

FAST PACE HEALTH

SILOAM SPRINGS, AR

MARKET  STREET
retail advisors

 fastpace health



Contents

- INVESTMENT HIGHLIGHTS..... 3**
- Location Overview..... 4
- Offering Summary..... 5
- Financial Analysis 6
- Tenant Overview 7
- Site Plan..... 8
- Demographics 9
- Property Renderings..... 10
- AERIAL IMAGES 12**
- LOCATION OVERVIEW 13**

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Investment Highlights

- ✓ **\$199,879 year** (\$16,656.58/month)
- ✓ **Opening** 4/1/2025
- ✓ 15 Year Lease
- ✓ 2% Increase Annually
- ✓ Three 5-Yr. Options with 2% increase annually
- ✓ Located on U.S. Highway 412
- ✓ 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
- ✓ **300+ locations** throughout Tennessee, Kentucky, Louisiana, Indiana, Alabama, North Carolina, Arkansas, and Mississippi

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Investment Location



Offering Summary

Pricing Summary



\$2,855,414

OFFERING PRICE



\$199,879

NET OPERATING
INCOME



7.00%

CAPITALIZATION
RATE

Lease Details

15 years

INITIAL TERM

APR. 2025

LEASE COMMENCED

*120 DAY RENT ABATEMENT PERIOD

JUL. 2040

