

# FAST PACE URGENT CARE

1019 DECATUR PIKE | ATHENS, TN



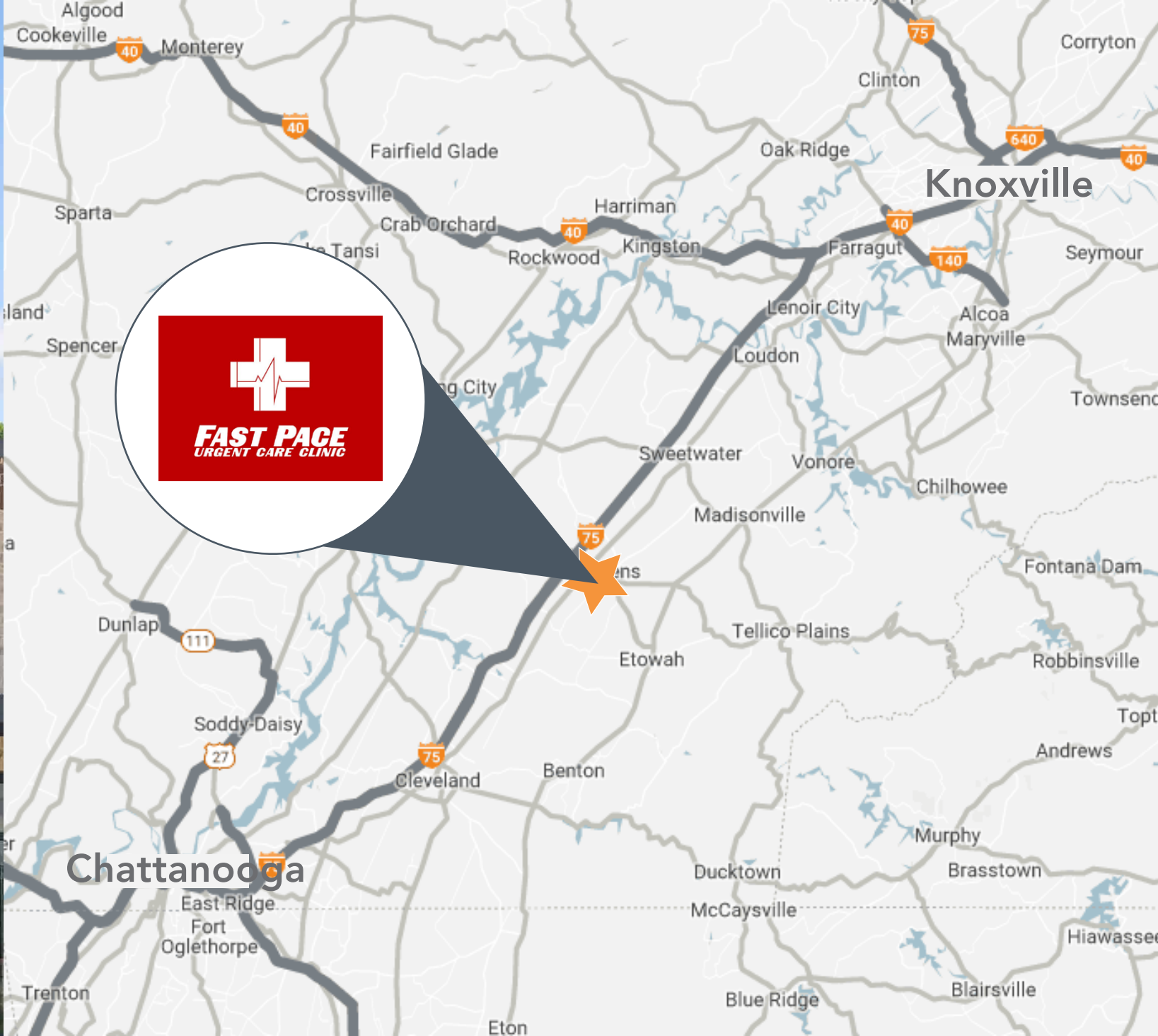
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INVESTMENT HIGHLIGHTS

- \$99,393.24 / year (\$8,282.77 / month)
- Delivery Anticipated 12/15/2019
- 12 Year Lease
- 7.25% Increase in Yr. 7 (\$106,599.36)
- Three 6-Yr. Options with 7.25% increase every option (\$114,327, \$122,616, \$131,506)
- 3,600 Square Feet
- Fast Pace Urgent Care and Calcasieu Urgent Care, two of the nation’s top affordable urgent care providers, will form a partnership resulting in one of the largest urgent care providers in the United States
- Fast Pace Urgent Care will act as the overarching brand for the two companies
- 95 locations throughout Tennessee, Kentucky, Louisiana, and Mississippi
- Plans to grow to over 100 clinics by the end of 2019

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARKET STREET AGENT FOR MORE DETAILS.



