



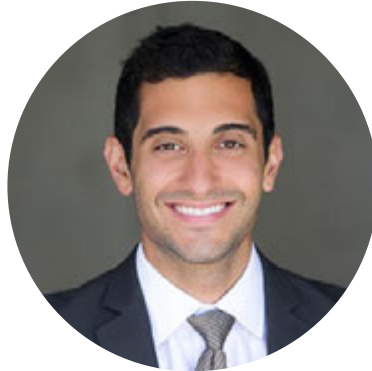
SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

REPRESENTATIVE IMAGE



Fast Pace Urgent Care
901 U.S. Hwy 49
Richland, MS 39218

EXCLUSIVELY MARKETED BY:



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TABLE OF CONTENTS



04

06

07

10

12

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Location, Aerial
& Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 2,700 SF Fast Pace Urgent Care at 901 U.S. Hwy 49 in Richland, MS. This Opportunity Includes an Ideal 1031 Exchange Opportunity on a Brand-New Construction 15 Year Long-Term Lease, Providing For a Unique Investment.

OFFERING SUMMARY

PRICE	\$2,218,330
CAP	5.75%
NOI	\$127,554
PRICE PER SF	\$821.60
GUARANTOR	FP UC Holdings, Inc.

PROPERTY SUMMARY

ADDRESS	901 U.S. Hwy 49 Richland, MS 39218
COUNTY	Rankin
BUILDING AREA	2,700 SF
LAND AREA	0.39 AC
BUILT	2021



HIGHLIGHTS

- New Construction Fast Pace Health Urgent Care - 15 Year Long-Term Triple Net Lease
- Corporate Guarantee From FP UC Holdings, Inc.
- 10% Increases Every 5 Years and At Each Option Period
- Triple Net (NNN) Lease With Minimal Landlord Responsibilities For Structure and Load-Bearing Walls
- Stable Regional Tenant Undergoing Rapid Growth
- Ideal 1031 Exchange Opportunity
- Fast Pace Health Currently Operates Over 141 Clinics Across 5 States
- As an Industry Leader, Fast Pace Has Evolved and Adapted Within the Healthcare Sector By Expanding Their Services and Updating Their Name to Fast Pace Health Urgent Care; [Read More Here](#)
- Fast Pace Health Has Adopted Telehealth Services as an Option For Their Patients and is Expanding the Service Throughout Its Network of Clinics
- 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
- Urgent Care is a \$16 Billion Industry With 3.5% Annual Growth; Approximately 9,300 Clinics in Operation in the U.S. as of November 2015 Employing Approximately 73,000 Healthcare Professionals*
- “Urgent Care Clinics Handle About 89 Million Patient Visits Each Year, Which Includes More Than 29% of All Primary Care Visits in the U.S., and Nearly 15% of All Outpatient Physician Visits” – CEO Urgent Care Association**
- Neighboring Tenants Include: Walmart Supercenter, CVS Pharmacy, Dollar Tree, Kroger, Verizon, PriorityOne Bank, Peoples Bank, Sonic Drive-In, Burger King, Pizza Hut, Dairy Queen Grill & Chill, Taco Bell, McDonald’s and Many More!

