



SANDS INVESTMENT GROUP
NET INVESTMENTS . . . NET RESULTS

FAST PACE
URGENT CARE CLINIC

OFFERING MEMORANDUM
9 Fast Pace Urgent Care Clinics
Sold Individually or as a Portfolio

EXCLUSIVELY MARKETED BY:

2



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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INVESTMENT SUMMARY

Sold Individually or as a Portfolio

TOTAL INVESTMENT

PRICE	\$11,277,000
NOI	\$881,564

LOCATION	PRICE	CAP	NOI	PRICE PER SF	BUILDING AREA
YAZOO CITY, MS	\$1,330,000	7.80%	\$103,752	\$369.44	3,600 SF
HAZLEHURST, MS	\$1,323,000	7.80%	\$103,198	\$367.50	3,600 SF
COLUMBIA, MS	\$1,313,000	7.80%	\$102,417	\$364.72	3,600 SF
WAVELAND, MS	\$1,306,000	7.80%	\$101,893	\$362.78	3,600 SF
WIGGINS, MS	\$1,256,500	7.80%	\$98,013	\$349.03	3,600 SF
WATERTOWN, TN	\$1,231,500	8.00%	\$98,520	\$342.08	3,600 SF
MCCOMB, MS	\$1,231,000	7.80%	\$96,051	\$341.95	3,600 SF
ERWIN, TN	\$1,151,000	7.75%	\$89,196	\$319.72	3,600 SF
LONG BEACH, MS	\$1,135,000	7.80%	\$88,524	\$315.28	3,600 SF



RENT ROLL

9 Fast Pace Urgent Care Clinics Portfolio | Mississippi & Tennessee

LOCATION	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Yazoo City, MS	3,600 SF	\$103,752	\$28.82	1.25% Annually	09/28/2019	09/27/2031	3 x 5 Years
Hazlehurst, MS	3,600 SF	\$103,198	\$28.67	1.25% Annually	02/01/2019	01/31/2031	3 x 5 Years
Columbia, MS	3,600 SF	\$102,417	\$28.45	1.25% Annually	01/17/2019	01/16/2031	3 x 5 Years
Waveland, MS	3,600 SF	\$101,893	\$28.30	1.25% Annually	09/25/2019	09/24/2031	3 x 5 Years
Wiggins, MS	3,600 SF	\$98,013	\$27.23	1.25% Annually	01/18/2019	01/17/2031	3 x 5 Years
Watertown, TN	3,600 SF	\$98,520	\$27.37	1.25% Annually	11/22/2019	11/21/2031	3 x 5 Years
McComb, MS	3,600 SF	\$96,051	\$26.68	1.25% Annually	02/22/2019	02/21/2031	3 x 5 Years
Erwin, TN	3,600 SF	\$89,196	\$24.78	1.25% Annually	10/01/2019	09/30/2031	3 x 5 Years
Long Beach, MS	3,600 SF	\$88,524	\$24.59	1.25% Annually	08/10/2019	08/09/2031	3 x 5 Years
TOTAL	32,400 SF	\$881,564					



HIGHLIGHTS



9 New Construction Fast Pace Urgent Care Clinics For Sale Individually or as a Portfolio



Corporate Guarantee From FP Urgent Care, LLC



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



In 2016, Revelstoke Capital Partners Completed Its Fast Pace Acquisitions as Its Private Equity Sponsor; This Represents More Than \$1.2 Billion of Total Enterprise Value For Revelstoke



In 2018, CRG (a Leading Healthcare Investment Firm) Partnered With Fast Pace Urgent Care and Revelstoke, Resulting in Additional Capital For Continued Growth of the Concept



Ideal 1031 Exchange Opportunity



Long-Term Leases in Place With ~12 Years Remaining



1.25% Annual Increases



All Locations are Triple Net (NNN) Leases With Landlord Responsible For Roof and Parking Lot (Structure Only; Includes Long Term Roof Warranty)



Stable Regional Tenant Undergoing Rapid Growth



Most Clinics Are Located Along Regional Arterials With Fast Food and Other Surrounding Retail as Neighboring Tenants



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

*(Business Insider | Markets Insider | April 2017)

YAZOO CITY, MS

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,600 SF Fast Pace Urgent Care Clinic Located at 2121 Grand Avenue in Yazoo City, Mississippi. This Corporate Guaranteed 12 Year Triple Net Lease, Provides For a Secure Investment.



Representative Image

OFFERING SUMMARY

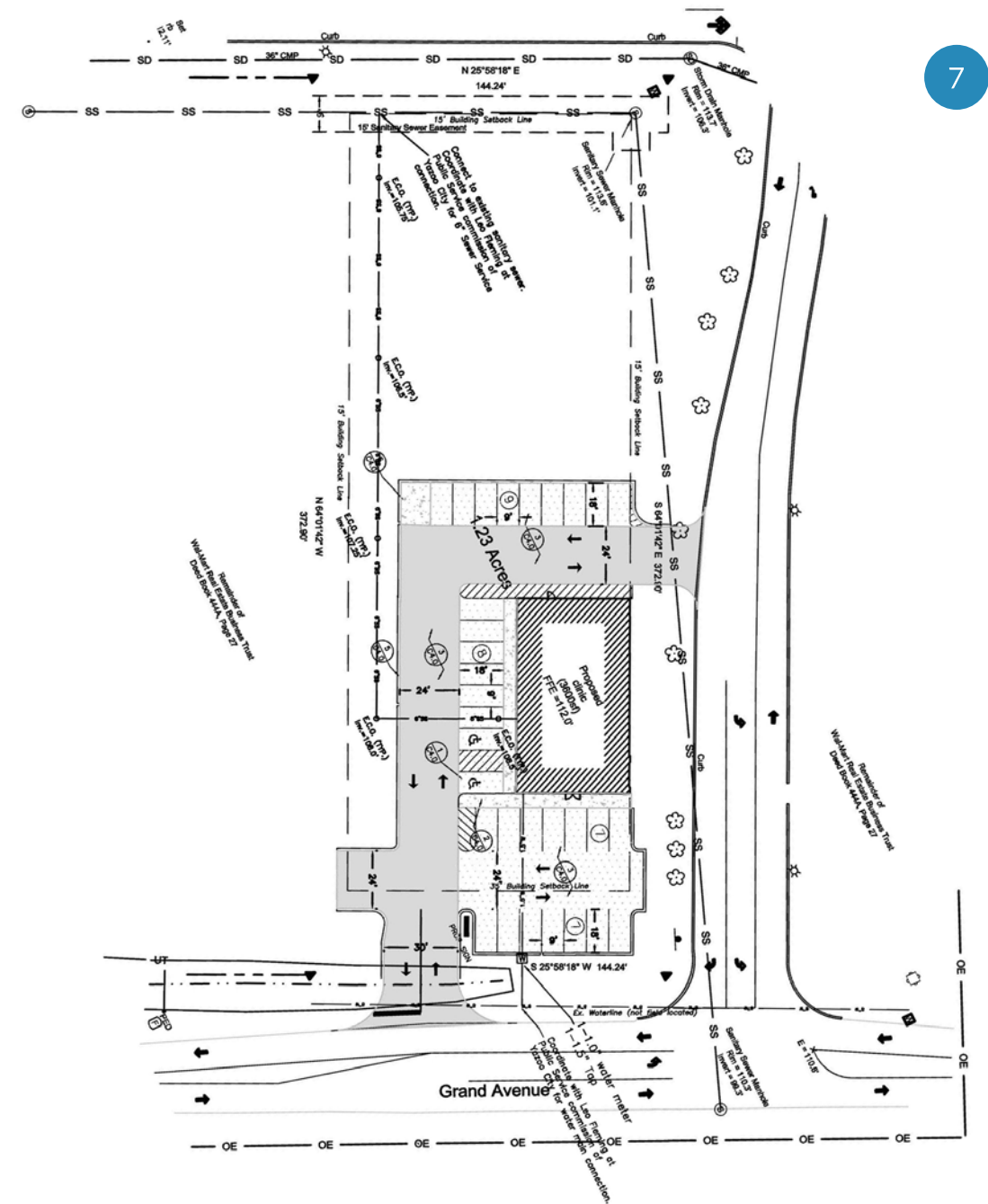
PRICE	\$1,330,000
CAP	7.80%
NOI	\$103,752
PRICE PER SF	\$369.44
YEARS REMAINING	~12 Years
LEASE GUARANTY	Corporate Guarantee From Fast Pace Urgent Care, LLC

