



NET LEASE INVESTMENT OFFERING



FAST PACE URGENT CARE
W LAGRANGE RD & W KUNTZ RD
HANOVER, IN 47243



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EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Fast Pace Urgent Care property located in Hanover, Indiana. The Fast Pace Urgent Care lease commences on October 31, 2020 with rent commencing approximately 120 days after. The lease features a 12 year primary term with 7.25% rental escalations in year 7 and in both of the two 6-year renewal options.

The 2,700 square foot urgent care facility benefits from its location near a signalized hard corner along East Lagrange Road (14,250 VPD) which is a primary thoroughfare. The property is positioned directly northwest of Hanover College – a liberal arts college founded in 1827, which has over 1,100 students enrolled. Retailers within the area include CVS Pharmacy, Dollar General, Express Storage, McDonald's, Pizza Hut, and Subway. There are 33,464 people living within 10 miles of the property with an average household income in excess of \$60,000 annually.

The Fast Pace Urgent Care lease expires on October 30, 2032 and features two 6-year renewal options. The lease is also corporately guaranteed by FP Urgent Care, LLC. Fast Pace Urgent Care provides a wide range of services across 105 locations in rural communities. They are currently operating in Tennessee, Kentucky and Mississippi with plans to continue their expansion.



INVESTMENT HIGHLIGHTS

- New 12-year lease
- New construction (2020)
- Medical tenant – E-commerce resistant
- Two 6-year renewal options
- Corporate guaranty: FP Urgent Care, LLC
- 15-Year roof warranty
- Positioned directly northwest of Hanover College which has over 1,100 students enrolled
- Retailers within the area include CVS Pharmacy, Dollar General, Express Storage, McDonald's, Pizza Hut, and Subway
- There are 33,464 people living within 10 miles of the property with an average household income in excess of \$60,000 annually



