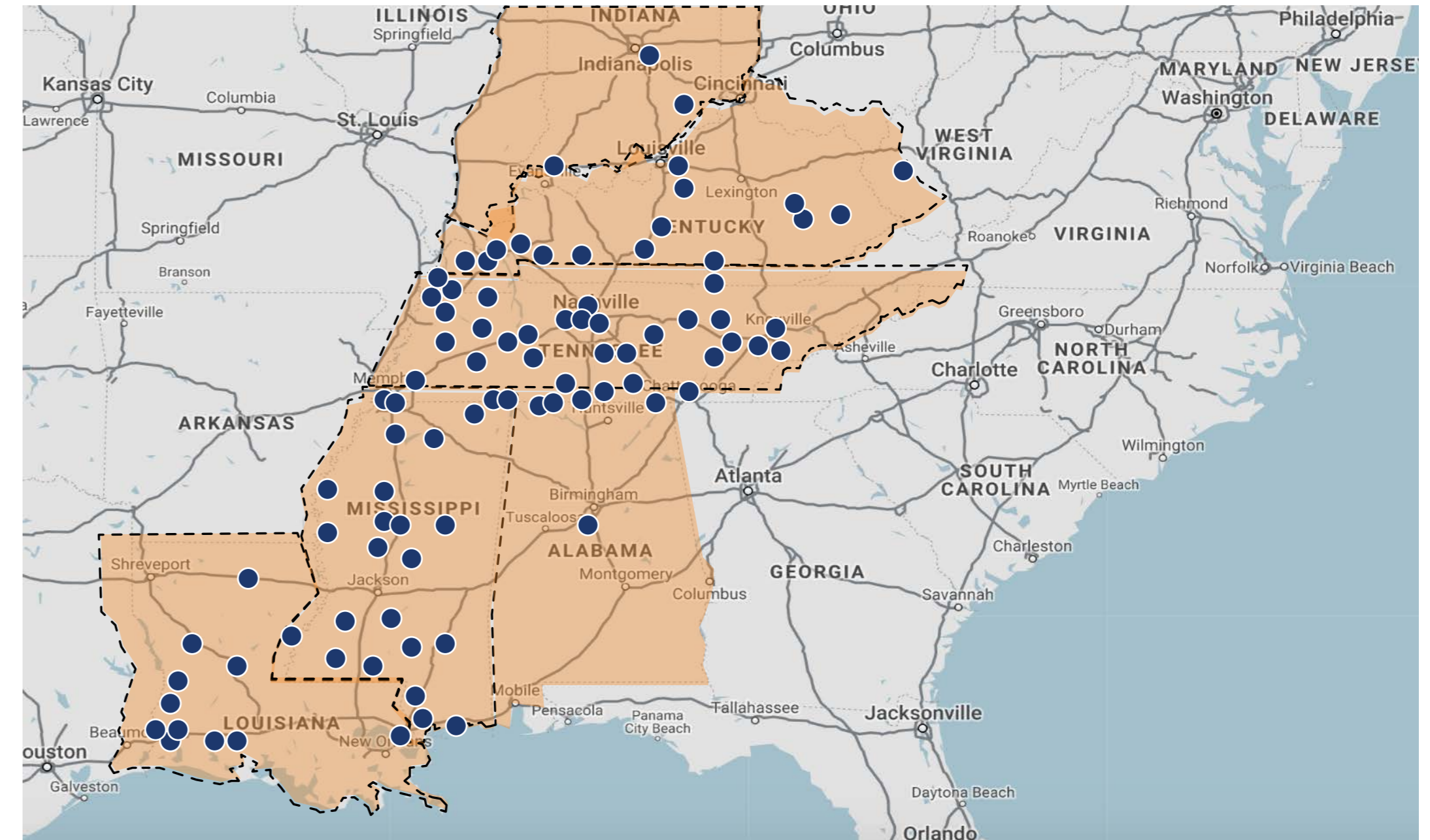
	YEAR 16-20	YEAR 21-25	YEAR 26-30	YEAR 31-35
FROM	Dec. 2039	Dec. 2044	Dec. 2049	Dec. 2054
TO	Nov. 2044	Nov. 2049	Nov. 2054	Nov. 2059
MONTHLY	\$19,613	\$21,654	\$23,908	\$26,397
YEARLY	\$235,356	\$259,852	\$286,898	\$316,758