PROPERTY SUMMARY

ADDRESS	2121 Grand Avenue Yazoo City, MS 39194
COUNTY	Yazoo
BUILDING AREA	3,600 SF
LAND AREA	1.23 AC
BUILT	2019

LEASE SUMMARY

TENANT	Fast Pace Urgent Care
PREMISES	Approximately 3,600 SF
LEASE COMMENCEMENT	September 28, 2019
LEASE EXPIRATION	September 27, 2031
LEASE TERM	~12 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	1.25% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Medical
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



2121 Grand Avenue | Yazoo City, MS 39194

 **FAST PACE**
URGENT CARE CLINIC

Haley Barbour Pkwy

Walmart
Supercenter

Hampton
by Hilton

AutoZone

POPEYES

Kentucky Fried Chicken

SONIC

Days Inn

O'Reilly
AUTO PARTS

DOLLAR GENERAL

EconoLodge

TACO BELL

3

SHERWIN-WILLIAMS



BURGER KING

CVS pharmacy

FAMILY DOLLAR



CIRCLE K



SUBWAY

49

fred's
Super Dollar

GNC
LIVE WELL

Walgreens



BW | Best Western
Hotels & Resorts



HIBBETT
SPORTS

Save a lot



GOODY'S

CITITRENDS

DOLLAR TREE



Little Caesars

DEMOGRAPHICS

9

Fast Pace Urgent Care | 2121 Grand Avenue | Yazoo City, MS 39194



Population

3-MILE

15,113

5-MILE

17,000

10-MILE

20,625



Average Household Income

3-MILE

\$37,556

5-MILE

\$37,158

10-MILE

\$40,960



CITY OVERVIEW

Yazoo City | Yazoo County | Mississippi

10



Yazoo City, MS

Yazoo City is the county seat of Yazoo County in the state of Mississippi. The city was named after the Yazoo River, which, in turn was named by the French explorer Robert La Salle as "Rivière des Yazous" in reference to the Yazoo tribe living near the river's mouth. The city's 2017 estimated population is about 10,987 residents. Yazoo is the principal city of the Yazoo Micropolitan Statistical Area, which is part of the larger Jackson-Yazoo City- Combined Statistical Area with 568,847 residents. The city is located about 50 miles from Jackson, MS.



Economy

The economy of Yazoo City employs about 2,950 people and it's largest industries are Health Care & Social Assistance, Manufacturing, and Public Administration, while the highest paying industries are Finance & Insurance. Due to the cities close proximity, Jackson's economy affects Yazoo City's. Jackson is home to major industries, including electrical equipment and machinery, processed food, and fabricated metal products. Many companies are headquartered in Jackson included: Cal-Maine Foods, Inc., EastGroup Properties Inc. and Trustmark Corporation.



Contemporary Life

Yazoo City is about an hour's drive to Jackson, making it the perfect city for a day trip. Jackson is home to the statewide Mississippi Freedom Trail, which encompasses a number of historic sites that were significant in the civil rights movement, including the Mississippi State Capitol building. The city is also home to the LeFleur's State Park and the Mississippi Museum of Natural Science, which includes an aquarium and nature trails. The city includes the Fondren District, which has art galleries, local stores for shopping, cute cafes, bakeries and awesome restaurants.

HAZLEHURST, MS

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,600 SF Fast Pace Urgent Care Located at 533 Lake Street in Hazlehurst, Mississippi. This Corporate Guaranteed Triple Net Lease With ~12 Years Remaining, Provides For a Secure Investment.



Representative Image

OFFERING SUMMARY

PRICE	\$1,323,000
CAP	7.80%
NOI	\$103,198
PRICE PER SF	\$367.50
YEARS REMAINING	~12 Years
LEASE GUARANTY	Corporate Guarantee From Fast Pace Urgent Care, LLC

PROPERTY SUMMARY

ADDRESS	533 Lake Street Hazlehurst, MS 39083
COUNTY	Copiah
BUILDING AREA	3,600 SF
LAND AREA	0.60 AC
BUILT	2019

LEASE SUMMARY

TENANT	Fast Pace Urgent Care
PREMISES	A Building of Approximately 3,600 SF
LEASE COMMENCEMENT	February 1, 2019
LEASE EXPIRATION	January 31, 2031
LEASE TERM	~12 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	1.25% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Medical
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



Representative Image



DOLLAR GENERAL Kentucky Fried Chicken

TACO BELL McDonald's Pizza Hut



Walgreens

Advance Auto Parts

BURGER KING



Walmart Supercenter SUBWAY

WOODFOREST NATIONAL BANK Exxon

TSC TRACTOR SUPPLY CO HIBBETT SPORTS

MURPHY USA Little Caesars CITITRENDS

DOLLAR TREE

Save a lot fred's Super Dollar

Aaron's RENASANT BANK

AutoZone Trustmark

SONIC FAMILY DOLLAR

 **FAST PACE**
URGENT CARE CLINIC



DEMOGRAPHICS

14

Fast Pace Urgent Care | 533 Lake Street | Hazlehurst, MS 39083



Population

3-MILE

6,301

5-MILE

7,877

10-MILE

19,500



Average Household Income

3-MILE

\$47,484

5-MILE

\$49,084

10-MILE

\$50,443



CITY OVERVIEW

Hazlehurst | Copiah County | Mississippi

15



Hazlehurst, MS

Hazlehurst is the county seat of Copiah County in the state of Mississippi. The city's 2017 estimated population is about 3,852 residents. The city is located about 30 miles south of the state capital Jackson, along Interstate 55. Hazlehurst is part of the Jackson Metropolitan Statistical Area, which has a population of about 539,057 residents. The county's area is bordered to the east by the Pearl River. Copiah County is known as a tomato and cabbage producing area, and for many years was called the "Tomato Capital of the World."



Economy

The economy of Hazlehurst employs about 1,442 people, and is specialized in Agriculture, Forestry, Fishing, Hunting, and Manufacturing. The area's main economy is based on agriculture, particularly tomatoes and cabbage. Due to the cities close proximity, Jackson's economy affects Hazlehurst's. Jackson is home to major industries, including electrical equipment and machinery, processed food, and fabricated metal products. Many companies are headquartered in Jackson included: Cal-Maine Foods, Inc., EastGroup Properties Inc. and Trustmark Corporation.



Contemporary Life

Hazlehurst is a short 25 minute drive to Jackson, making it the perfect city for a day trip. Jackson is home to the statewide Mississippi Freedom Trail, which encompasses a number of historic sites that were significant in the civil rights movement, including the Mississippi State Capitol building. The city is also home to the LeFleur's State Park and the Mississippi Museum of Natural Science, which includes an aquarium and nature trails. The city includes the Fondren District, which has art galleries, local stores for shopping, cute cafes, bakeries and awesome restaurants.

COLUMBIA, MS

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Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,600 SF Fast Pace Urgent Care Clinic Located at 1050 U.S. Highway 98 in Columbia, Mississippi. This Corporate Guaranteed Triple Net Lease With ~12 Years Remaining, Provides For a Secure Investment.



