



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

1112 N Main Avenue | Erwin, TN 37650

EXCLUSIVELY MARKETED BY:

2



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

2701 Ocean Park Boulevard, Suite 140
Santa Monica, CA 90405
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation With Sands Investment Group Tennessee, LLC - Lic. #263973



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INVESTMENT SUMMARY

3

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,600 SF Fast Pace Urgent Care Located at 1112 N Main Avenue 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 Avenue Erwin, TN 37650
COUNTY	Unicoi
BUILDING AREA	3,600 SF
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

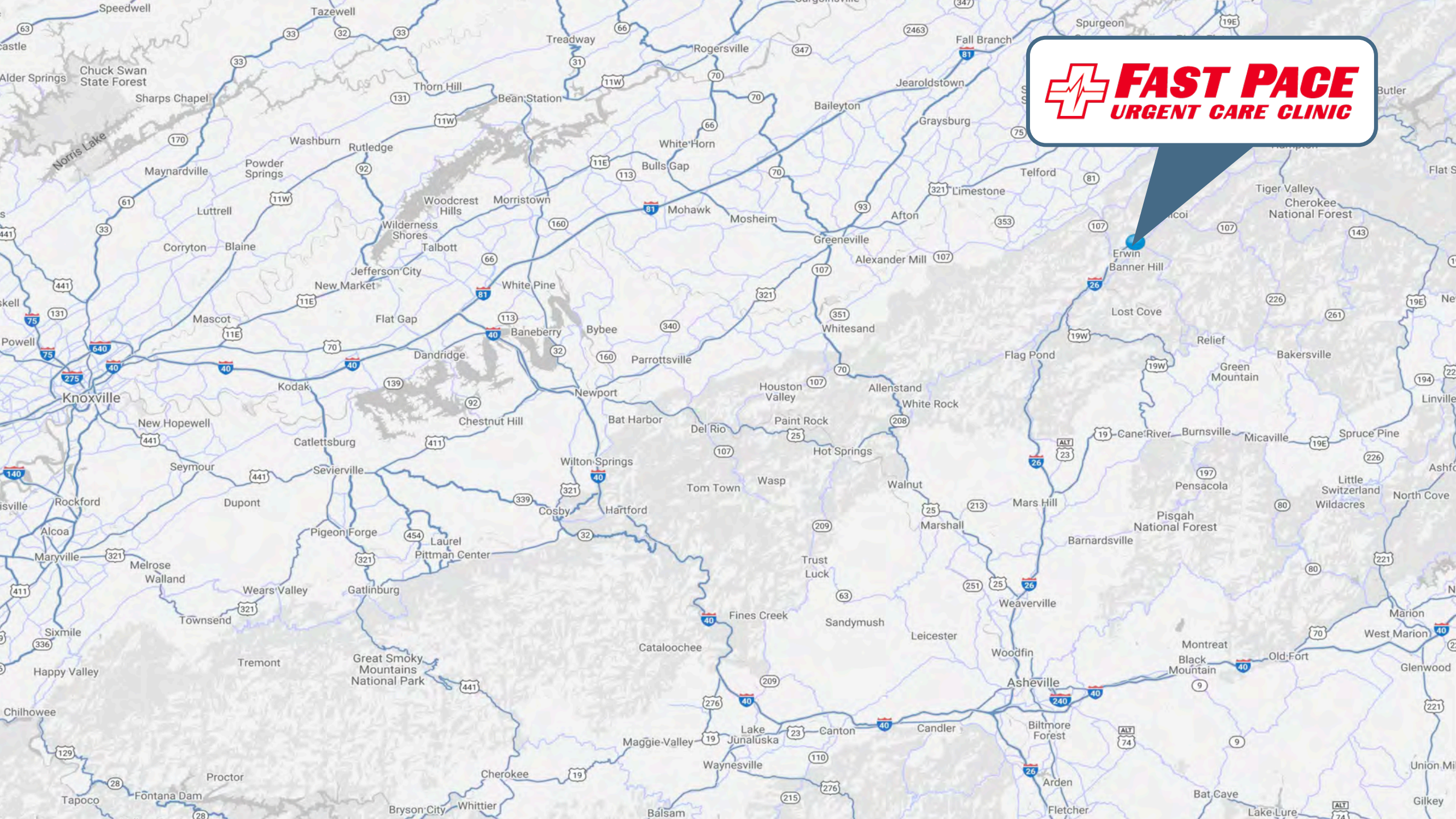


Urgent Care is a \$16 Billion Industry With 3.5% Annual Growth. Approximately 9,300 Clinics In Operation in the U.S as of Nov. 2015 Employing Approximately 73,000 Healthcare Professionals*

*(Business Insider | Markets Insider | April 2017)

5

1112 N Main Avenue | Erwin, TN 37650



 **FAST PACE**
URGENT CARE CLINIC

 Little Caesars
Kentucky Fried Chicken

 Hardee's

 bp

N Main Ave

 DOLLAR TREE

 Super 8

 CVS pharmacy
FOOD LION

 O'Reilly
AUTO PARTS

 Pizza Hut

DOLLAR GENERAL

 AutoZone

 TSC TRACTOR
SUPPLY CO

 SUBWAY

 Advance
Auto Parts

 bp

INTERSTATE
26

 
DUNKIN'

107
Tennessee

 Bojangles'
TACO BELL

 Walgreens

DEMOGRAPHICS

Fast Pace Urgent Care | 1112 N Main Avenue | 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

9



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.

TENANT PROFILE

10



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

11

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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