OFFERING SUMMARY

THE OFFERING	
Tenant Name	Fast Pace Urgent Care
Rentable Square Feet	3,600
Year Built	2019
Acreage	1.05
Parcel #	056K A 012.00

PRICING SUMMARY	
Offering Price	\$1,325,243
Down Payment	\$331,311 (25%)
Price per Square Foot	\$368.12
Net Operating Income	\$99,393
Capitalization Rate	7.50%
Cash-on-Cash Return	11.00%
Cash-on-Cash w/ Principal Reduction	18.13%

LEASE DETAILS	
Initial Term	12 Years
Lease Commenced	January 1, 2020
Lease Expires	December 31, 2031
Landlord Responsibilities	NN
Increases	Yr. 7 - 7.25%
Options	Three 6-Yr. Options

\*\*assumes the following terms: Loan Term - 10 years; Amortization - 25 years; Interest Rate - 4.00%

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FINANCIAL ANALYSIS

Income Summary		From	To	Monthly	Yearly	PSF
Term						
	yr. 1	January 2020	December 2020	\$8,282.77	\$99,393	\$27.61
	yr. 2	January 2021	December 2021	\$8,282.77	\$99,393	\$27.61
	yr. 3	January 2022	December 2022	\$8,282.77	\$99,393	\$27.61
	yr. 4	January 2023	December 2023	\$8,282.77	\$99,393	\$27.61
	yr. 5	January 2024	December 2024	\$8,282.77	\$99,393	\$27.61
	yr. 6	January 2025	December 2025	\$8,282.77	\$99,393	\$27.61
	yr. 7	January 2026	December 2026	\$8,883.28	\$106,599	\$29.61
	yr. 8	January 2027	December 2027	\$8,883.28	\$106,599	\$29.61
	yr. 9	January 2028	December 2028	\$8,883.28	\$106,599	\$29.61
	yr. 10	January 2029	December 2029	\$8,883.28	\$106,599	\$29.61
	yr. 11	January 2030	December 2030	\$8,883.28	\$106,599	\$29.61
	yr. 12	January 2031	December 2031	\$8,883.28	\$106,599	\$29.61
Opt 1	13-18	January 2032	December 2036	\$9,527.31	\$114,328	\$31.76
Opt 2	19-24	January 2037	December 2041	\$10,218.04	\$122,616	\$34.06
Opt 3	25-30	January 2042	December 2046	\$10,958.85	\$131,506	\$36.53

Landlord Responsibilities:

- **Maintenance, Repairs and Replacement** – capital expenditure related to the property including but not limited to roof, foundation, parking lot resurfacing, load bearing walls and exterior walls.
- **Property Insurance** – Landlord acquire property insurance for full replacement value of the Premises. Tenant will reimburse within 30 days after receipt of Landlord’s invoice.