OFFERING SUMMARY

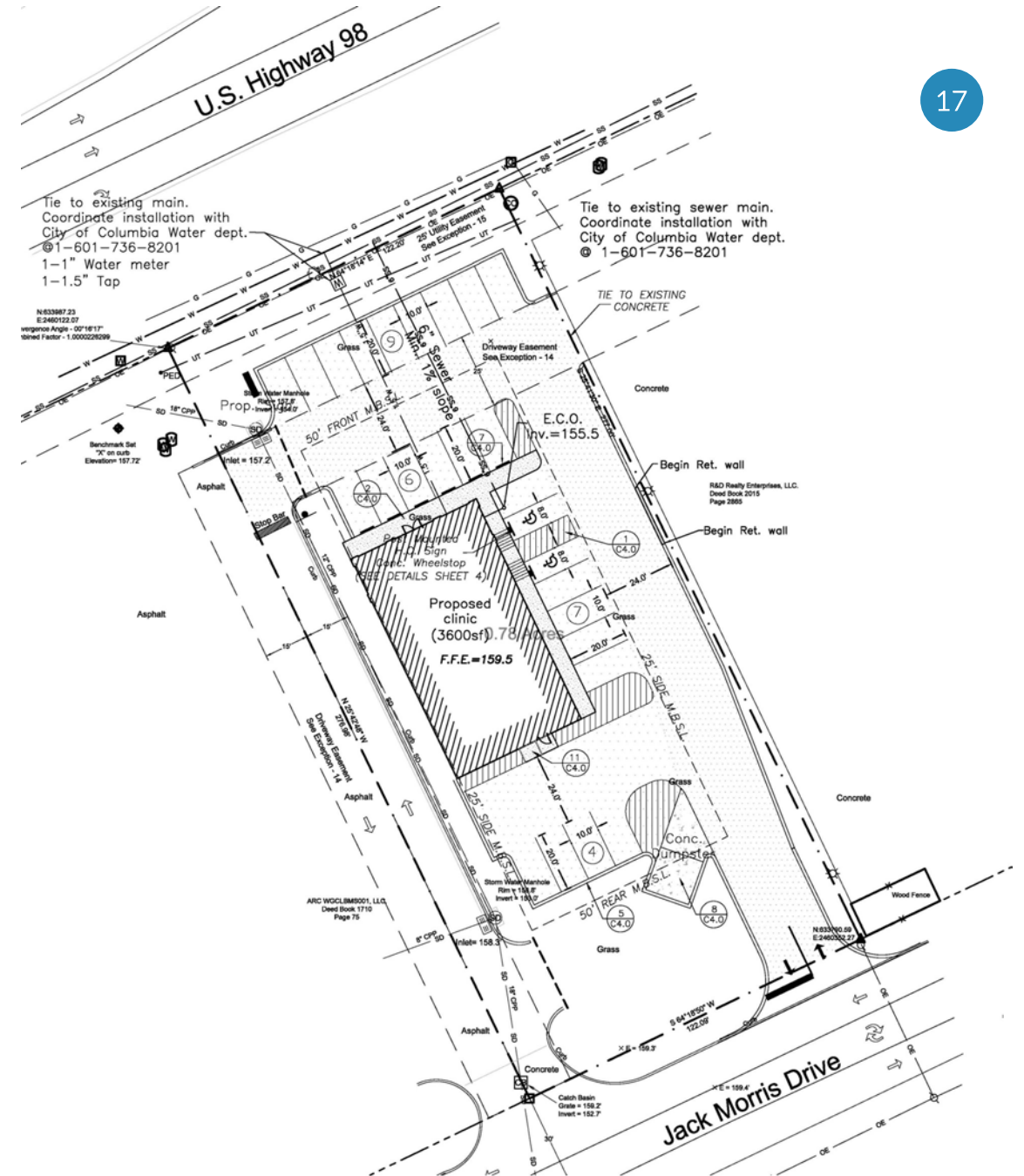
PRICE	\$1,313,000
CAP	7.80%
NOI	\$102,417
PRICE PER SF	\$364.72
YEARS REMAINING	~12 Years
LEASE GUARANTY	Corporate Guarantee From Fast Pace Urgent Care, LLC

PROPERTY SUMMARY

ADDRESS	1050 U.S. Highway 98 Columbia, MS 39429
COUNTY	Marion
BUILDING AREA	3,600 SF
BUILT	2018

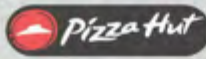
LEASE SUMMARY

TENANT	Fast Pace Urgent Care
PREMISES	Approximately 3,600 SF
LEASE COMMENCEMENT	January 17, 2019
LEASE EXPIRATION	January 16, 2031
LEASE TERM	~12 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	1.25% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Medical
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