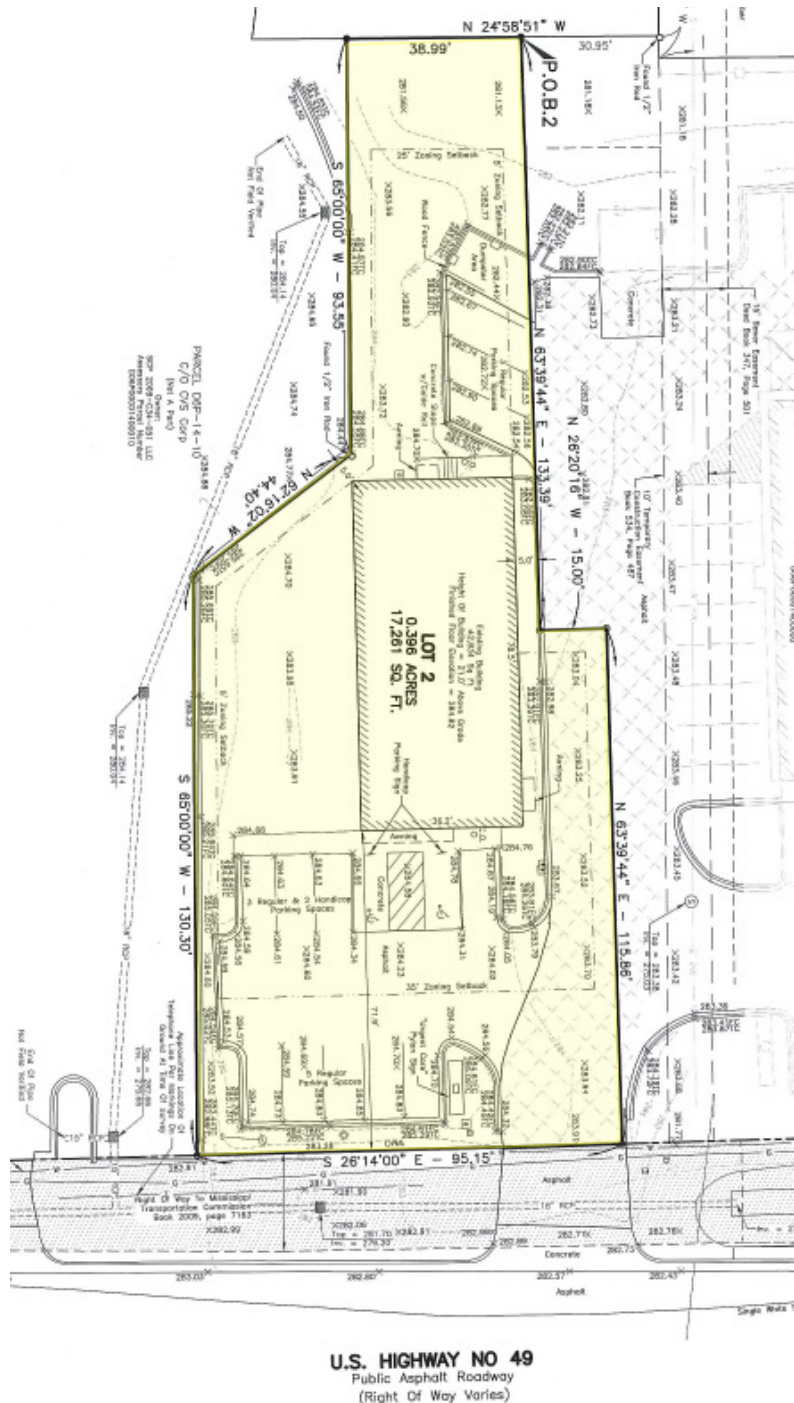
*(Business Insider | Markets Insider | April 2017)

** (Business Insider | Markets Insider | March 2019)

LEASE SUMMARY

TENANT	Fast Pace Urgent Care
PREMISES	A Building Consisting of 2,700 SF
LEASE COMMENCEMENT	February 13, 2021
RENT COMMENCEMENT	June 13, 2021
LEASE EXPIRATION	June 30, 2036
LEASE TERM	15 Years
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% Every 5 Years and At Options
LEASE TYPE	Triple Net (NNN)
USE	Medical
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF	Tenant's Responsibility
STRUCTURE & LOAD BEARNG WALLS	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

*Rent Commences 120 From Lease Commencement



SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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2,700 SF

\$127,554

\$47.24



JACKSON

FAST PAGE HEALTH
 **URGENT CARE**

49

SOUTHWIND
APARTMENTS

enterprise

FAST PACE HEALTH
URGENT CARE

AZZ

Hampton Inn

Captain D's

BW | Best Western
Hotels & Resorts

Richardson

oheway

Wendy's

WHATABURGER

DO

Grill & Chill

Mister
CAR WASH

Mt Sinai

CVS
pharmacy

M
MARATHON

Orange Julius

W Harper St.