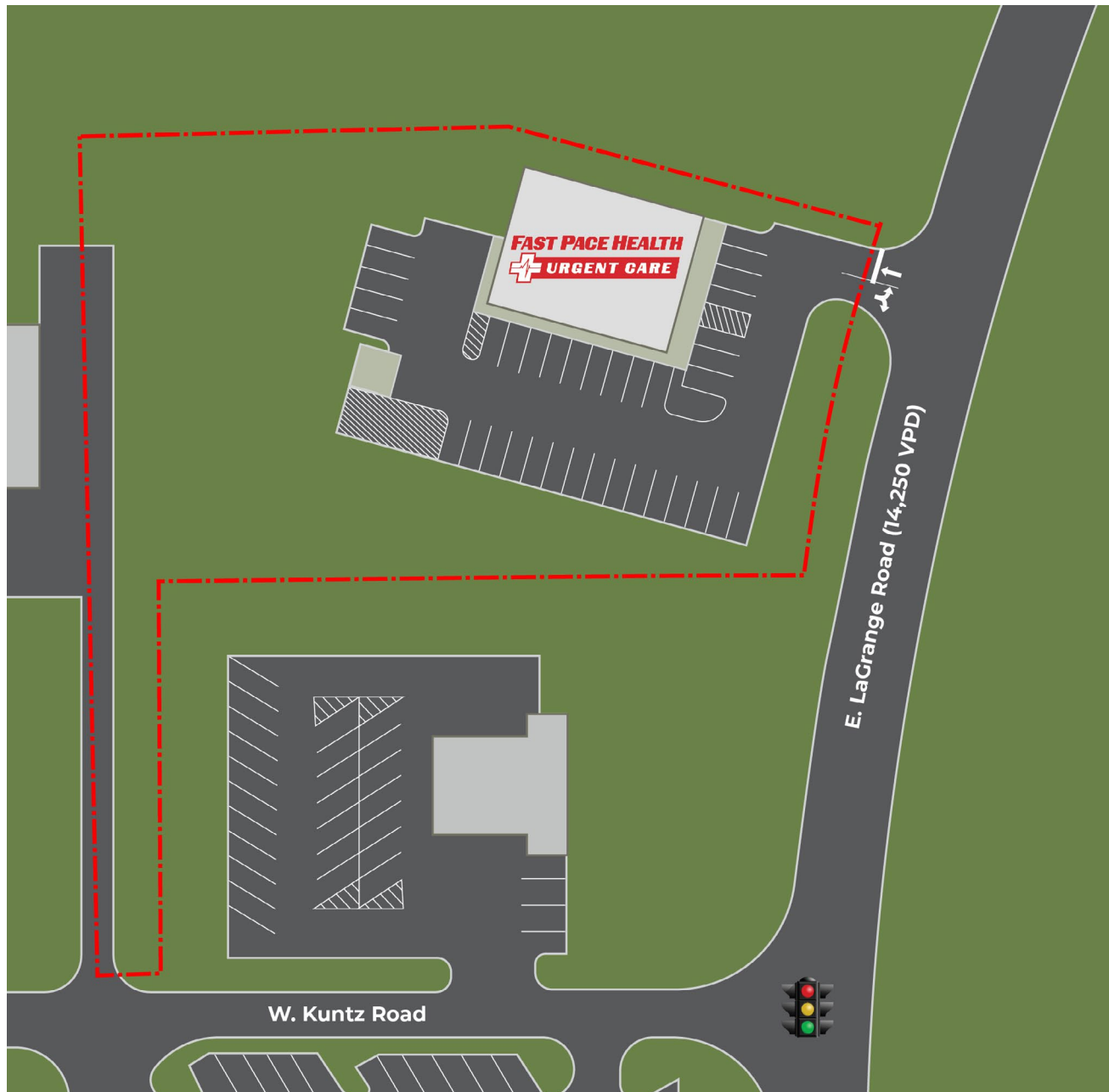
PROPERTY OVERVIEW

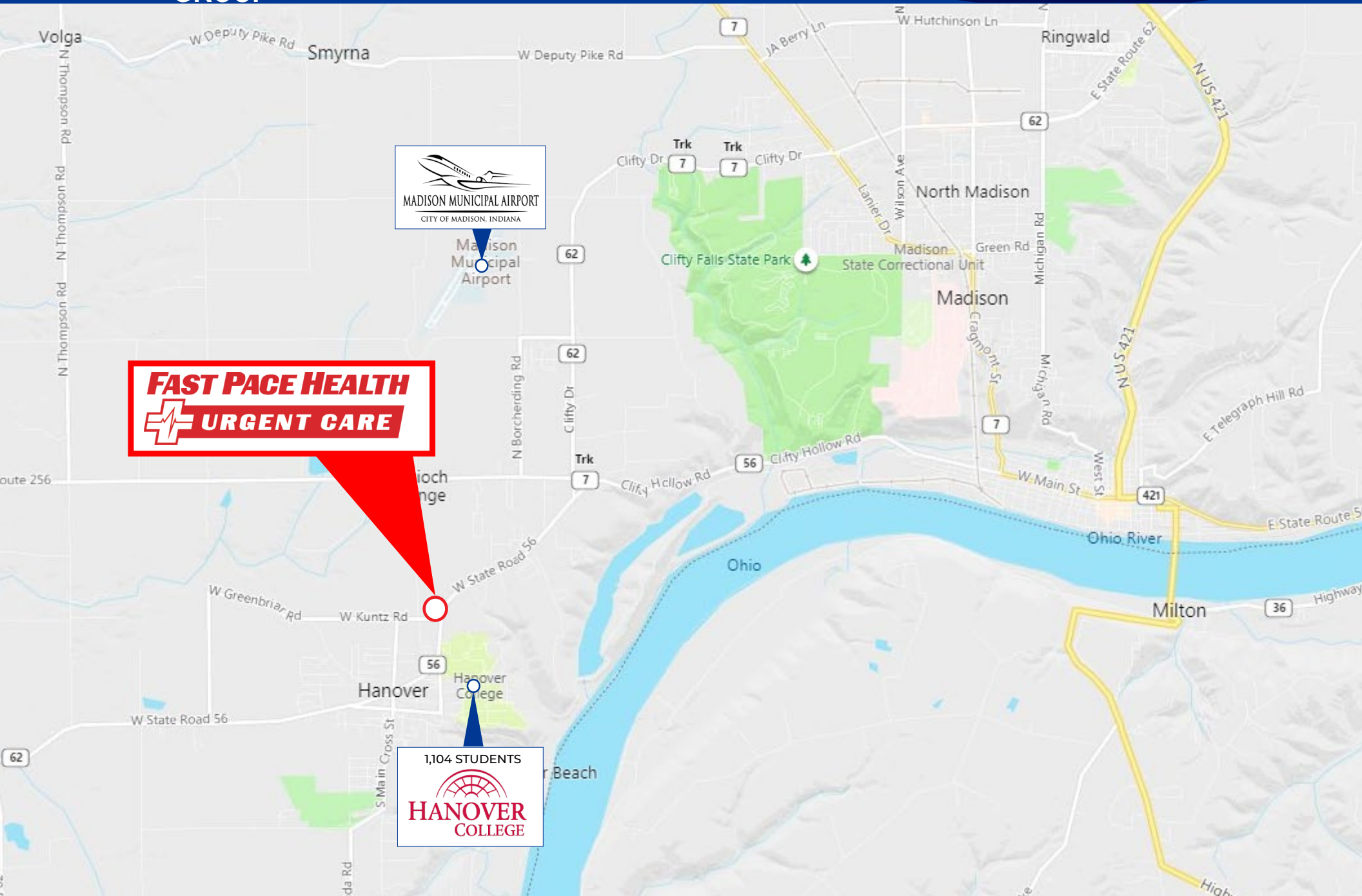
Price:	\$1,816,571
Cap Rate:	7.00%
Lease Commencement Date:	October 31, 2020 (Rent commences 120 days later)
Lease Expiration Date:	October 30, 2032
NOI:	\$127,160.30
Renewal Options:	Two 6-year
Rental Escalations:	7.25% in year 7 and options
Lease Type:	NN – Landlord responsible for roof, structure, parking lot resurfacing
Tenant:	FPMCM, LLC
Guaranty:	FP Urgent Care, LLC (Corporate)
Year Built:	2020
Building Size:	2,700 SF
Land Size:	1.39± AC