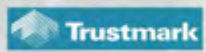


1050 U.S. Highway 98 | Columbia, MS 39429

DOLLAR GENERAL



U-HAUL



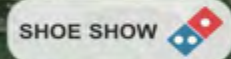
FAMILY DOLLAR



44



Exxon



98

13



DOLLAR GENERAL



DEMOGRAPHICS

19

Fast Pace Urgent Care | 1050 U.S. Highway 98 | Columbia, MS 39429



Population

3-MILE

8,453

5-MILE

10,934

10-MILE

19,542



Average Household Income

3-MILE

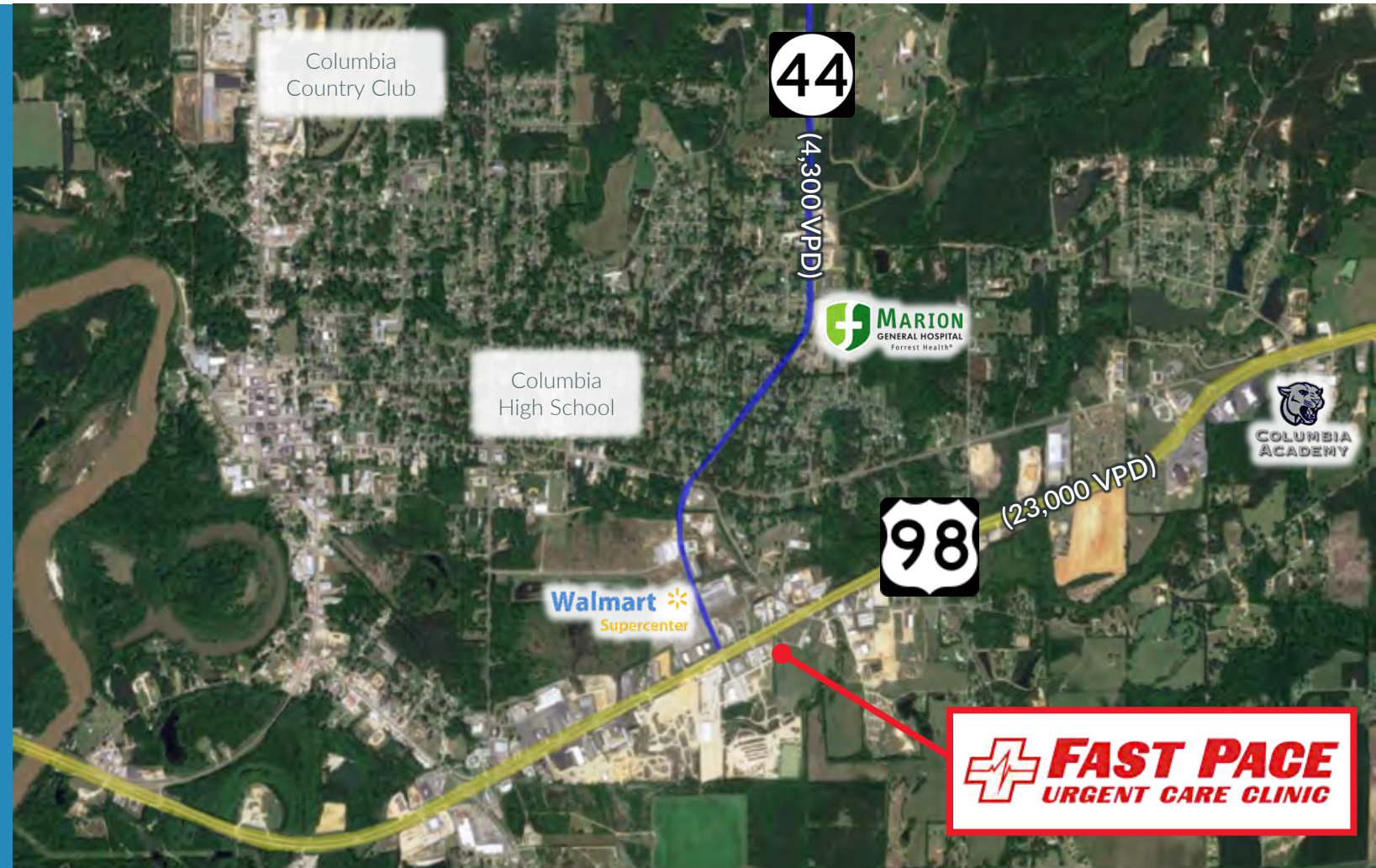
\$56,305

5-MILE

\$56,991

10-MILE

\$55,506



CITY OVERVIEW

Columbia | Marion County | Mississippi

20



Columbia, MS

Columbia is the county seat of Marion County in Mississippi. The city is named after Columbia, SC, from which many of the early settlers came from. The population was estimated to be 6,037 residents as of the 2017 census. Marion County has an estimated population of 25,069 residents. Columbia is located on the east bank of the Pearl River and is 81 miles south of Jackson, MS, 32 miles from Hattiesburg, MS, and 103 miles north of New Orleans, LA. The city's nickname is "The City of Charm on the River Pearl".



Economy

The economy of Columbia employs about 2,094 people and is specialized in Mining, Quarrying Oil, Agriculture, Forestry, Fishing, and Hunting. Due to the cities close proximity, Hattiesburg's economy affects Columbia's. Hattiesburg is headquarters to the International Filing Company and hosts branches of Kohler Engines and BAE Systems Inc., Berry Plastics, the Coca-Cola Bottling Company, the Pepsi Cola Bottling Co., and Budweiser Distribution Co. Companies. The University of Southern Mississippi, with 14,554 students enrolled, is located in the city.



Contemporary Life

Columbia is only a 35 minute drive to Hattiesburg, making it the perfect city for a day trip. The area is home to the Timberton Golf Course, one of four of Hattiesburg's champion greens. The city is also home to the Okatoma Creek; there people can enjoy rolling on the river in kayaks or tubes. The city has live music at Live at Five in Town Square Park and local art at Oddfellow's Gallery. The area is also home to Longleaf Terrace, which is a nature trail where guests can hike, bike or horseback ride down the serene canopy of trees.

WAVELAND, MS

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,600 SF Fast Pace Urgent Care Clinic Located at 451 Hwy 90 in Waveland, Mississippi. This Corporate Guaranteed 12 Year Triple Net Lease, Provides For a Secure Investment.



Representative Image

OFFERING SUMMARY

PRICE	\$1,306,000
CAP	7.80%
NOI	\$101,893
PRICE PER SF	\$362.78
YEARS REMAINING	~12 Years
LEASE GUARANTY	Corporate Guarantee From Fast Pace Urgent Care, LLC

PROPERTY SUMMARY

ADDRESS	451 Hwy 90 Waveland, MS 39576
COUNTY	Hancock
BUILDING AREA	3,600 SF
LAND AREA	0.64 AC
BUILT	2019

22

[illegible]

603

HIBBETT
SPORTS
TACO BELL **WAFLE HOUSE** **DOLLAR TREE**
Kentucky Fried Chicken

AutoZone **Walgreens** **McDonald's**
Little Caesars **metroPCS**

CARQUEST **REGIONS**

POPCORN 6

LOWE'S

Advance Auto Parts

SHERWIN-WILLIAMS

Super 8 **SMOOTHIE KING**
WAFLE HOUSE

Walmart **Supercenter** **McDonald's**
WOODFOREST NATIONAL BANK **MURPHY USA**

TSC TRACTOR SUPPLY CO.

90

Chevron

NAPA

SUBWAY **Exxon**

FAMILY DOLLAR

SONIC **GNC**
LIVE WELL

O'Reilly
AUTO PARTS

HANCOCK WHITNEY

CIRCLE K **Shell**
DOLLAR GENERAL

FAST PACE
URGENT CARE CLINIC

DEMOGRAPHICS

24

Fast Pace Urgent Care | 451 Hwy 90 | Waveland, MS 39576



Population

3-MILE

18,048

5-MILE

24,495

10-MILE

42,335



Average Household Income

3-MILE

\$53,961

5-MILE

\$55,438

10-MILE

\$64,790



CITY OVERVIEW

Waveland | Hancock County | Mississippi

25



Waveland, MS

Waveland is a city located in Hancock County in the state of Mississippi. The city is right on the Gulf of Mexico and contains some of Mississippi's best beaches. Today, Waveland is the only city on the Gulf Coast prohibiting commercial buildings on the beachfront. Waveland's 2017 estimated population is about 6,354 residents. The city is part of the Gulfport-Biloxi, Mississippi Metropolitan Statistical Area, which contains about 246,190 residents. The area is home to the John C. Stennis Space Center which is NASA's largest rocket engine test facility. The city is located about 40 miles away from Biloxi.



Economy

The economy of Waveland employs about 2,740 people and its largest industries are Retail Trade, Construction, and Health Care & Social Assistance. Due to the city's close proximity, Biloxi's economy also affects Waveland's. Biloxi is home to several casino resort hotels, with 24-hour gambling, concert shows, and several restaurants. The biggest casinos are the Beau Rivage Resort & Casino, the Golden Nugget Biloxi, the Hard Rock Hotel & Casino, and the Harrah's Gulf Coast. Due to Biloxi's popularity and nice beaches, tourism is growing in the area and last year over \$2 billion were brought into the area because of tourism.



Contemporary Life

One of Mississippi's best State Parks is located in Waveland called Buccaneer. Buccaneer offers relaxing small beach town camping with great natural offerings ranging from bird watching to crabbing. The city hosts the annual Wave Fest fair festival with food, crafts and music. Biloxi is a 35 minute drive from Waveland, making it perfect for a day trip. Biloxi is home to the Gulf Islands National Seashore offering recreation opportunities and preserves natural and historic resources along the Gulf of Mexico barrier islands. Biloxi is also home to numerous luxurious hotels with casinos, pools, spas, eclectic dining & buzzy bars.

WIGGINS, MS

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,600 SF Fast Pace Urgent Care Located at 1130 W Frontage Drive in Wiggins, Mississippi. This Corporate Guaranteed Triple Net Lease With ~12 Years Remaining, Provides For a Secure Investment.



Representative Image

OFFERING SUMMARY

PRICE	\$1,256,500
CAP	7.80%
NOI	\$98,013
PRICE PER SF	\$349.03
YEARS REMAINING	~12 Years
LEASE GUARANTY	Corporate Guarantee From Fast Pace Urgent Care, LLC

PROPERTY SUMMARY

ADDRESS	1130 W Frontage Drive Wiggins, MS 39577
COUNTY	Stone
BUILDING AREA	3,600 SF
BUILT	2018

LEASE SUMMARY

TENANT	Fast Pace Urgent Care
PREMISES	A Building of Approximately 3,600 SF
LEASE COMMENCEMENT	January 18, 2019
LEASE EXPIRATION	January 17, 2031
LEASE TERM	~12 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	1.25% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Medical
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



 **FAST PACE**
URGENT CARE CLINIC

WAFFLE
HOUSE

SONIC

Chevron

Pizza Hut

AMERICAS
BEST VALUE
RESTAURANT

FAMILY DOLLAR

AutoZone
DOLLAR TREE
CAFO

goodwill

Pizza Inn
Advance Auto Parts
HIBBETT
SPORTS
piggly wiggly

Walmart
Little Caesars
cricket
MURPHY
USA

fred's
Super Dollar

29

ANYTIME
FITNESS

Hampton
by Hilton

POPEYES
DOMINOS

McALISTER'S
DELICIOUS

49

SUBWAY

TEXACO

CIRCLE K
TACO BELL

26

DEMOGRAPHICS

29

Fast Pace Urgent Care | 1130 W Frontage Drive | Wiggins, MS 39577



Population

3-MILE

5,502

5-MILE

8,607

10-MILE

16,078



Average Household Income

3-MILE

\$55,025

5-MILE

\$53,976

10-MILE

\$58,591



CITY OVERVIEW

Wiggins | Stone County | Mississippi

30



Wiggins, MS

Wiggins is the county seat of Stone County in the state of Mississippi. The city had an estimated population of 4,543 residents in the 2017 census. Wiggins is part of the Gulfport-Biloxi, Mississippi Metropolitan Statistical Area. The area's estimated population is about 246,190 residents. Wiggins is located in the middle of two big cities being Hattiesburg and Biloxi. Wiggins is 25 miles from Hattiesburg and 39 miles to Biloxi.



