



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



## OFFERING MEMORANDUM

2121 Grand Avenue | Yazoo City, MS 39194

Representative Image



# EXCLUSIVELY MARKETED BY:

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**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

2701 Ocean Park Boulevard, Suite 140  
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In Cooperation With Sands Investment Group Mississippi, LLC - Lic. #22675



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# INVESTMENT SUMMARY

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



# 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)

# LEASE SUMMARY

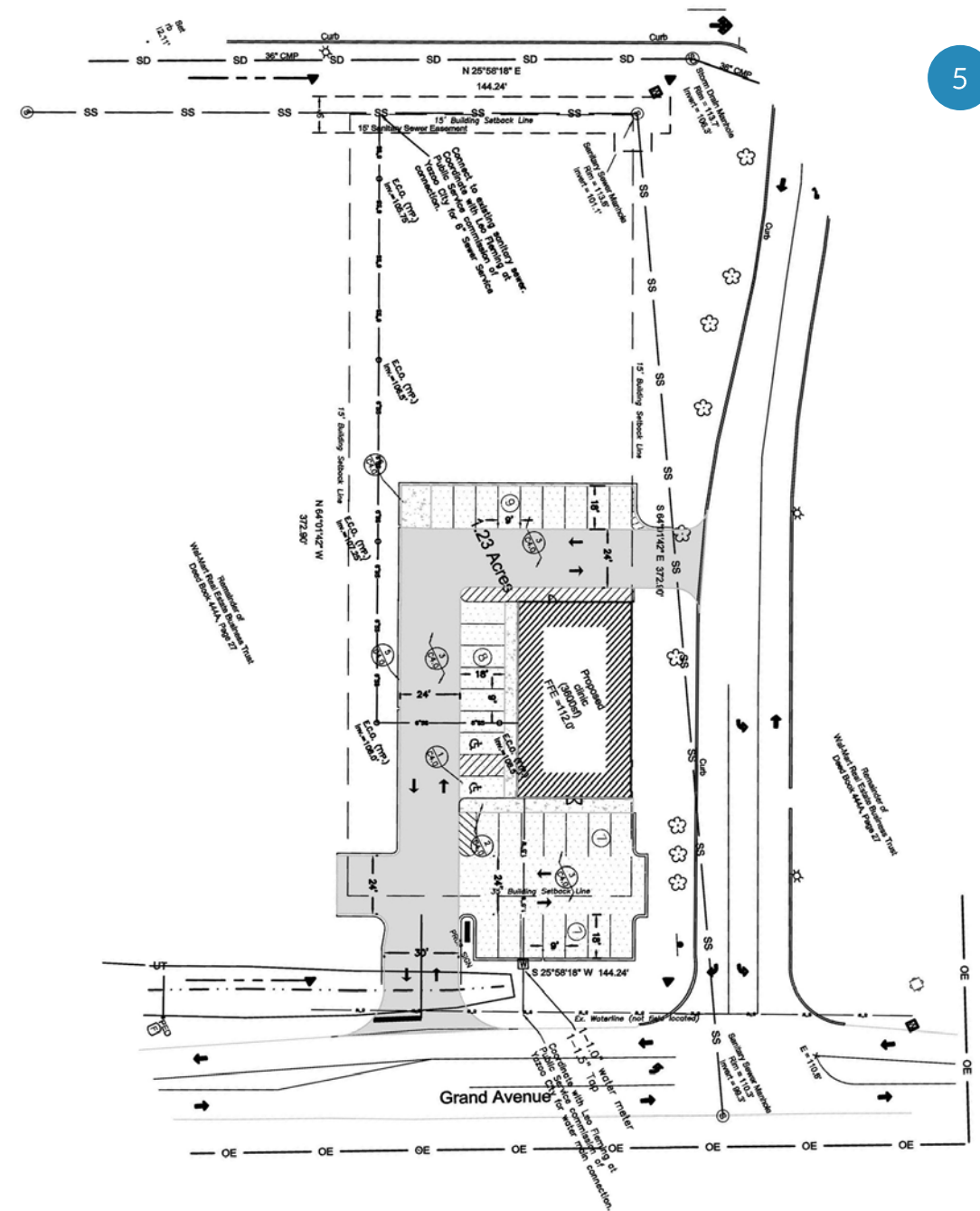
TENANT	Fast Pace Urgent Care
PREMISES	Approximately 3,600 SF
LEASE COMMENCEMENT	September 28, 2019
LEASE EXPIRATION	September 27, 2031
LEASE TERM	~12 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	1.25% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Medical
PROPERTY TAXES	Tenant's Responsibility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

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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3,600 SF