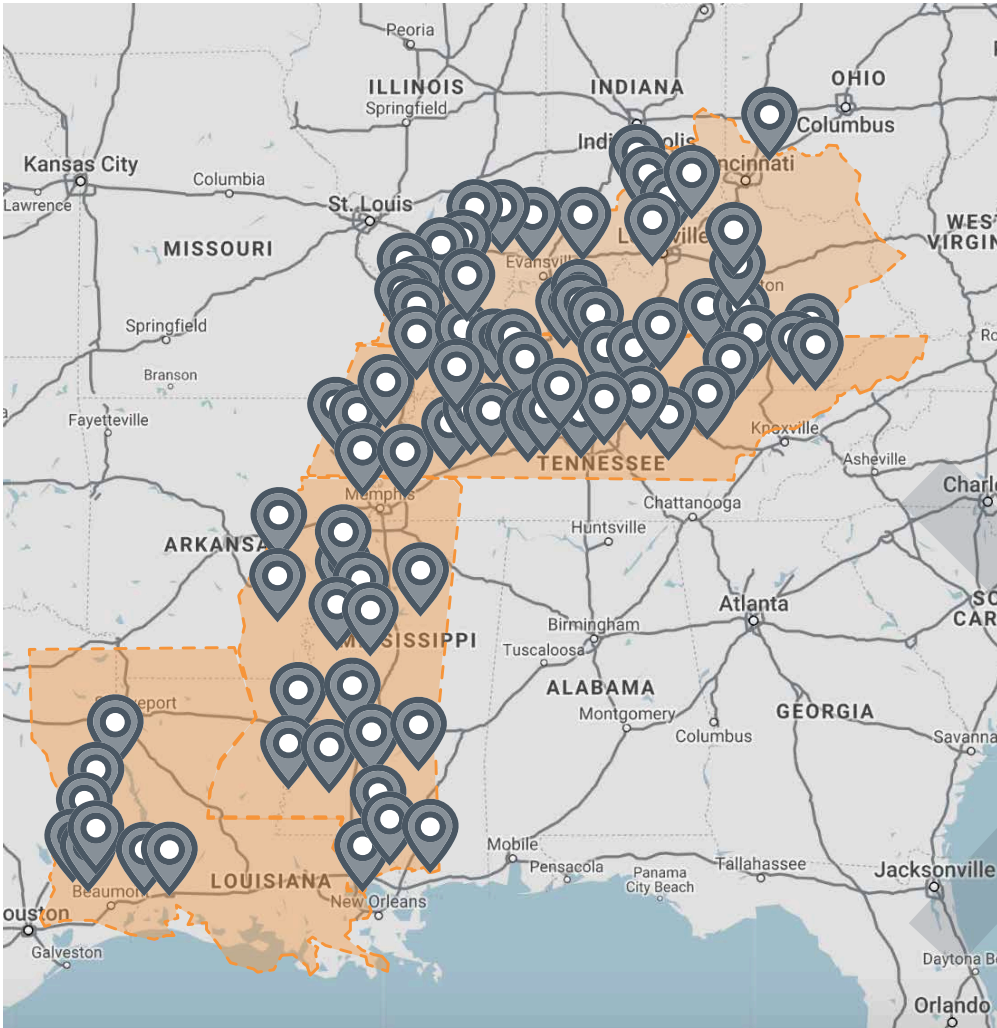
\*\*\* The roof is backed by a 20-year manufacturer’s warranty\*\*\*



# TENANT OVERVIEW

## FAST PACE URGENT CARE

Fast Pace Urgent Care 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 95 Fast Pace Urgent Care clinics throughout Tennessee, Kentucky, Mississippi and Louisiana, with plans for further expansion. Fast Pace Urgent Care 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 Urgent Care also accepts most major insurance providers and offers competitive self-pay prices. Fast Pace Urgent Care and Calcasieu Urgent Care, two of the nation’s top affordable urgent care providers, will form a partnership resulting in one of the largest urgent care providers in the United States. Fast Pace Urgent Care will act as the overarching brand for the two companies



95  
LOCATIONS

TENNESSEE  
KENTUCKY  
LOUISIANA  
MISSISSIPPI

WWW.FASTPACEURGENTCARE.COM





Walmart

HOBBY LOBBY  
Bath & Body Works  
Dunham's Sports  
SALLY BEAUTY  
GameStop SHOE DEPT.

SONIC

Walgreens

belk  
goodwill  
Plaza ELECTRONICS

COOK-OUT

Advance Auto Parts  
IGA

Aaron's  
DOLLAR TREE  
ZAXBY'S

TACO BELL

AutoZone

HARBOR FREIGHT

O'Reilly

DECATUR PIKE: 22,896 VPD

PIPA JONES

Arby's

SHERWIN WILLIAMS

CVS pharmacy

burkes

BIG LOTS!  
pet sense  
KFC

SUBJECT PROPERTY  
FAST PACE URGENT CARE CLINIC

FAMILY DOLLAR

LOWE'S

STARBUCKS COFFEE  
WORKOUT ANYTIME  
Badcock & more.  
ingles

DOWNTOWN ATHENS

FOOD CITY  
STARBUCKS COFFEE

- SUBJECT PROPERTY
- STAR REGIONAL MEDICAL CENTER  
118-beds, 670 jobs
- TENNESSEE WESLEYAN UNIVERSITY  
1,142 Students, over 30 majors, 185 jobs



