



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

In Cooperation With:

Sands Investment Group Tennessee, LLC - Lic. # 263973
& Sands Investment Group Mississippi, LLC
BoR: Andrew Ackerman - Lic. # 22675

PORTFOLIO INVESTMENT OFFERING

Sands Investment Group is Pleased to Exclusively Present For Sale Two (2) Fast Pace Urgent Care Clinics Located in Tennessee and Mississippi. Each Have a Corporate Guarantee From FP Urgent Care, LLC and Are Available For Sale Individually or as a Portfolio.

PORTFOLIO PRICE: \$2,599,000 | CAP: 7.62%



Actual Property Images - Oakland, TN



PORTFOLIO PRICE

PRICE	\$2,599,000
CAP	7.62%
NOI	\$198,000
PRICE PER SF	\$360.97
LEASE TERM	Varies
GUARANTOR	Corporate



Actual Property Image | Ripley, MS

Actual Property Image | Oakland, TN

FAST PACE LOCATION	PRICE	CAP	PRICE PER SF	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Oakland, TN	\$1,360,000	7.50%	\$377.78	3,600 SF	\$102,000	\$28.33	5% Every 6 Years	09/21/2018	09/30/2030	2 x 6 Years
Ripley, MS	\$1,239,000	7.75%	\$344.17	3,600 SF	\$96,000	\$26.67	5% Every 5 Years	01/26/2018	01/31/2028	2 x 5 Years
TOTAL	\$2,599,000	7.62%	\$360.97	7,200 SF	\$198,000					

HIGHLIGHTS



The Oakland, TN Property Has Approximately 11 Years Remaining on a Triple Net (NNN) Lease With Minimal Landlord Responsibilities and Offers 5% Rental Increases Every 6 Years and Two 6 Year Options to Extend



The Ripley, MS Property is an Absolute Triple Net (NNN) Lease With Over 8 Years Remaining and Offers 5% Rental Increases Every 5 Years and Two 5 Year Options to Extend



Corporate Guarantee From FP Urgent Care, LLC



Fast Pace Urgent Care Currently Operates Over 90 Clinics Across 3 States



Parent Company, Revelstoke, Recently Completed 23 Fast Pace Acquisitions Representing More Than \$1.2 Billion of Total Enterprise Value



Stable Regional Tenant Undergoing Rapid Growth



Urgent Care is a \$16 Billion Industry With 3.5% Annual Growth. Approximately 9,300 Clinics In Operation in the U.S as of November 2015 Employing Approximately 73,000 Healthcare Professionals*



Nearby Tenants Include: Walmart, Dollar General, McDonald's, Sonic, Burger King, AutoZone, Subway, Taco Bell, Kroger and Much More



Actual Property Image | Oakland, TN

OAKLAND, TN | LEASE SUMMARY

LEASE COMMENCEMENT	September 21, 2018
LEASE EXPIRATION	September 30, 2030
LEASE TERM	11 Years Remaining
RENEWAL OPTIONS	2 x 6 Years
RENT INCREASES	5% Every 6 Years
LEASE TYPE	Triple Net (NNN)
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

OFFERING SUMMARY

PRICE	\$1,360,000
CAP	7.50%
NOI	\$102,000
PRICE PER SF	\$377.78
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	7400 US-64 Oakland, TN 38060
COUNTY	Fayette
BUILDING AREA	3,600 SF
LAND AREA	TBD
BUILT	2018



Population

3-MILE	5-MILE	10-MILE
9,172	13,607	39,526



Average Household Income

3-MILE	5-MILE	10-MILE
\$82,988	\$88,700	\$92,177



Walmart

Oakland Elementary School

HOLY SPIRIT
Lutheran Church

VET APPROVED RX
DELIVERING HEALTH

UNITED STATES
POSTAL SERVICE

TITLE CASH

FARM
BUREAU
INSURANCE

M & M Motors

Creekside
HOMES, LLC

Oakland Code
Enforcement

Oakland Police
Department

64

FAST PACE
URGENT CARE CLINIC

CITY OVERVIEW

Oakland | Fayette County | Tennessee



FAYETTE COUNTY COURTHOUSE

Oakland, TN

Oakland is a municipality in Fayette County, located in the southwest of Tennessee. Lying 35 miles east of downtown Memphis, it covers an area of 10.3 square miles. Oakland is part of the TN-MS-AR Combined Statistical Area, which is home to 1,369,548 people. Oakland is experiencing a significant population growth of approximately 3% per year and its estimated population is currently 7,909 people. The TN-MS-AR CSA or Memphis MSA is the automotive hub of America and the economic and cultural heart of the mid-South. The CSA is internationally celebrated as the birth place of rock n' roll and blues, and more than 4 million tourists visit Beale street in Memphis annually, making it one of the top travel destinations in the state. The CSA houses a plethora of two year and four year undergraduate and graduate colleges, including the prestigious Christian Brothers University and LeMoyne-Owen College. There are also over ten elementary schools, middle schools, and high schools located within Fayette County, providing residents with a variety of educational opportunities.