Economy

The economy of Wiggins employs about 1,502 people and is specialized in Agriculture, Healthcare, and Wholesale Trade. Due to the cities close proximity, Biloxi's economy also affects Wiggins. Biloxi is home to several casino resort hotels, with 24-hour gambling, concert shows, and several restaurants. The biggest casinos are the Beau Rivage Resort & Casino, the Golden Nugget Biloxi, the Hard Rock Hotel & Casino, and the Harrah's Gulf Coast.



Contemporary Life

Wiggins is home to the Flint Creek Water Park, which is a summer favorite for people to go swimming and boating. Biloxi is a 30 minute drive from Wiggins, making it perfect for a day trip. Biloxi is home to the Gulf Islands National Seashore which offers recreation opportunities and preserves natural and historic resources along the Gulf of Mexico barrier islands. Biloxi is also home to numerous luxurious hotels with casinos, pools, spas, eclectic dining & buzzy bars.

WATERTOWN, TN

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,600 SF Fast Pace Urgent Care Located at 9002 Sparta Pike in Watertown, Tennessee. This Corporate Guaranteed Triple Net Lease With ~12 Years Remaining, Provides For a Secure Investment.



Representative Image

OFFERING SUMMARY

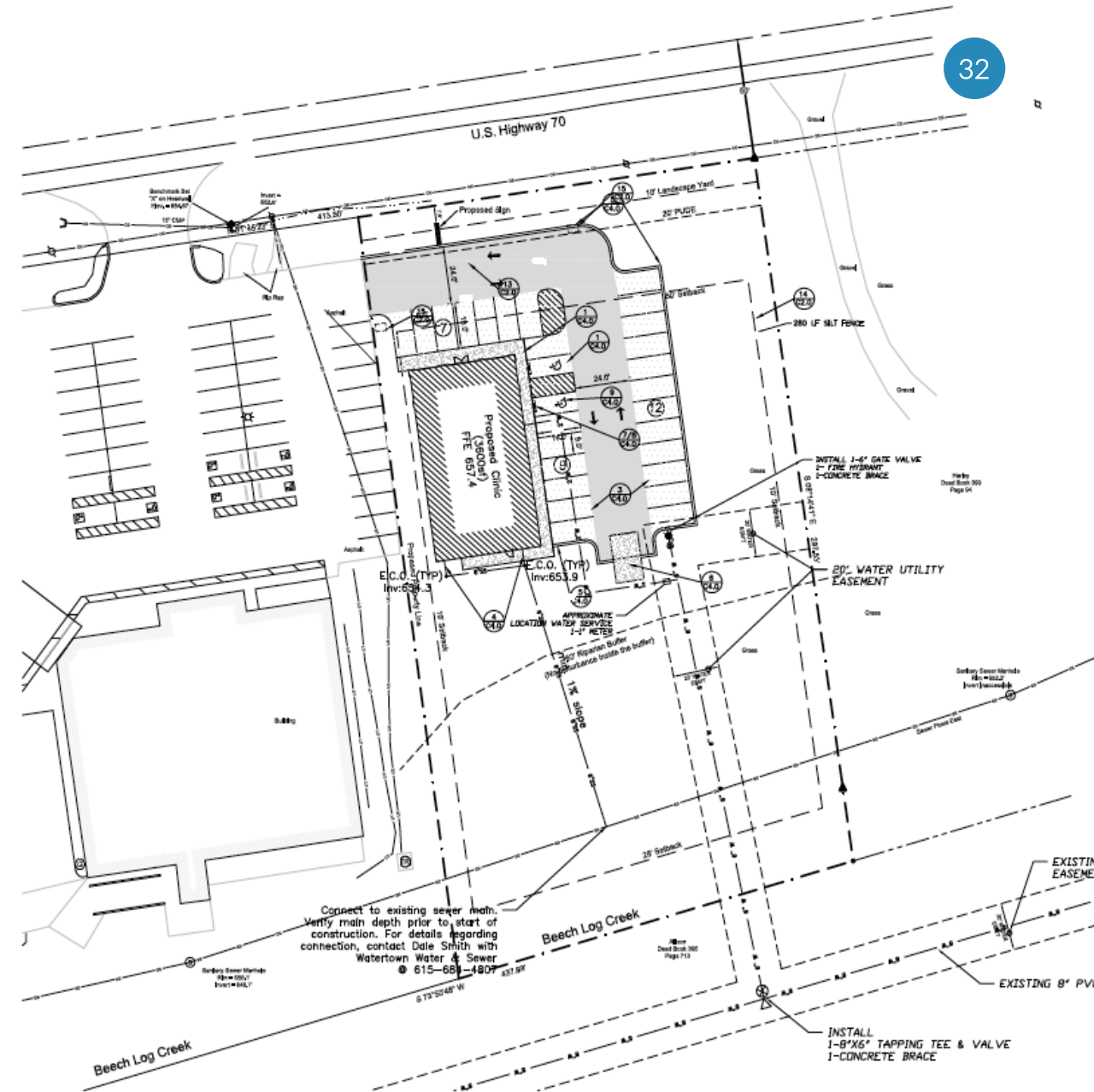
PRICE	\$1,231,500
CAP	8.00%
NOI	\$98,520
PRICE PER SF	\$342.08
YEARS REMAINING	~12 Years
LEASE GUARANTY	Corporate Guarantee From Fast Pace Urgent Care, LLC

PROPERTY SUMMARY

ADDRESS	9002 Sparta Pike Watertown, TN 37184
COUNTY	Wilson
BUILDING AREA	3,600 SF
LAND AREA	1.23 AC
BUILT	2019

LEASE SUMMARY

TENANT	Fast Pace Urgent Care
PREMISES	A Building of Approximately 3,600 SF
LEASE COMMENCEMENT	November 22, 2019
LEASE EXPIRATION	November 21, 2031
LEASE TERM	~12 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	1.25% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Medical
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



9002 Sparta Pike | Watertown, TN 37184

Watertown
Gazette

W Main St

HARDWARE
OF WATERTOWN

**MONA LISA
PIZZA**

Watertown
Drugs

MI RANCHITO
Mexican Restaurant

Old W.E. Stephens
Mfg. Co.