DEMOGRAPHICS

Description	3 Mile	5 Miles	7 Miles
POPULATION BY YEAR			
Population (4/1/1990)	11,828	17,572	23,267
Population (4/1/2000)	13,489	21,723	28,083
Population (4/1/2010)	13,852	23,198	30,200
Population (1/1/2018)	14,158	23,699	30,921
Population (1/1/2023)	14,415	24,128	31,489
Percent Growth (2018/2010)	2.21	2.16	2.39
Percent Forecast (2023/2018)	1.82	1.81	1.84
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	4,772	7,012	9,099
Households (4/1/2000)	5,722	8,915	11,414
Households (4/1/2010)	5,837	9,414	12,162
Households (1/1/2018)	5,997	9,666	12,514
Households (1/1/2023)	6,128	9,875	12,786
Percent Growth (2018/2010)	2.74	2.68	2.89
Percent Forecast (2023/2018)	2.18	2.16	2.17
GENERAL POPULATION CHARACTERISTICS			
Median Age	38.8	40.7	40.8
Male	6,486	11,095	14,529
Female	7,366	12,103	15,671
Density	693.9	314.6	203.1
Urban	12,478	15,830	15,830
Rural	1,374	7,368	14,370
GENERAL HOUSEHOLD CHARACTERISTICS			
Households (4/1/2010)	5,837	9,414	12,162
Families	3,582	6,315	8,378
Non-Family Households	2,255	3,099	3,784
Average Size of Household	2.29	2.39	2.43
Median Age of Householder	52.4	53.4	53.4
Median Value Owner Occupied (\$)	113,640	127,262	124,262
Median Rent (\$)	398	411	412
Median Vehicles Per Household	2.1	2.2	2.3
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	6,518	10,437	13,462
Housing, Owner Occupied	3,239	6,286	8,472
Housing, Renter Occupied	2,598	3,128	3,690
Housing, Vacant	681	1,023	1,300
POPULATION BY RACE			
White Alone	11,780	20,557	27,230
Black Alone	1,083	1,316	1,447
Asian Alone	179	303	324
American Indian and Alaska Native Alone	50	67	96
Other Race Alone	362	427	479
Two or More Races	398	528	624
POPULATION BY ETHNICITY			
Hispanic	789	931	1,042
White Non-Hispanic	11,436	20,161	26,785
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	289,942,575	507,747,210	667,906,322
Total Household Income (\$)	280,586,075	496,119,845	656,256,075
Median Household Income (\$)	33,666	39,964	40,852
Average Household Income (\$)	48,070	52,700	53,960
Per Capita Income (\$)	20,931	21,888	22,116



Location: Fast Pace Urgent Care  
Address: 1019 Decatur Pike  
Latitude: 35° : 26' : 51"  
Longitude: -84° : 36' : 47"