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	3 MILES	5 MILES	8 MILES
April 1, 2000	8,330	9,278	16,009
April 1, 2010	8,513	9,436	16,659
April 1, 2020	8,809	9,753	17,068
January 1, 2023	8,855	9,780	17,141
January 1, 2028	9,030	9,971	17,468

 Income Characteristics	3 MILES	5 MILES	8 MILES
Total Household Income	224,505,701	249,852,501	428,514,329
Median Household Income	49,864	51,077	51,681
Avg. Household Income	62,363	62,856	63,976
Per Capita Income	26,088	26,162	25,417

 Households By Year	3 MILES	5 MILES	8 MILES
April 1, 2000	3,351	3,713	6,145
April 1, 2010	3,473	3,828	6,480
April 1, 2020	3,600	3,975	6,698
January 1, 2023	3,609	3,975	6,704
January 1, 2028	3,676	4,048	6,824

 Household Characteristics	3 MILES	5 MILES	8 MILES
Households - April 1, 2020	3,600	3,975	6,698
Family Households	2,374	2,678	4,581
Non-Family Households	1,226	1,297	2,117
Avg. Size of Household	2.35	2.37	2.5
Median Size of Household	56.5	57.3	57
Median Value Owner-Occupied	121,702	123,592	132,787
Median Rent Per Rent	417	412	425
Median Vehicles Per Household	2.3	2.3	2.4



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O'Reilly
AUTO PARTS
DOLLAR GENERAL

Arby's **CVS**
pharmacy
PAPA JOHN'S
PIZZA

Super Clean CAR WASH **SHOE DEPT.**
maurices **wf** World Finance
Walmart **BURGER KING** **TACO BELL**
verizon

Tumbleweed
TEX MEX GRILL & MARGARITA BAR

ACE
Hardware

Casey's

PNC
UNITED STATES POSTAL SERVICE

KFC **goodwill**

SUN TAN CITY **DOLLAR TREE**
SUBWAY

JayC FOOD STORES **Dominos** **DQ**
Wendy's **TSC TRACTOR SUPPLY CO** **McDonald's**

CIRCLE K **Ryler**
FOODS By Kroger
Auto Zone **Walgreens**

E HACKBERRY ST: 11,667 VPD

Location Overview

Salem, Indiana is a vibrant city that thrives on a mix of agricultural, manufacturing, and retail activities, serving as key demand drivers for the local economy. The city's strategic location within Washington County provides it with a unique advantage, being well-connected to larger urban centers like Louisville, Kentucky, which is just a short drive away. This proximity helps attract businesses and residents looking for a blend of rural charm and urban convenience. Major employers in the area include GKN Sinter Metals, NetShape Technologies, and the Salem Community Schools, all of which play crucial roles in sustaining the local economy and providing a steady stream of employment opportunities.

Culturally, Salem offers a variety of activities and events that reflect its rich history and community spirit. The John Hay Center, which includes a museum, a historic pioneer village, and the birthplace of John Hay (a notable statesman and secretary to President Abraham Lincoln), serves as a cultural hub, offering educational programs and historical exhibits. The annual Old Settlers' Days festival is a beloved community event that celebrates the city's pioneer heritage with reenactments, crafts, and local cuisine.

For outdoor enthusiasts, Salem boasts several parks and recreational

facilities that cater to a variety of interests. Delaney Park offers camping, fishing, and hiking opportunities, while Lake Salinda provides a serene environment for boating and picnicking. The Salem Community Park features sports fields, playgrounds, and walking trails, making it a popular spot for family outings and community events. Furthermore, the nearby Knobstone Trail, Indiana's longest hiking trail, offers challenging terrains for avid hikers and nature lovers.



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