MEMPHIS, TN

Economy

Oakland has witnessed a positive job growth of 2% in the past year which is expected to grow by 41% over the next decade, which is 18% higher than the national average. There is no income tax in the state, and the average Oakland citizen makes 32,194 a year, which is 11% higher than the average American citizen. Key drivers, all of which are significantly above average in employment by occupation are health care and social assistance, manufacturing, and retail trade. The Memphis CSA is home to the headquarters of three major players on the Fortune 500 list which are: Fed Ex (ranked 47), International Paper Co (ranked 133), and AutoZone (ranked 281). Companies on the Fortune 500 list generate over two-thirds of American GDP, and the three Memphis companies mentioned employ over 35,000 people in the Memphis CSA and generate over 90 billion dollars in revenue per year.



PEABODY DUCKS

Contemporary Life

Oakland is a quiet and safe place to live for those who love Memphis, but want to live outside the urban sprawl. It enjoys low crime rates, beautiful weather, ample green space, and variety of commercial shopping options. Oakland is only 35 miles away from Graceland, the home and mansion of rock n' roll superstar Elvis Presley, and the famous Sun Studio where Johnny Cash and Roy Orbison recorded some of their most famous tunes and albums. It is also only a short drive from the street crawls and big band festivities of Beal Street and the sobering and fascinating Civil Rights Museum, built on the iconic site of the assassination of the heroic Martin Luther King Jr. The Memphis CSA is a meat lover's paradise, every May the World Championship Barbecue Cooking Contest serves a Guinness Record-holding amount of perfectly grilled and seasoned BBQ pork offerings to aficionados from across the world. The Peabody Memphis is also a huge attraction; at the hotel everyone lines up to see the "Peabody Ducks" that live on the hotel rooftop make their daily trek to the lobby.



Actual Property Image | Ripley, MS

RIPLEY, MS | LEASE SUMMARY

LEASE COMMENCEMENT	January 26, 2018
LEASE EXPIRATION	January 31, 2028
LEASE TERM	8+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	5% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

OFFERING SUMMARY

PRICE	\$1,239,000
CAP	7.75%
NOI	\$96,000
PRICE PER SF	\$344.17
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	517 City Ave S Ripley, MS 38663
COUNTY	Tippah
BUILDING AREA	3,600 SF
LAND AREA	0.98 AC
BUILT	2018



Population

3-MILE	5-MILE	10-MILE
6,260	8,706	16,536



Average Household Income

3-MILE	5-MILE	10-MILE
\$58,515	\$57,029	\$54,464



Southern Magnolia Furniture



Ripley High School

Laundromat



Quick Way of Ripley



City Ave

Food Giant



CITY OVERVIEW

Ripley | Tippah County | Mississippi



Ripley, MS

Ripley is a quiet city nestled in the gorgeous Appalachian Hills region, in the northern part of the state of Mississippi. Forming a crucial part of the Tippah County, Ripley has a population of over 5,000 people, which is about a quarter of the county's total population of more than 20,000 people. The city's proximity to Memphis, TN ensures its residents have easy access to a big city vibe any time they want. At approximately 80 miles away, Memphis is a bustling city situated along the majestic Mississippi River, with a population of over 650,000 people. A culturally rich city, Ripley hosts the popular 'First Monday Trade Day', which is a major bargaining market allowing rural traders to display and sell their produce at reasonable rates. Held on the weekend before the first Monday of every month, people from all over the country flock to this giant flea market to purchase locally made items. Additionally, Ripley is also home to several historic homes of famous former residents.



Economy

The most prevailing industry of Ripley is manufacturing, contributing to over 30% of employment in the area. Other important industries include retail, healthcare, educational services, social assistance, arts, and recreation. Ripley is home to a school system encompassing an elementary school, a middle school, and a high school. Ripley's significant closeness to Memphis further opens up a plethora of employment opportunities for the residents of this small city. After driving down for only an hour and a half, the people of Ripley could find them choosing from an array of industries that the great city by the river in Tennessee has to offer. Ranked 105 in best places for businesses and careers by Forbes, the Memphis, TN-MS-AR Metropolitan Statistical Area provides headquarter locations to billion-dollar companies such as FedEx, International Paper, AutoZone, and Mueller Industries. Retail, transportation, warehouse, utilities, healthcare, educational services, and manufacturing are some of the key industries that contribute to Memphis's per capita GDP of \$46,029.