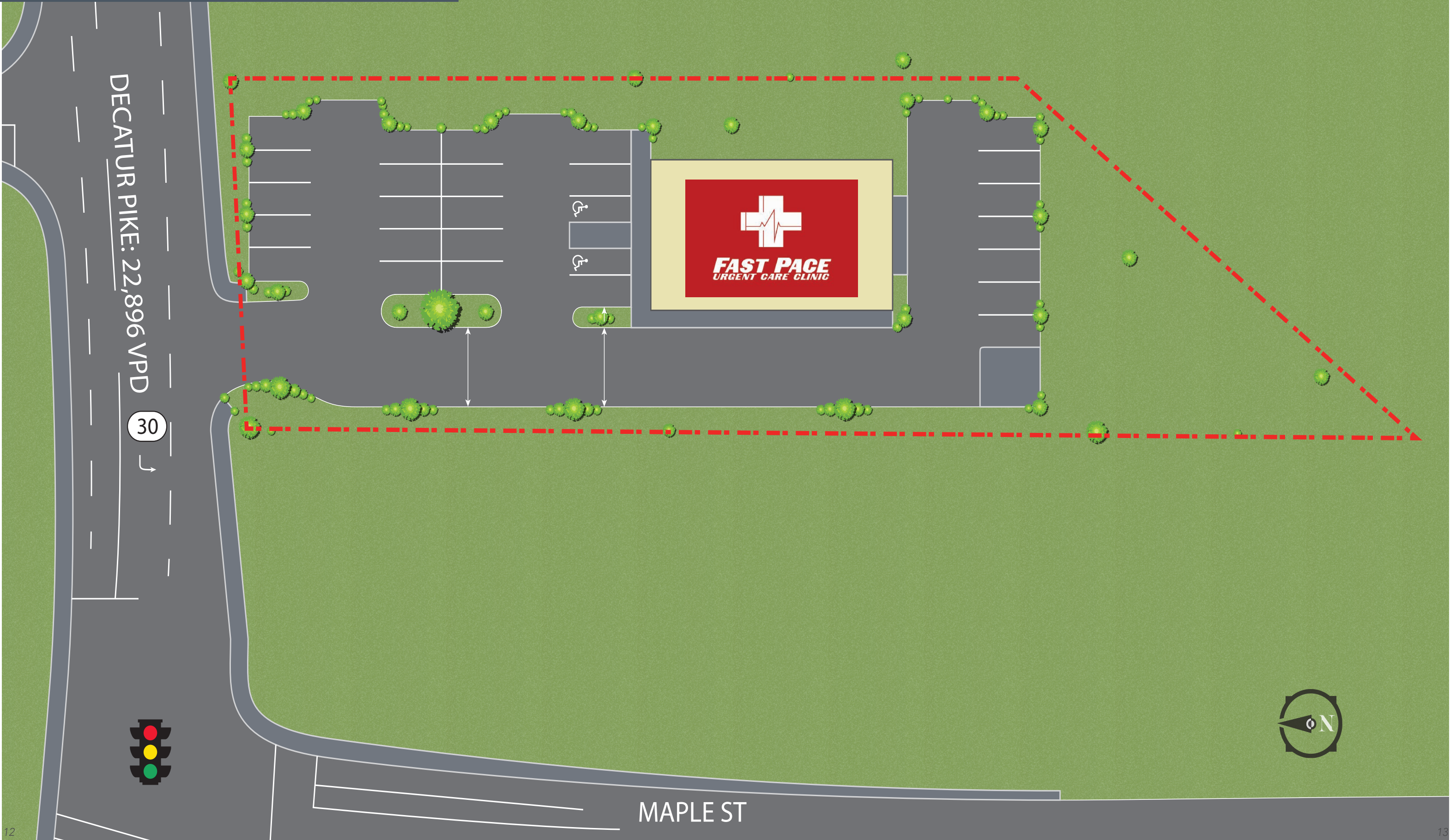
Footnotes:

Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources.