DEMOGRAPHICS

POPULATION

	3-Mile	5-Mile	10-Mile
Total Population:	6,986	17,797	33,464
Total Households:	2,381	6,797	13,160

INCOME

	3-Mile	5-Mile	10-Mile
Average Household Income:	\$49,028	\$49,807	\$47,946
Median Household Income:	\$60,858	\$61,735	\$60,361



TOWN OF HANOVER, INDIANA

Hanover is a town in Hanover Township, Jefferson County, Indiana, along the Ohio River. The population was 3,510 as of 2018. Hanover is the home of Hanover College, a small Presbyterian liberal arts college. Hanover is also the home of Southwestern High School. The “Point,” located on the campus of Hanover College, is the only place along the Ohio River that three bends can be viewed in the river. The tallest waterfall in Indiana, Fremont Falls, is located in Hanover.



FAST PACE URGENT CARE

On October 7, 2009, the dream of Stan Bevis became a reality when the doors to the first Fast Pace Urgent Care Clinic were opened in Collinwood, Tennessee. The dream of providing accessible and cost-effective healthcare to the uninsured and underserved is still part of the company mission today.

With a firm foundation on urgent care needs and in response to our patients' desires for additional services, Fast Pace Urgent Care aims to push for a new vision of healthcare in rural communities that will consist of an array of different services. In order to better represent this goal, Fast Pace modified its name, in January 2020, to Fast Pace Health.

With the addition of staff and continued requests for clinic locations, rapid growth beyond anything that had initially been imagined became a reality. Fast Pace Health has grown from one clinic in Collinwood, TN to clinics throughout Tennessee, Kentucky and Mississippi, with plans for future expansion.

Though the growth continues, there is still very much the same "small town" feel. Each clinic is staffed by locals, and they also provide support staff – maintenance, landscaping, construction and cleaning crews. Each clinic supports the community through membership in their local Chambers of Commerce and by sponsorships of everything from community events, to local charities, to sports teams, and clinic staff is encouraged to volunteer wherever their interests lie.

Website:	www.fastpacehealth.com
Founded:	2009
Number of Locations:	105
Headquarters:	Waynesboro, TN



CONFIDENTIALITY & DISCLAIMER

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 The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder 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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder 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.

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