WILSON
Bank & Trust

Depot
Junction Cafe

Jim's Antique
Shop



Watertown Veteran
Memorial

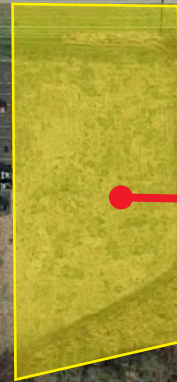
Sun Graphics
Signs



Sparta Pike

DOLLAR GENERAL

Statesville Rd



DEMOGRAPHICS

34

Fast Pace Urgent Care | 9002 Sparta Pike | Watertown, TN 37184



Population

3-MILE

3,495

5-MILE

5,850

10-MILE

16,693



Average Household Income

3-MILE

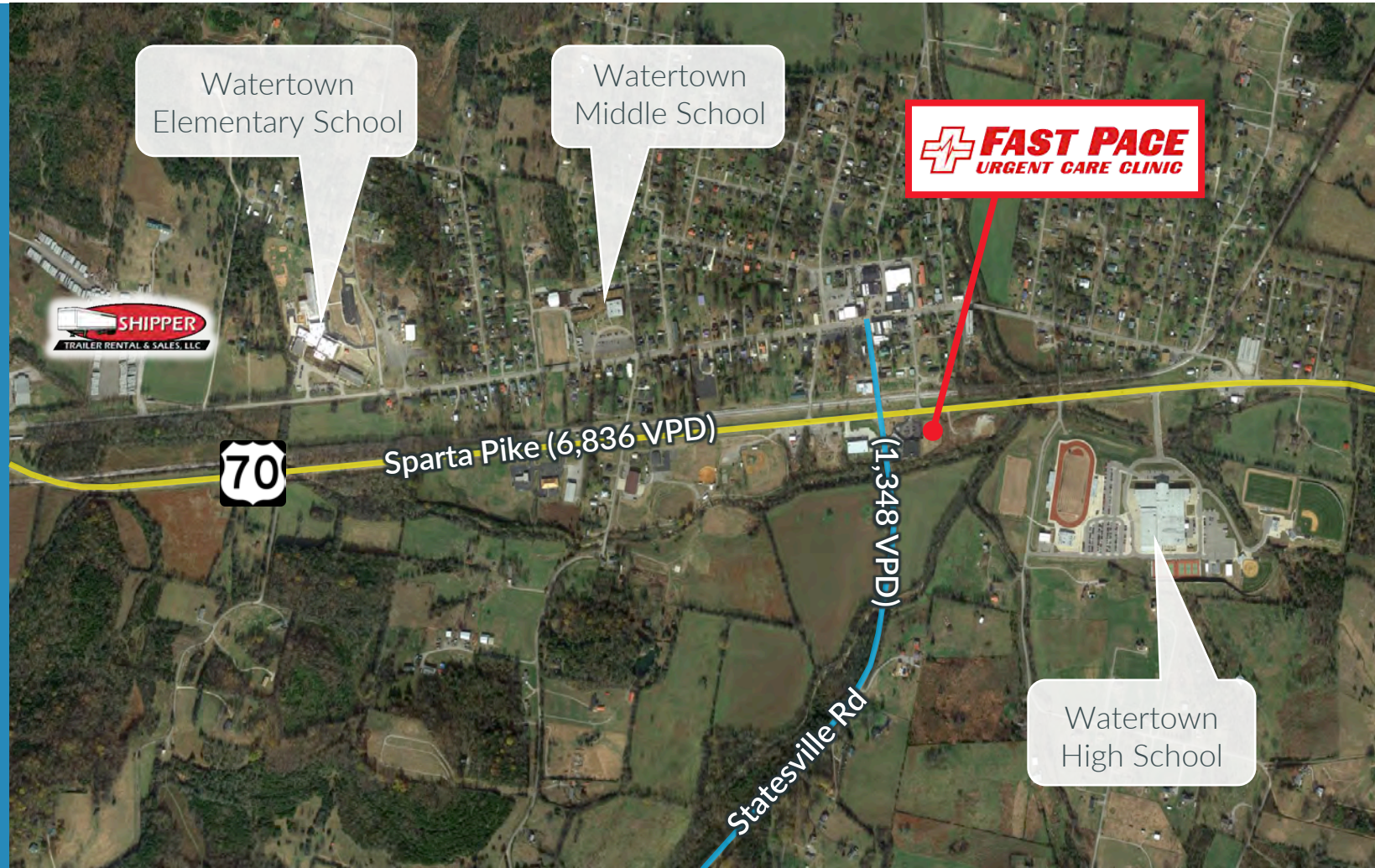
\$62,705

5-MILE

\$68,885

10-MILE

\$72,936



CITY OVERVIEW

Watertown | Wilson County | Tennessee

35



Watertown, TN

Watertown is a town located in Wilson County in the state of Tennessee. The population was 1,530 at the 2017 estimate census. The city is located southeast of Lebanon, and Northwest of Smithville. Watertown is situated 40 miles east of Nashville and 10 miles southeast of Lebanon on Highway 70 (also known as Sparta Pike). The town is a perfect small town, but close enough to visit or work in big cities for a change of pace.



Economy

The Nashville MSA is home to over half a dozen Fortune 500 companies including Community Health Systems, Dollar General Corp., and Tractor Supply Co. Nashville is also a major national center for healthcare and home to the headquarters of such automotive giants. The world capital of country music and one of the leading travel destinations in the country, Nashville currently attracts more than 14.5 million visitors per year.



Contemporary Life

Watertown is home to the Stardust Drive-in theater, which opened in 2003. The drive-in theater is a very unique place since most drive-ins around the country have closed. Watertown is also noted for its annual Jazz Festival. The town is also home to the Short Mountain Distillery, which includes tours and a café. The city is a 45 minute drive to downtown Nashville where people can go to the Grand Ole Opry and visit the "Music City's" attractions.

MCCOMB, MS

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,600 SF Fast Pace Urgent Care Located at 1038 Northwest Ave in McComb, Mississippi. This Corporate Guaranteed Triple Net Lease With ~12 Years Remaining, Provides For a Secure Investment.



Representative Image

OFFERING SUMMARY

PRICE	\$1,231,000
CAP	7.80%
NOI	\$96,051
PRICE PER SF	\$341.95
YEARS REMAINING	~12 Years
LEASE GUARANTY	Corporate Guarantee From Fast Pace Urgent Care, LLC

PROPERTY SUMMARY

ADDRESS	1038 Northwest Ave McComb, MS 39648
COUNTY	Pike
BUILDING AREA	3,600 SF
BUILT	2018

LEASE SUMMARY

TENANT	Fast Pace Urgent Care
PREMISES	A Building of Approximately 3,600 SF
LEASE COMMENCEMENT	February 22, 2019
LEASE EXPIRATION	February 21, 2031
LEASE TERM	~12 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	1.25% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Medical
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



Representative Image

JCPenney belk McDonald's
Ashley HIBBETT HOMESTORE SPORTS GNC
Marshalls Bath & Body Works
HOBBY LOBBY MasterCuts
GOODY'S claire's CAFE PCCADILLY

DOLLAR GENERAL
Aaron's

Walmart Supercenter MURPHY USA
SUBWAY WOODFOREST NATIONAL BANK

snap FITNESS 24-7

Walgreens

FAST PACE
URGENT CARE CLINIC

Chevron Quick Lane

570

Arby's Comfort INN Hampton

Northwest St.

LOWE'S Ruby Tuesday

THE CHILDREN'S PLACE BURGER KING
Foot Locker SHOE DEPT.
PAPA JOHN'S Rainbow

Office DEPOT OfficeMax REGIONS fred's
HIBBETT SPORTS burkes OUTLET DOLLAR GENERAL
PAPA JOHN'S KFC O'Reilly's RBC

AutoZone SONIC

SHERWIN-WILLIAMS

TEXACO
DOLLAR GENERAL

Pizza Hut BAYMONT BR
Exxon QUALITY SUBWAY WAFFLE HOUSE

Trustmark
TACO BELL FAMILY DOLLAR

golden corral

Walgreens

cricket Little Caesars

INTERSTATE 55

Kroger HARBOR FREIGHT TOOLS
CVS pharmacy

DEMOGRAPHICS

39

Fast Pace Urgent Care | 1038 Northwest Ave | McComb, MS 39648



Population

3-MILE

16,934

5-MILE

22,215

10-MILE

34,622



Average Household Income

3-MILE

\$46,995

5-MILE

\$49,138

10-MILE

\$49,881



CITY OVERVIEW

McComb | Pike County | Mississippi

40



McComb, MS

McComb is a city in Pike County in the state of Mississippi. The city's estimated population is about 12,799 residents in the 2017 census. The city is the principal city of the McComb-Mississippi Micropolitan Statistical Area, which has about 210,875 residents. The city is located between two major cities being Jackson, MS and Baton Rouge, LA. McComb is approximately 80 miles south of Jackson, and 82 miles northeast of Baton Rouge.