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SITE PLAN





# MARKET STREET

retail advisors

## LOCATION OVERVIEW



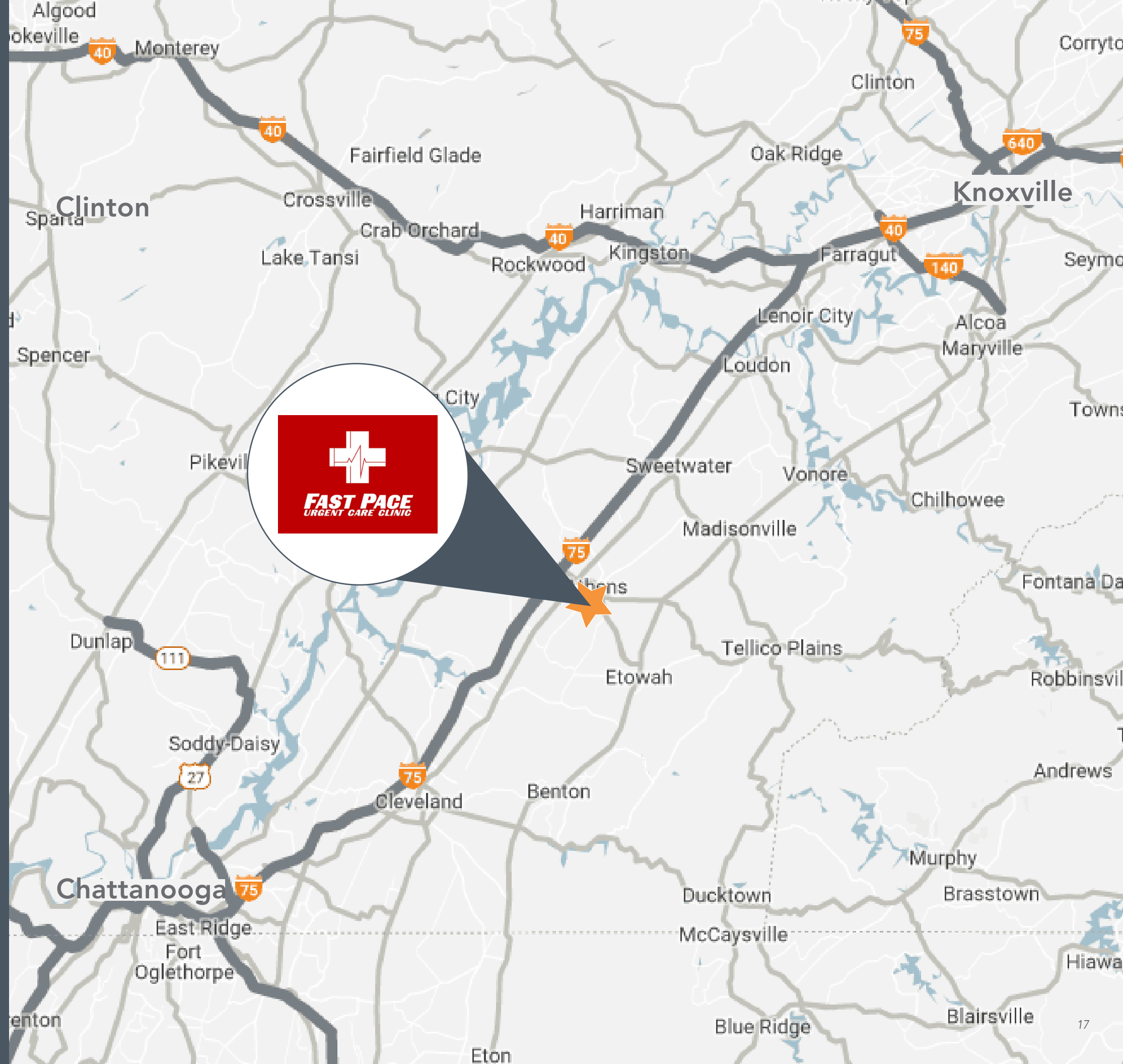


# Athens, TN

Athens Tennessee is home to 13,857 people and is the county seat of McMinn County. Residents have easy access to shopping, jobs, healthcare, education, and entertainment. Interstate 75 runs through the middle of Athens and allows residents easy access to major cities such as Knoxville (57-minute drive) and Chattanooga (50-minute drive).

Athens boast a plethora of current and future options when it comes to jobs including the following; Hackney Home Furnishing (1,523 jobs), Denso Manufacturing, Inc. (1,337 jobs), Calhoun News Print (900 jobs), Starr Regional Medical Center (610 jobs), and Waupaca Foundry, Inc. (500 jobs). Officials announced in July that new jobs are in the future. \$19 million has been invested in a new multi-tenant commercial development. The development is expected to create 330 new jobs and generate \$32.5 million in sales each year. These companies are fueled by well qualified employees, over 85% of Athens population over 25 is a High School graduate and 20% hold at least a bachelor's degree. Tennessee Wesleyan University and Cleveland State Community College both are working hard for the community's success, currently educating 4,072 students per year.

Healthcare is key in any community, with 206 certified beds Starr Regional Medical Center provides top of the line service to Athens and the surrounding areas. Multiple shopping centers including Belk, Bath and Body Works, and Walmart are convenient for residents to enjoy as well as hundreds of restaurants and multiple city and state parks. Athens is just west of Nantahala National Forrest and is known for its beautiful nature scenes and outdoor life, including an 80-foot-deep scuba diving quarry. Athens is the perfect location with access to a bit of everything, so everyone feels at home.







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