Contemporary Life

While the First Monday Trade Day and the Flea Market are the major benefits of being a Ripley resident, the quaint city has several other pleasure activities to offer. Drive down to the Tippah Lake for a lazy weekend fishing trip, just a couple of miles outside of the city. If guests are in town in early November, they can take the annual walking tour to enrich their knowledge of the Faulkner family. For sports lovers, there is a well-equipped Peoples Bank SportsPlex offering grounds for baseball and soccer. Unwind after a long, hard day by going on a 1-mile walking trail at the same center. The vibrant hues of different festivals are seen at 'The Square', which is a local term for the Ripley Courthouse Square. Head to the Old Town to witness several downtown events at this bustling junction of the city. Ripley stands out for its scenic landscape, with tranquil shades of green smeared across this hilly region. Of course, if some weekends guests just feel like sitting by the river, sipping their favorite cocktail at a fancy restaurant, Memphis is just over an hour and a half's drive away.

TENANT PROFILE



Fast Pace is the independent largest provider of urgent care and primary care services in Tennessee and one of the fastest growing companies in the industry. Since partnering with Shore Capital in 2012, The clinic has grown from its initial seven employees to more than 500 clinical staff and about 103 locations across Middle and West Tennessee, Kentucky and Mississippi, with plans for future expansion.

With expansion comes the convenience of being able to be treated at any of the Fast Pace locations without the hassle of transferring insurance and payment information or medical history. The clinics are electronically linked so that if you have to be seen at a clinic miles from home your information is available to healthcare professionals on the spot. Fast Pace is headquartered in Waynesboro, TN and provides convenient and affordable healthcare services to rural markets throughout Tennessee, Mississippi and Kentucky. Fast Pace provides treatment for a wide range of illnesses, injuries, and common conditions, in addition to diagnostic and screening services.



COMPANY TYPE
Private



FOUNDED
2011



OF LOCATIONS
103



HEADQUARTERS
Waynesboro, TN



WEBSITE
fastpaceurgentcare.com



REVELSTOKE CAPITAL PARTNERS

Revelstoke is a private equity firm formed by experienced investors who focus on building industry-leading companies. Revelstoke strives to partner with management teams to execute on a disciplined organic and acquisition strategy to build exceptional companies. Since the firm's inception in mid-2013, Revelstoke has raised in excess of \$700 million in equity commitments across its various investing entities. www.revelstokecp.com.

August 24, 2016 - Revelstoke Capital Partners ("Revelstoke"), a Denver-based private equity firm, has completed its investment in Fast Pace Urgent Care. ("Fast Pace" or the "Company"), a portfolio company of Shore Capital Partners. With its investment in Fast Pace, Revelstoke has now completed 23 acquisitions, which includes eight platform investments and 15 add-on acquisitions, representing more than \$1.2 billion of total enterprise value.

Highlighted below are seven things to know about the transaction as well as urgent care growth.

1. One of the players in the transaction is Brentwood, Tenn.-based Fast Pace, a provider of urgent care and primary care services. Since 2013, the company has grown from seven clinics in Tennessee to 36 clinics in Tennessee and Kentucky. The growth came primarily through opening 26 new locations and acquiring three locations. Fast Pace is a portfolio company of Shore Capital, a Chicago-based private equity firm focused exclusively on microcap healthcare investments.

2. The other player in the transaction is private equity firm Revelstoke, which focuses on building healthcare and business services companies. Since the firm's inception in mid-2013, Revelstoke has raised more than \$700 million in equity commitments across its various investing entities and has completed 23 acquisitions totaling over \$1.2 billion in enterprise value, according to an announcement of the transaction.

3. Houlihan Lokey advised Fast Pace on the acquisition. The company said its healthcare group provides advice to healthcare services, managed care, seniors housing, biopharmaceutical and life sciences companies. Including Fast Pace, Houlihan Lokey has advised on four urgent care transactions.

4. Scott Becker, publisher of Becker's Healthcare, said, "The deal is reflective of the high amount of interest in the urgent care area."

5. For instance, Nashville, Tenn.-based Hospital Corporation of America in November acquired Urgent Care Extra's Nevada operations, which include 14 urgent care centers in Las Vegas.

6. In February, San Francisco-based Dignity Health announced it is teaming up with Atlanta-based GoHealth Urgent Care in a joint venture to bring consumer-focused urgent care to the Bay Area. And Last August, Boston-based Partners HealthCare announced plans to open up to 12 urgent care clinics in the next three years to cater to patients who need medical care, but don't need to go to an emergency room.

7. These investments are driven partly by the rise in active patients older than 50 who desire convenient care for injuries and illness, but want to be connected to a larger system where their regular physician may practice and where urgent visits can become part of their medical record, Tom Charland, CEO of consulting firm Merchant Medicine, told The Wall Street Journal.



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