LEASE EXPIRES

NNN

TENANT
RESPONSIBILITIES

Structure Only

LANDLORD
RESPONSIBILITIES

2% Annually

INCREASES

Three 5-Year

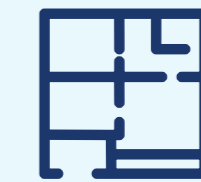
OPTIONS



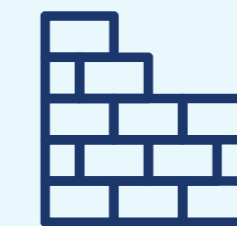
Fast Pace Health



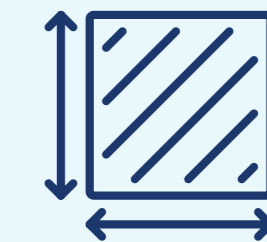
251 US-412
SILOAM SPRINGS, AR 72761



2,800 SQUARE FEET



BUILT IN 2025



0.45 ACREAGE

Financial Analysis



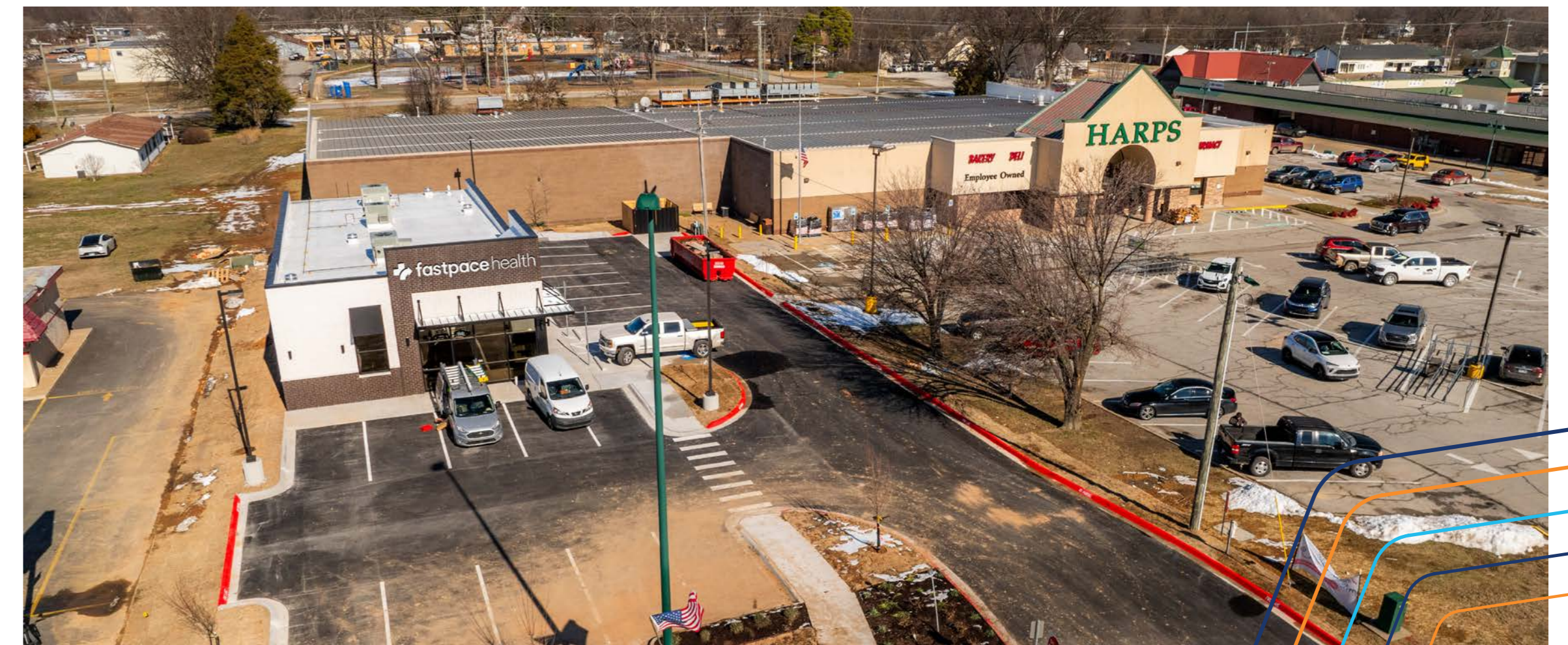
Base Terms

	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	Aug. 2025	Aug. 2026	Aug. 2027	Aug. 2028	Aug. 2029	Aug. 2030	Aug. 2031	Aug. 2032	Aug. 2033	Aug. 2034	Aug. 2035	Aug. 2036	Aug. 2037	Aug. 2038	Aug. 2039
TO	Jul. 2026	Jul. 2027	Jul. 2028	Jul. 2029	Jul. 2030	Jul. 2031	Jul. 2032	Jul. 2033	Jul. 2034	Jul. 2035	Jul. 2036	Jul. 2037	Jul. 2038	Jul. 2039	Jul. 2040
MONTHLY	\$16,657	\$16,990	\$17,330	\$17,676	\$18,030	\$18,390	\$18,758	\$19,133	\$19,516	\$19,906	\$20,304	\$20,710	\$21,125	\$21,547	\$21,978
YEARLY	\$199,879	\$203,877	\$207,954	\$212,113	\$216,355	\$220,683	\$225,096	\$229,598	\$234,190	\$238,874	\$243,651	\$248,524	\$253,495	\$258,565	\$263,736



