



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

451 Hwy 90 | Waveland, MS 39576

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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In Cooperation With Sands Investment Group Mississippi, LLC - Lic. #22675



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INVESTMENT SUMMARY

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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 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

HIGHLIGHTS



New Construction Fast Pace Urgent Care Clinic



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 Lease in Place With ~12 Years Remaining



1.25% Annual Increases



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



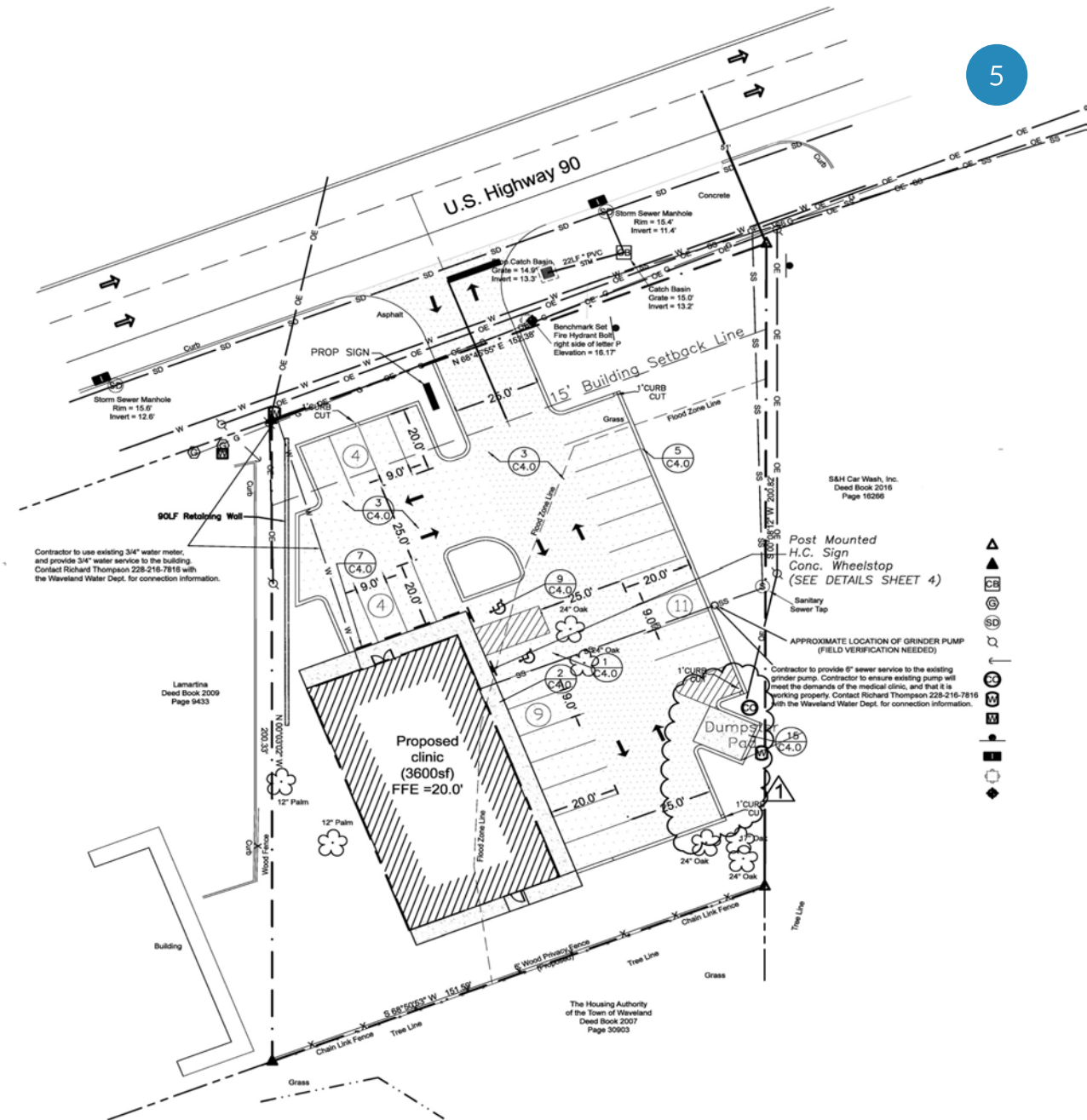
Urgent Care is a \$16 Billion Industry With 3.5% Annual Growth. Approximately 9,300 Clinics In Operation in the U.S as of Nov. 2015 Employing Approximately 73,000 Healthcare Professionals*

*(Business Insider | Markets Insider | April 2017)

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SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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\$28.30



451 Hwy 90 | Waveland, MS 39576



 **FAST PAGE**
URGENT CARE CLINIC

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HIBBETT
SPORTS
TACO BELL **Waffle 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**
Waffle House

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

TSC **TRACTOR SUPPLY CO.**

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Chevron

NAPA

SUBWAY **Exxon**

FAMILY DOLLAR

SONIC **GNC**
LIVE WELL

O'Reilly
AUTO PARTS

HANCOCK WHITNEY

CIRCLE K **Shell**
DOLLAR GENERAL

FAST PAGE
URGENT CARE CLINIC

DEMOGRAPHICS

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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

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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.

TENANT PROFILE

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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

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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.



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