Economy

McComb employs about 4,526 people and it specializes in Mining, Quarrying Oil, Gas Extraction, and Manufacturing. Due to the cities close proximity, Jackson's economy also affects McComb's. Jackson is home to several major industries. These include electrical equipment and machinery, processed food, and primary and fabricated metal products. Jackson is headquarters to Cal-Maine Foods, Inc., EastGroup Properties Inc., and Trustmark Corporation.



Contemporary Life

McComb is home to The McComb Railroad Depot Museum, which is a collecting of historical information on the railroad system in the state. Jackson is about an hour drive from McComb, making it the perfect day trip city. Jackson is home to the MS Museum of Art, the MS Museum of Natural Science, and the Old Capitol Museum. The Fondren District has entertainment spaces, art galleries, cute cafes, bakeries and awesome restaurants.

ERWIN, TN

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,600 SF Fast Pace Urgent Care Located at 1112 N Main Street in Erwin, Tennessee. This Corporate Guaranteed Triple Net Lease With ~12 Years Remaining, Provides For a Secure Investment.

Representative Image



OFFERING SUMMARY

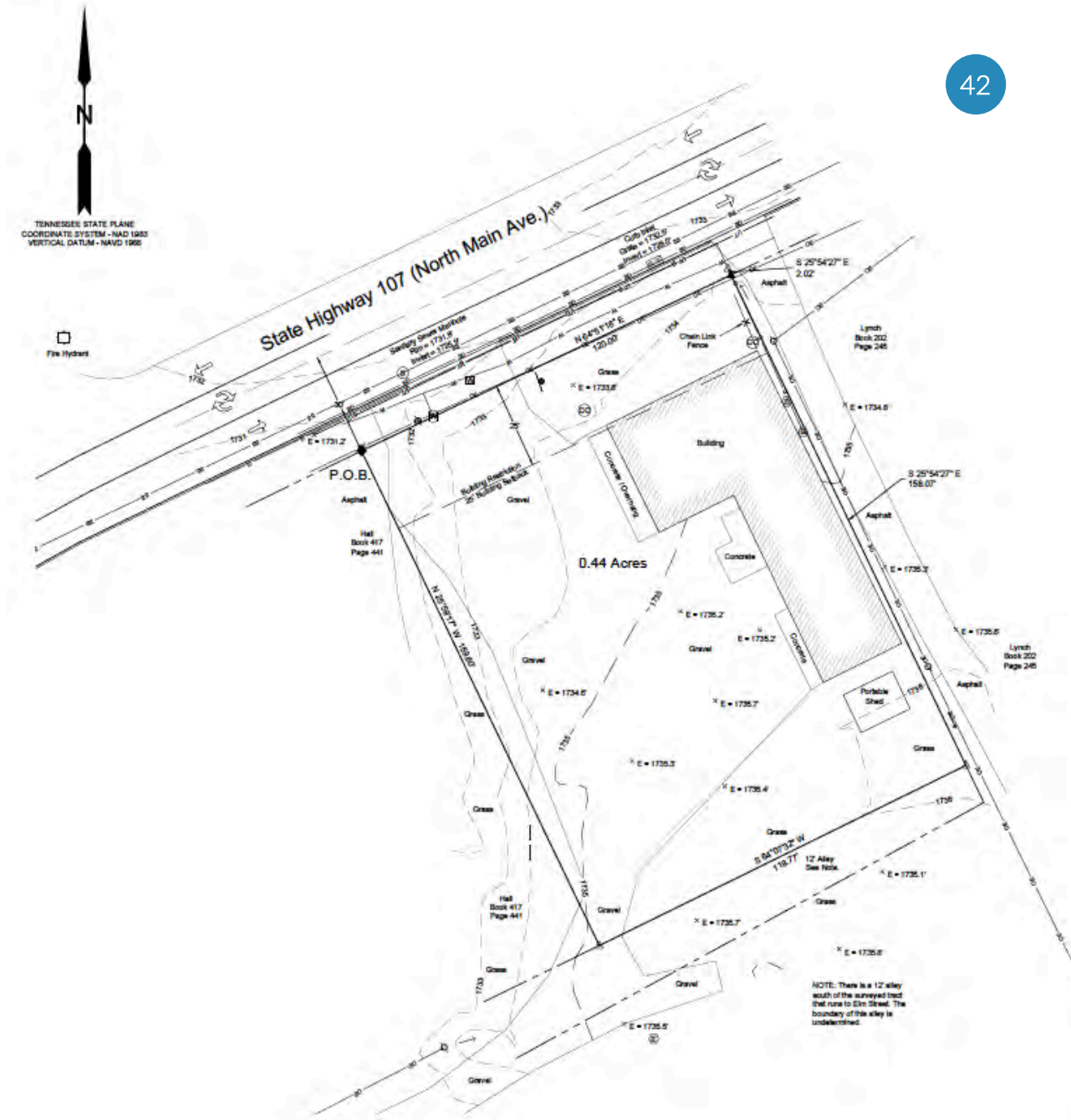
PRICE	\$1,151,000
CAP	7.75%
NOI	\$89,196
PRICE PER SF	\$319.72
YEARS REMAINING	~12 Years
LEASE GUARANTY	Corporate Guarantee From Fast Pace Urgent Care, LLC

PROPERTY SUMMARY

ADDRESS	1112 N Main Street Erwin, TN 37650
COUNTY	Unicoi
BUILDING AREA	3,600 SF
BUILT	2019

LEASE SUMMARY

TENANT	Fast Pace Urgent Care
PREMISES	A Building of Approximately 3,600 SF
LEASE COMMENCEMENT	October 1, 2019
LEASE EXPIRATION	September 30, 2031
LEASE TERM	~12 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	1.25% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Medical
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



FAST PACE
URGENT CARE CLINIC

Little Caesars
Kentucky Fried Chicken

Hardee's

bp

N Main St

DOLLAR TREE

Super 8

CVS pharmacy
FOOD LION

O'Reilly
AUTO PARTS

Pizza Hut
DOLLAR GENERAL
AutoZone
SUBWAY
TSC TRACTOR SUPPLY CO
Advance Auto Parts

bp

INTERSTATE
26

McDonald's
Shell
DUNKIN'

107
Tennessee

Bojangles
TACO BELL

Walgreens

DEMOGRAPHICS

44

Fast Pace Urgent Care | 1112 N Main Street | Erwin, TN 37650



Population

3-MILE

9,969

5-MILE

13,081

10-MILE

41,987



Average Household Income

3-MILE

\$45,890

5-MILE

\$47,245

10-MILE

\$54,678



CITY OVERVIEW

Erwin | Unicoi County | Tennessee

45



Erwin, TN

Erwin is the county seat of Unicoi County in the state of Tennessee. The city's 2018 estimate population was 5,869 residents. The city is part of the Johnson City Metropolitan Statistical Area, which is a component of the Johnson City-Kingsport-Bristol, TN-VA Combined Statistical Area – commonly known as the "Tri-Cities" region. The MSA has about 198,716 residents. The city is 15 miles away from Johnson City, and 45 miles from Asheville, NC.



Economy

Nuclear Fuel Services has a major facility in Erwin, which is the main economic factor of the city. It began operation in 1957 as the Davison Chemical Division of the W.R. Grace Company. Production activities at the Erwin facility include preparing enriched uranium to be processed into nuclear reactor fuel, processing uranium hexafluoride into other compounds, and downblending high-enriched uranium to convert it to a low-enriched form for use in commercial reactors.