Option Terms

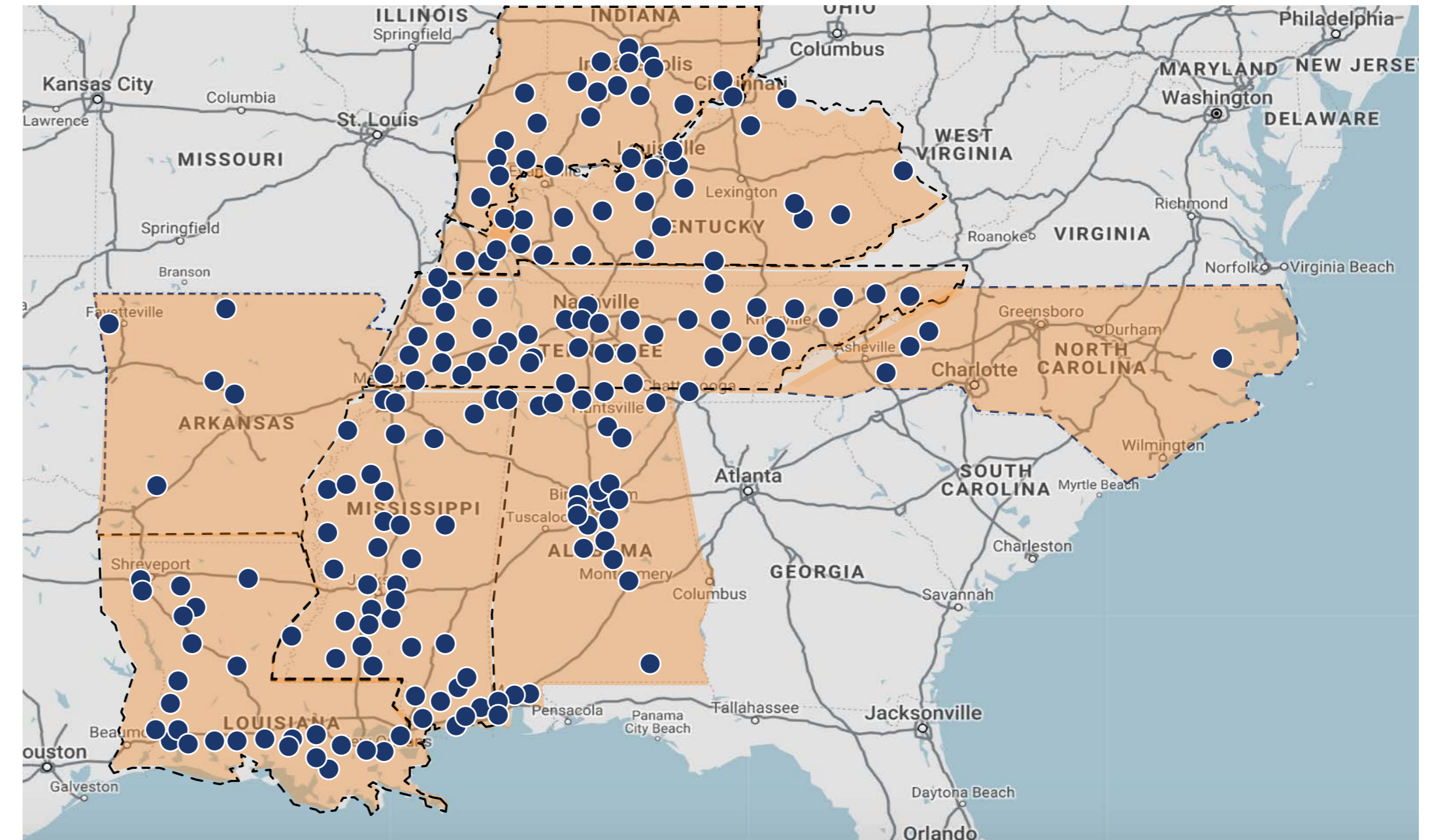
	YEAR 16-20	YEAR 21-25	YEAR 26-30
FROM	Aug. 2040	Aug. 2045	Aug. 2050
TO	Jul. 2045	Jul. 2050	Jul. 2055
MONTHLY	\$22,418	\$24,751	\$27,327
YEARLY	\$269,011	\$297,010	\$327,923



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 300+ Fast Pace Health clinics serving over three million annual patient visits throughout Tennessee, Kentucky, Mississippi, Indiana, Alabama, Arkansas, North Carolina, 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.

