

FAST PACE HEALTH

SPINDALE, NC

MARKET  STREET
retail advisors



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Investment Highlights

- ✓ **\$215,000 year** (\$17,917/month)
- ✓ **Opening** December 2024
- ✓ 15 Year Lease
- ✓ 2% Increase Annually
- ✓ Three 5-Yr. Options with 2% increase annually
- ✓ Located on College Avenue
- ✓ 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



\$2,965,517
OFFERING PRICE



\$215,000
NET OPERATING
INCOME



7.25%
CAPITALIZATION
RATE

Lease Details

15 years

INITIAL TERM

DEC. 2024

LEASE COMMENCED

*120 DAY RENT ABATEMENT PERIOD

MAR. 2040

LEASE EXPIRES

NNN

TENANT
RESPONSIBILITIES

Structure Only

LANDLORD
RESPONSIBILITIES

2% Annually

INCREASES

Three 5-Year

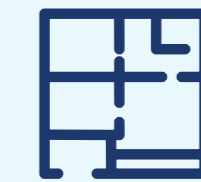
OPTIONS



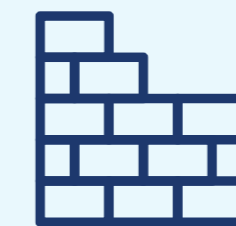
Fast Pace Health



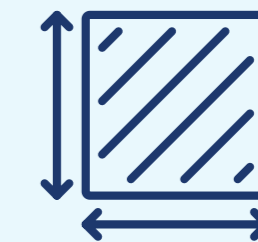
1635 COLLEGE AVENUE
SPINDALE, NC 28160



3,600 SQUARE FEET



BUILT IN 2024



0.681 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	Apr. 2025	Apr. 2026	Apr. 2027	Apr. 2028	Apr. 2029	Apr. 2030	Apr. 2031	Apr. 2032	Apr. 2033	Apr. 2034	Apr. 2035	Apr. 2036	Apr. 2037	Apr. 2038	Apr. 2039
TO	Mar. 2026	Mar. 2027	Mar. 2028	Mar. 2029	Mar. 2030	Mar. 2031	Mar. 2032	Mar. 2033	Mar. 2034	Mar. 2035	Mar. 2036	Mar. 2037	Mar. 2038	Mar. 2039	Mar. 2040
MONTHLY	\$17,917	\$18,275	\$18,641	\$19,013	\$19,394	\$19,781	\$20,177	\$20,581	\$20,992	\$21,412	\$21,840	\$22,277	\$22,723	\$23,177	\$23,641
YEARLY	\$215,000	\$219,300	\$223,686	\$228,160	\$232,723	\$237,377	\$242,125	\$246,967	\$251,907	\$256,945	\$262,084	\$267,325	\$272,672	\$278,125	\$283,688



Option Terms

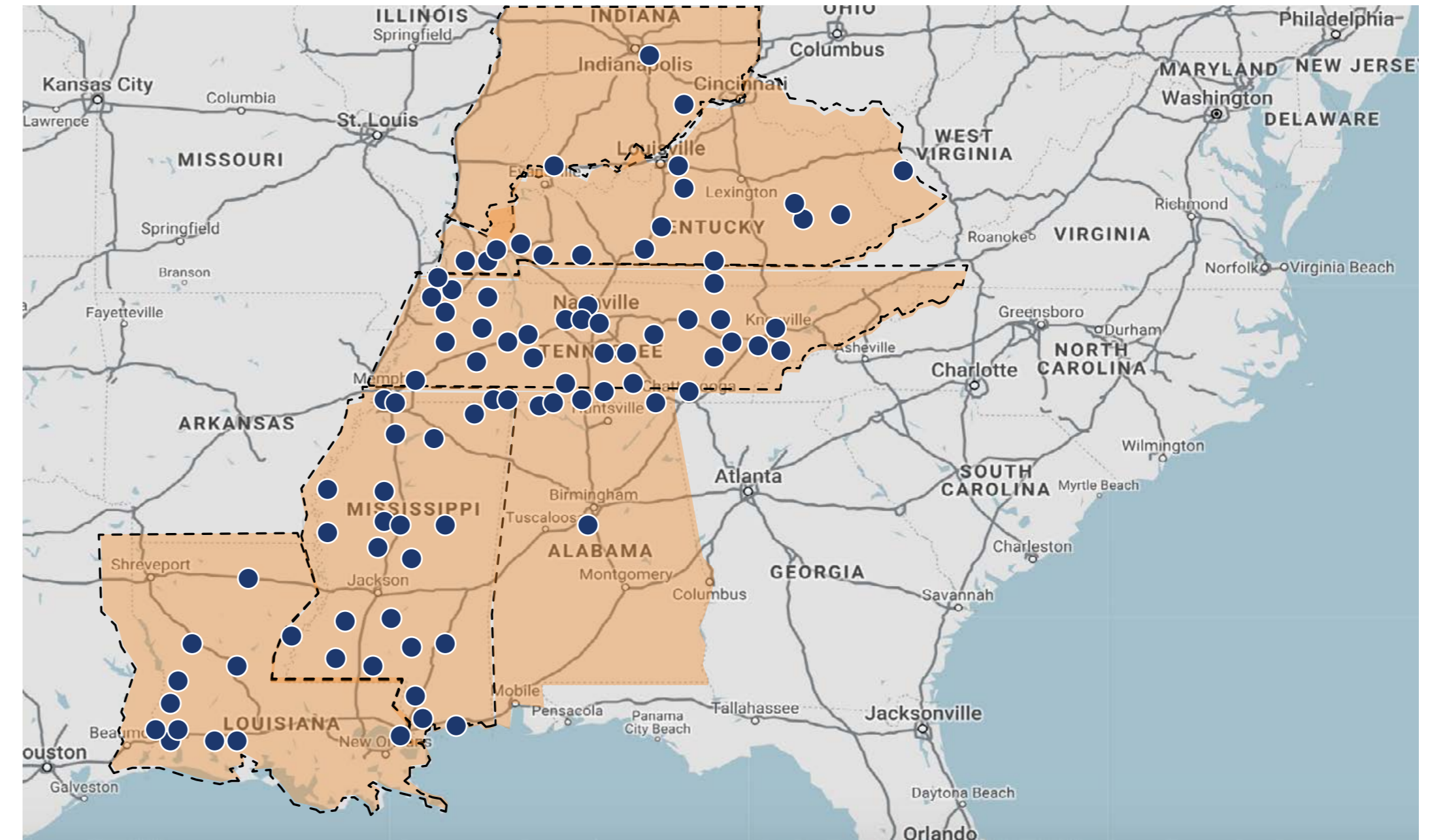
	YEAR 16-20	YEAR 21-25	YEAR 26-30
FROM	Apr. 2040	Apr. 2045	Apr. 2050
TO	Mar. 2045	Mar. 2050	Mar. 2055
MONTHLY	\$24,113	\$26,623	\$29,394
YEARLY	\$289,362	\$319,479	\$352,730