Contemporary Life

The city has multiple outdoor activities for the whole family to enjoy. The city is near the Martin Creek Falls, which is a series of waterfalls located with the largest drop being about 30 feet. The city is also near the Appalachian Mountains with multiple trails through the mountains for people to walk, bike, hike and even camp. The city is also near the Chestoa Recreational Area which includes a lake for swimming, boating and fishing opportunities.

LONG BEACH, MS

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,600 SF Fast Pace Urgent Care Clinic Located at 110 E Railroad Street in Long Beach, Mississippi. This Corporate Guaranteed 12 Year Triple Net Lease, Provides For a Secure Investment.



Representative Image

OFFERING SUMMARY

PRICE	\$1,135,000
CAP	7.80%
NOI	\$88,524
PRICE PER SF	\$315.28
YEARS REMAINING	~12 Years
LEASE GUARANTY	Corporate Guarantee From Fast Pace Urgent Care, LLC

PROPERTY SUMMARY

ADDRESS	110 E Railroad Street Long Beach, MS 39560
COUNTY	Harrison
BUILDING AREA	3,600 SF
LAND AREA	0.50 AC
BUILT	2019

47

[illegible]

110 E Railroad Street | Long Beach, MS 39560

ExtraSpace
Storage



FAST PAGE
URGENT CARE CLINIC

Tuesday Morning
True Value
AutoZone

DOLLAR GENERAL

Little Caesars

Winn-Dixie

Walgreens
Aaron's

Advance
Auto Parts

E Railroad St



CRUNCH
FAMILY DOLLAR
DOLLAR TREE
O'Reilly
SUBWAY
GNC

SONIC



CIRCLE K
Waffle House

DEMOGRAPHICS

49

Fast Pace Urgent Care | 110 E Railroad Street | Long Beach, MS 39560



Population

3-MILE

25,592

5-MILE

40,595

10-MILE

113,771



Average Household Income

3-MILE

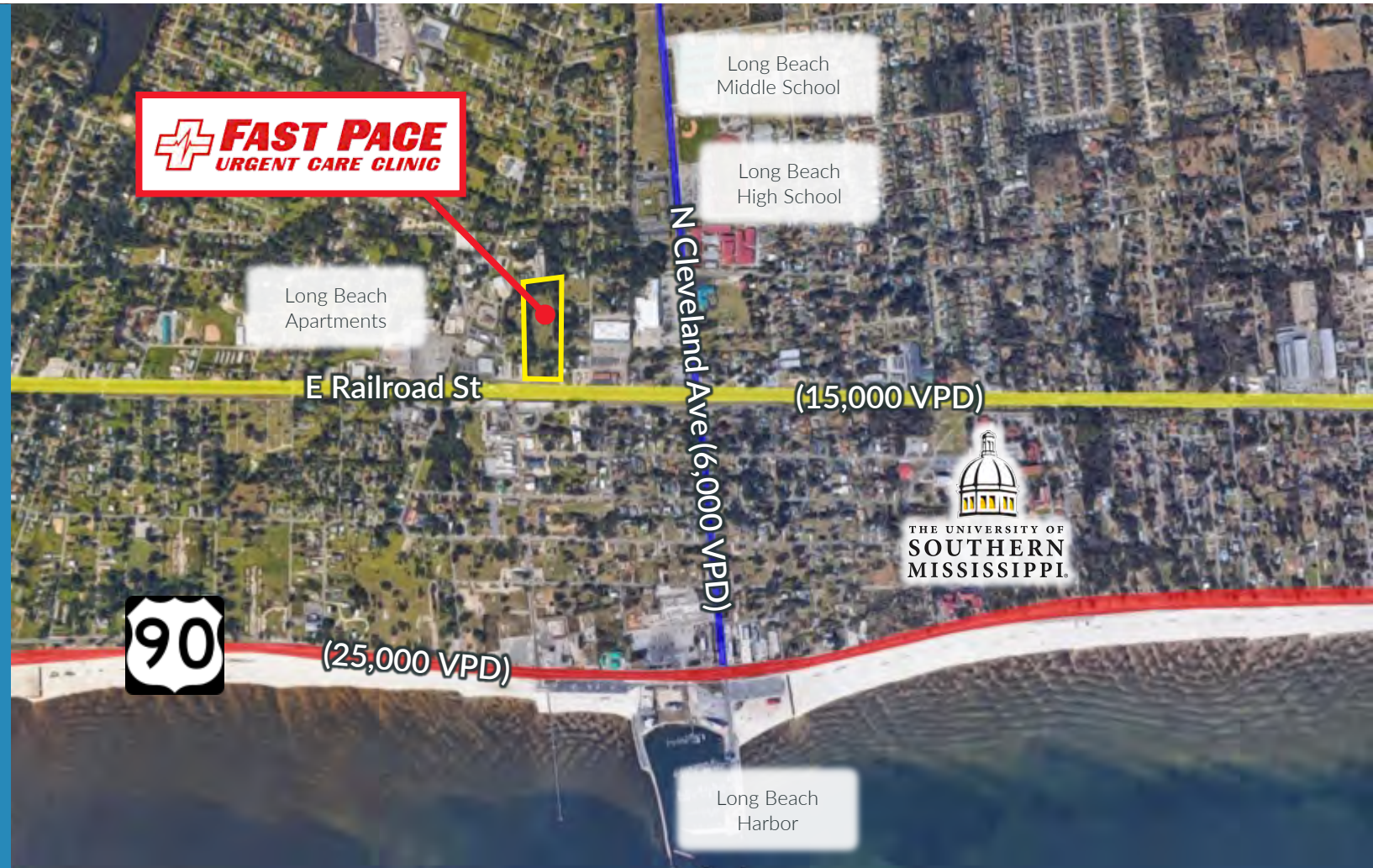
\$58,378

5-MILE

\$53,205

10-MILE

\$57,141



CITY OVERVIEW

Long Beach | Harrison County | Mississippi

50



Long Beach, MS

Long Beach is a city located in Harrison County in the state of Mississippi. The city's 2017 estimated population is about 15,642 residents. The city is a part of the Gulfport-Biloxi-Metropolitan Statistical Area which has about 246,190 residents. Harrison county is the second-most populous county in Mississippi. Its county seats are Biloxi and Gulfport. Long Beach is located about 4 miles from Gulfport and 16 miles from Biloxi. The Gulf Coast campus of the University of Southern Mississippi, with 11,815 undergraduates enrolled, is located in Long Beach. The city is also home to "The Friendship Oak" tree located on the front lawn of the Southern Miss Gulf Park campus.



Economy

The economy of Long Beach employs about 6,900 people with it's largest industries being Health Care & Social Assistance, Retail Trade, and Public Administration. Due to the cities close proximity, Gulfport's economy also affects Long Beaches. Gulfport's beginnings as a lumber port, evolved it into a diversified city. With about 6.7 miles of white sand beaches along the Gulf of Mexico, Gulfport has become a tourism destination, due in large part to Mississippi's coast casinos. Gulfport has served as host to popular huge events like the "World's Largest Fishing Rodeo," "Cruisin' the Coast", and "Smokin' the Sound". The city is a thriving residential community with lots of tourism.



Contemporary Life

Long Beach is less than 10 minutes away from Gulfport, making it the perfect place to spend the day. Gulfport is home to the Gulf Islands Waterpark which is a huge seasonal waterpark with slides, rides and pools plus cafes & rental cabanas amid an island theme. The city also includes Ship Island Excursions where guests can hop on a tour-guided ship and go cruising in the Gulf of Mexico from island to island and sightseeing. People can usually spot dolphins on these tours. The city is also home to the Institute for Marine Mammal Studies which is a non-profit organization that includes an education center with interactive exhibits, touch pools and dolphin programs.

TENANT PROFILE

51



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 102 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
102



HEADQUARTERS
Waynesboro, TN



WEBSITE
fastpaceurgentcare.com

REVELSTOKE CAPITAL PARTNERS

52

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.

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





Representative Image



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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