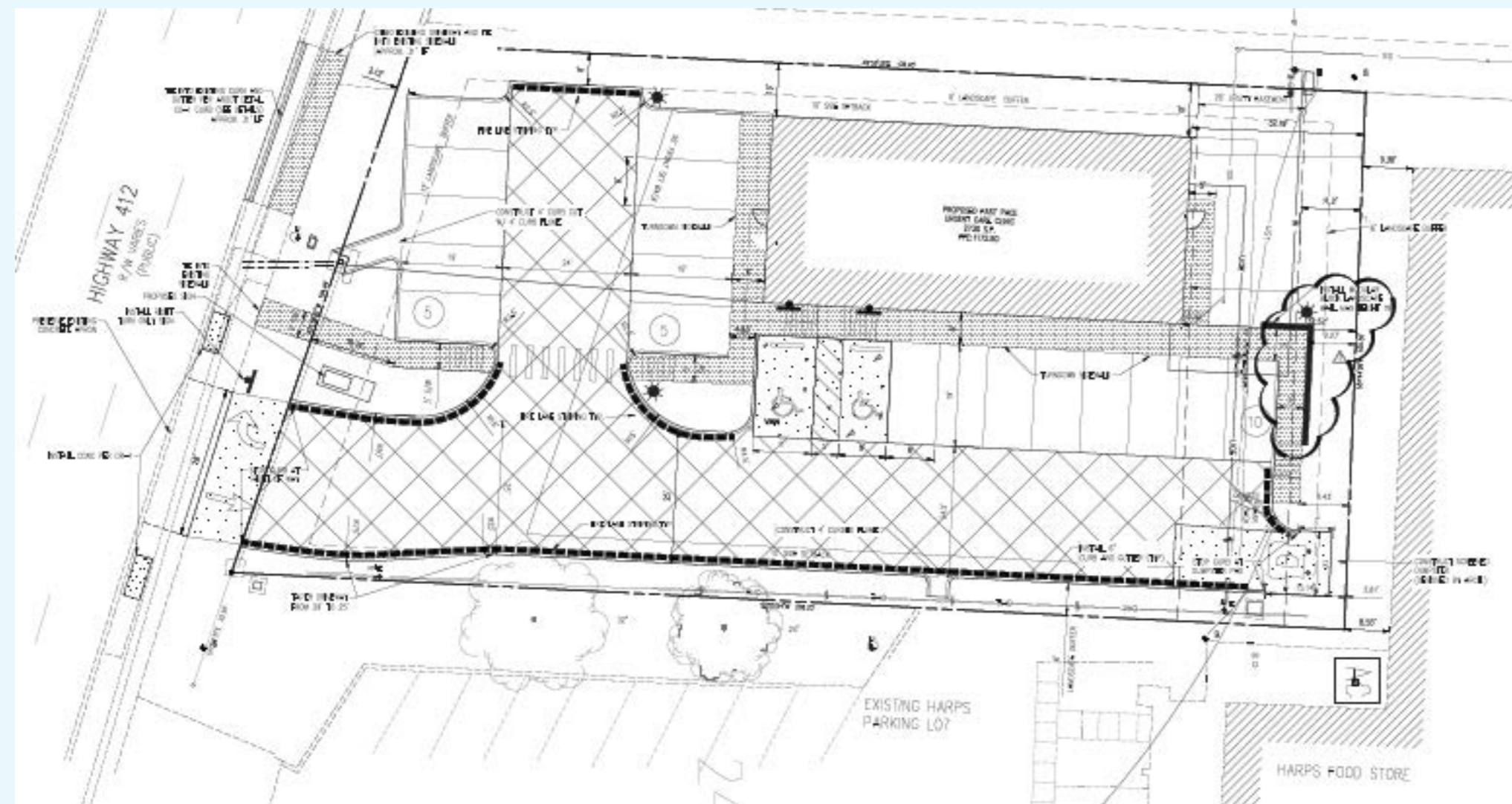


300+
U.S. LOCATIONS

Tennessee
Kentucky
Louisiana
Mississippi

Indiana
Alabama
Arkansas
North Carolina


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	7 MILES
April 1, 2000	13,137	15,683	19,157
April 1, 2010	17,973	20,691	25,008
April 1, 2020	20,262	23,128	27,301
January 1, 2023	22,155	25,252	29,911
January 1, 2028	23,740	27,004	32,026

 Income Characteristics	3 MILES	5 MILES	7 MILES
Total Personal Income	586,897,171	663,462,299	792,651,174
Total Household Income	578,019,471	654,584,599	783,773,474
Median Household Income	62,482	62,175	63,401
Average Household Income	82,351	81,093	81,652
Per Capita Income	28,965	28,687	29,034