COPIAH BANK

Trustmark

BURGER KING

MURPHY USA

Richland
Community
Center

Peoples Bank

SONIC

BancorpSouth

Walmart
Supercenter

StowAway
SELF STORAGE

Auto Zone

Pizza Hut

cricket
wireless

HIBBETT
SPORTS

DOLLAR TREE

Thames &
Associates

QUALITY
INN & SUITES

Bangkok
THE CRAWFISH KING

First Baptist
Church of
Richland

verizon

Kroger

TACO BELL

POPEYES

Richland
Eastside Park

Richland
Police
Department

DOLLAR
GENERAL

Advance
Auto Parts

REGIONS

49 TIRE PROS

Richland Upper
Elementary
School




































































































FAST PACE HEALTH

URGENT CARE



















Richland is strategically bisected by U.S. Highway 49 South, conveniently located in Rankin County just across the Pearl River from Mississippi's Capital City of Jackson. Minutes from the Jackson International Airport and bordering on the intersection of Interstate Highways 55 North-South and 20 East-West, Richland is the hub of a thriving transportation, warehousing, and distribution industry. It is a suburb of Jackson Metropolitan Statistical Area. Richland's convenient location and growing population make it an ideal place to do business. Richland is bisected by U.S. Highway 49. The current population of Richland, Mississippi is 7,489 based on projections of the latest US Census estimates.

The economy of Richland is extremely diverse, which allows for a mixture of employment opportunities. Industrial sites have rail service provided by Canadian Northern and Kansas City Southern Railway, which offers an intermodal center with truck-to-rail cargo container transfer. Economic incentive packages and pro-business policies are attractive to industrial, commercial, and retail businesses alike. With 1,845 acres of land zoned industrial, and 560 acres commercial, all with utility service and city streets, Richland can accommodate new development as well as expansions. Some 400 companies employing more than 5,000 workers attest to the dynamic business life of the community. According to Hover and CMPDD data, Siemens Industry, Inc, an electronic products wholesaler, is the largest employer in Richland with approximately 400 employees. Big-box retailer, Walmart, Inc., is the second largest employer with 300 employees, and the third largest employer in Richland is the KLLM Transport Services, LLC with 250 employees.

Richland has many attractions to explore with its fascinating past, intriguing present and exciting future. Richland's many churches are a vital element of community life. Nearby Jackson is a beautiful place with much history of its multiple and wonderful places and attractions. Places like Mississippi Museum of Natural Science, The Old Capital Museum, The new State Capitol, Mississippi Agriculture Museum are worth visiting. The Fondren District has entertainment spaces, art galleries, shopping at local stores, cute cafes, bakeries and awesome restaurants. The Jackson Zoo gets more than 100,000 visitors each year, with 110 acres that are home to 380 animals, and 202 species.



RANKIN COUNTY JUSTICE CENTER



JACKSON ZOO



(5,380 VPD)

(4,614 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	12,260	42,288	209,659
AVERAGE HH INCOME	\$64,052	\$57,367	\$60,771

TENANT PROFILE



Fast Pace is the largest independent 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 members and about 141 locations across Middle and West Tennessee, Kentucky, Louisiana, Mississippi and Indiana, 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 Franklin, TN and provides convenient and affordable healthcare services to rural markets throughout Tennessee, Mississippi, Louisiana, Indiana 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
141+



HEADQUARTERS
Franklin, TN



WEBSITE
fastpacehealth.com

REVELSTOKE CAPITAL PARTNERS

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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FAST PACE HEALTH
URGENT CARE

Fast Pace Urgent Care

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