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.

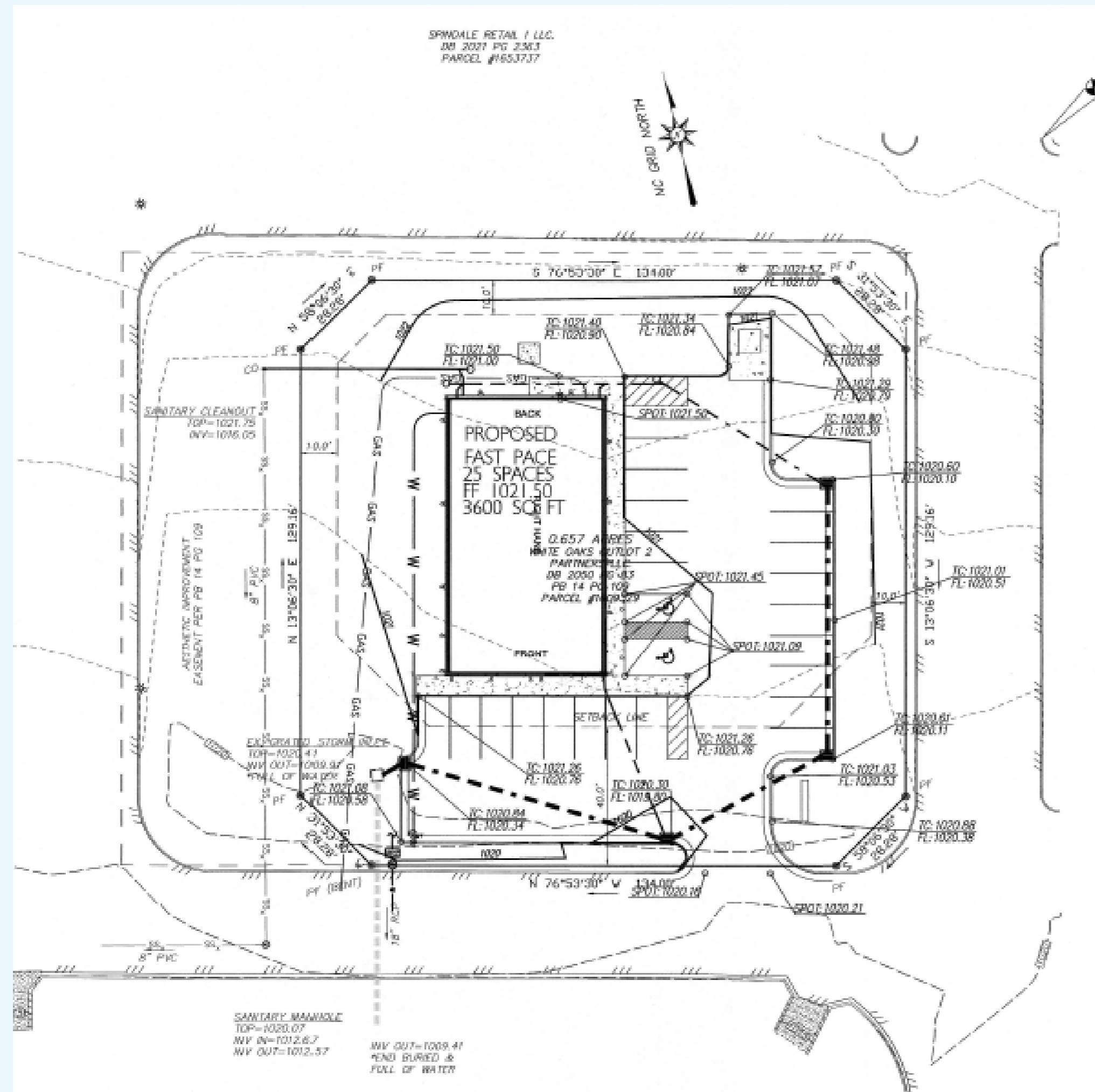


250+
U.S. LOCATIONS

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	7 MILES
April 1, 2000	14,525	28,544	38,949
April 1, 2010	15,037	29,924	41,075
April 1, 2020	14,675	28,185	38,533
January 1, 2023	14,923	28,565	39,135
January 1, 2028	15,168	29,044	39,791

 Income Characteristics	3 MILES	5 MILES	7 MILES
Total Personal Income	334,257,955	745,083,496	1,030,304,868
Total Household Income	324,769,755	725,205,431	1,003,432,491
Median Household Income	35,032	40,427	43,078
Average Household Income	53,293	62,593	63,412
Per Capita Income	22,777	26,435	26,738

 Households By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	5,950	11,514	15,604
April 1, 2010	6,210	12,145	16,545
April 1, 2020	6,094	11,586	15,824
January 1, 2023	6,172	11,697	16,011
January 1, 2028	6,261	11,868	16,245

 Household Characteristics	3 MILES	5 MILES	7 MILES
Households - April 1, 2020	6,094	11,586	15,824
Family Households	3,399	7,103	10,230
Non-Family Households	2,695	4,483	5,594
Avg. Size of Household	2.31	2.35	2.36
Median Size of Household	57.2	57.2	56.2
Median Value Owner-Occupied	120,156	142,887	136,902
Median Rent Per Rent	454	497	512
Median Vehicles Per Household	2.2	2.3	2.4

Rendering





HOBBY LOBBY **DOLLAR TREE**
TSC TRACTOR SUPPLY CO **WORKOUT ANYTIME**
UPS **H&R BLOCK** **BIG LOTS!**

chili's **Bojangles**
Starbucks **Jersey Mike's**

FAMILY DOLLAR

DOLLAR GENERAL

HARBOR FREIGHT
Denny's
metro by T-Mobile **planet fitness**

fastpace health
urgent care

HONDA

Walmart **LOUISIANA PEGYES**

DOLLAR GENERAL

ISOTHERMAL
COMMUNITY COLLEGE

GMC
COOK-OUT **Little Caesars Pizza**

TACO BELL **ALDI** **SONIC**
 America's Drive-In

Wendy's
Advance Auto Parts **Auto Zone**

O'Reilly
AUTO PARTS

ROSS **SUBWAY**
 DRESS FOR LESS
T-Mobile **bealls** **ZAXBY'S**
 OUTLET
Walmart **SHOE SHOW**

WAFFLE HOUSE **BURGER KING**
belk

Chick-fil-A **McDonald's**
CHRYSLER **NISSAN**
AT&T

verizon

OLLIE'S
GOOD STUFF CHEAP

ingles **Pizza Hut**
DOLLAR GENERAL

COLLEGE AVE: 211634 NFD



Location Overview