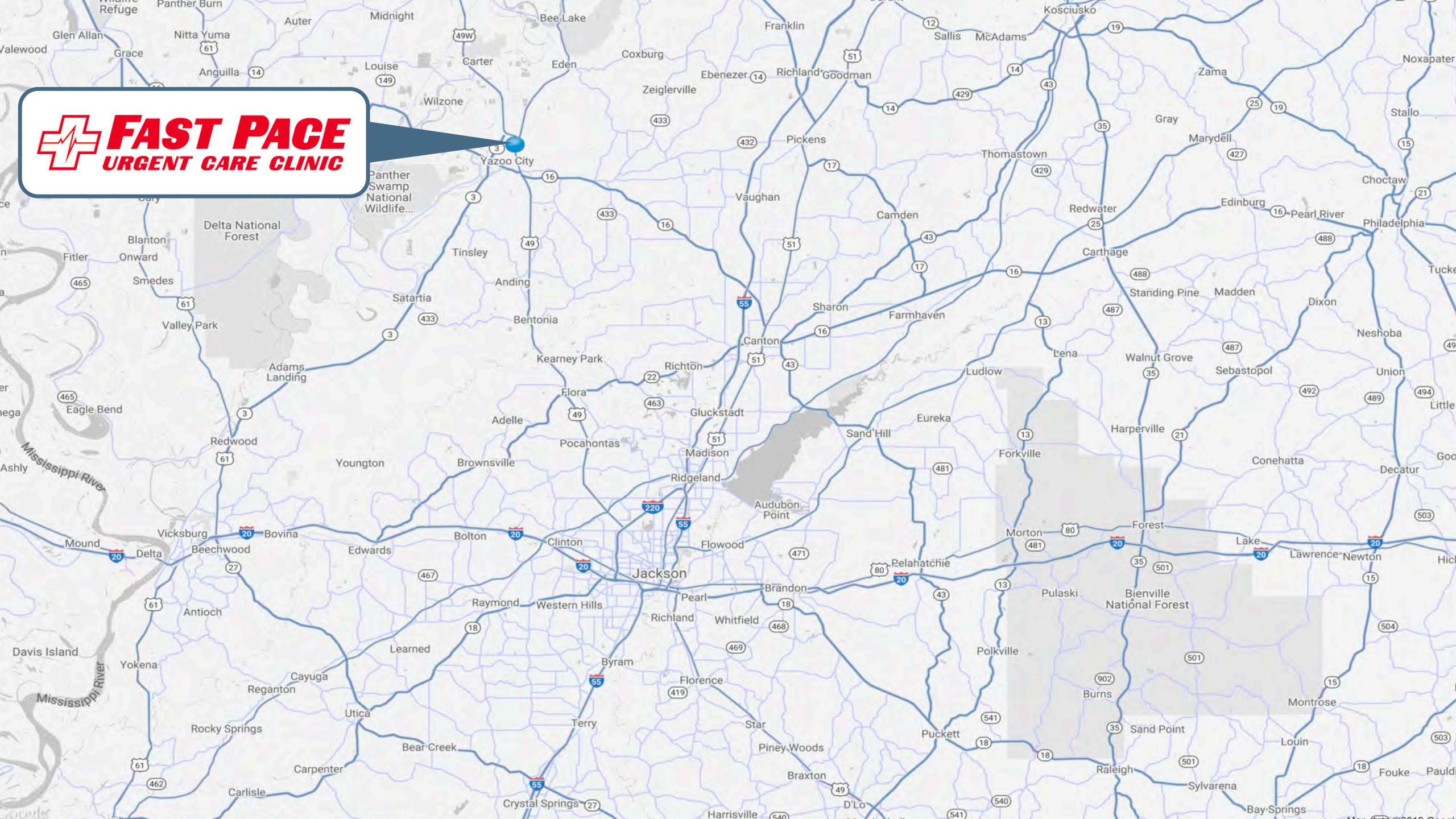
\$103,752

\$28.82



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



Best Western  
Hotels & Resorts



HIBBETT  
SPORTS

Save  
a lot



GOODY'S

CITITRENDS

DOLLAR TREE



Little Caesars



# DEMOGRAPHICS

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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



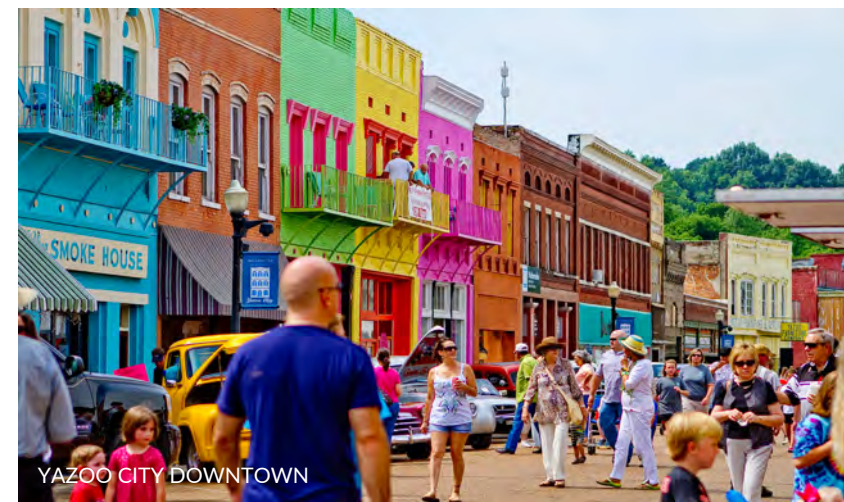
**FAST PACE**  
URGENT CARE CLINIC



# CITY OVERVIEW

Yazoo City | Yazoo County | Mississippi

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## 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.



# 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](http://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](http://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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