 Households By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	4,709	5,630	6,886
April 1, 2010	6,199	7,207	8,765
April 1, 2020	7,019	8,072	9,599
January 1, 2023	7,954	9,115	10,877
January 1, 2028	8,677	9,913	11,842

 Household Characteristics	3 MILES	5 MILES	7 MILES
Households - April 1, 2020	7,019	8,072	9,599
Family Households	5,223	5,956	7,191
Non-Family Households	1,796	2,116	2,408
Avg. Size of Household	2.74	2.74	2.74
Median Size of Household	50.4	51.4	51.7
Median Value Owner-Occupied	190,396	188,220	190,297
Median Rent Per Rent	694	683	699
Median Vehicles Per Household	2.5	2.5	2.5



Waffle House, bealls OUTLET, planet fitness, Panda Express Chinese Kitchen, ALDI, Walmart, AT&T, Jimmy John's Sandwiches, Burger King, Domino's, Wendy's, TSC Tractor Supply Co, Lowe's, Seven Brew, Zaxby's, SportClips Haircuts, IHOP, Little Caesars Pizza, Whataburger

goodwill, ANYTIME FITNESS, SHOE sensation, SUBWAY

Ford, cricket

DODGE, CHEVROLET, DQ

S MT OLIVE ST: 5,600 VPD

HARPS HOMETOWN FRESH

metro by T-Mobile, DOLLAR GENERAL

fastpace health urgent care

EXPRESS ZIPS CAR WASH

U.S. HWY 412: 30,000 VPD

Schlitzsky's



metro
by T-Mobile
DOLLAR GENERAL

EXPRESS
ZIPS
CAR WASH

Walgreens

Jiffy
Trip

Schlottzsky's

HARPS
HOMETOWN FRESH

fastpace health
urgent care

LONG JOHN
SILVER'S

Arby's
KFC
O'Reilly
AUTO PARTS

SONIC
America's
Drive-In.
TACO BELL
Walmart

Cherokee
CASINO & HOTEL

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
DOLLAR TREE
Dunham's
SPORTS
HIBBETT
SPORTS
CATO
Look Smart. Buy Smart.

U.S. HWY 412: 30,000 VPD

S MT OLIVE ST: 5,600 VPD

Location Overview

Siloam Springs, located in the northwest corner of Arkansas, is a vibrant and growing community that blends small-town charm with modern economic opportunities. Known for its beautiful natural surroundings, the city offers proximity to major outdoor attractions such as the Ozark National Forest and the Illinois River. Its strategic location along U.S. Highway 412 provides convenient access to larger metropolitan areas, including Fayetteville and Bentonville, which enhances its appeal as a residential and business destination. Siloam Springs has gained recognition as a welcoming city for families, professionals, and retirees, offering a high quality of life supported by excellent schools, outdoor amenities, and a thriving local economy.

Siloam Springs has a diverse and stable economic base driven by major employers in industries such as food production, education, and healthcare. Simmons Foods, headquartered in the city, is a leading employer and economic driver, while John Brown University (JBU), a highly ranked private Christian university, attracts students and professionals from across the country. The city's proximity to Northwest Arkansas' economic powerhouse—including Walmart's corporate headquarters and the growing Tyson Foods and J.B. Hunt Transport operations—provides access to a robust regional job market. Siloam Springs also benefits from its vibrant downtown area, which features boutique shops, restaurants, and cultural attractions, bolstering tourism and local commerce.

Siloam Springs is recognized for its community-focused lifestyle, affordable cost of living, and excellent amenities. The city's well-maintained parks, trails, and access to outdoor recreation make it an attractive destination for nature enthusiasts and active families. The historic downtown area offers a walkable and charming environment, with regular events like farmers' markets and festivals that foster a strong sense of community. Additionally, the city's investment in infrastructure and quality-of-life initiatives, such as its expanded trail system and revitalized public spaces, has enhanced its appeal as a desirable place to live.



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