Spindale, North Carolina, is a small but steadily growing town located in Rutherford County, with a local economy historically rooted in textiles and manufacturing. In recent years, the town has diversified its economic base, with manufacturing still playing a significant role alongside growing sectors like healthcare and education. Major employers in the region include textile manufacturers like Mastercraft Fabrics, as well as Isothermal Community College, which serves as an educational and workforce development hub for the area. The college plays a critical role in supporting local industries by offering training programs that help meet the needs of businesses, driving economic growth. Recent job announcements and infrastructure improvements indicate that Spindale is poised for steady economic development.

Culturally, Spindale offers a variety of activities that reflect its small-town charm and community spirit. The Foundation Performing Arts and Conference Center, located at Isothermal Community College, hosts concerts, theater productions, and other live performances, making it a cultural hub for the region. Additionally, the town's downtown area is seeing a revitalization, with small businesses, restaurants, and local events bringing more activity to the heart of Spindale. The annual Hilltop Fall Festival, held in nearby Rutherfordton, draws residents from Spindale and the surrounding areas, offering food, music, and entertainment that celebrate the region's heritage.

For outdoor enthusiasts, Spindale provides access to several parks and recreational activities that enhance the quality of life for residents. The Thermal Belt Rail Trail, a multi-use trail that runs through the town, is a popular spot for walking, running, and biking, offering scenic views and connections to neighboring communities. In addition, the nearby Lake Lure and Chimney Rock State Park provide hiking, boating, and fishing opportunities, making them attractive destinations for outdoor adventures. With its combination of small-town appeal, cultural events, and access to natural beauty, Spindale offers a balanced lifestyle for its residents and visitors.



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