

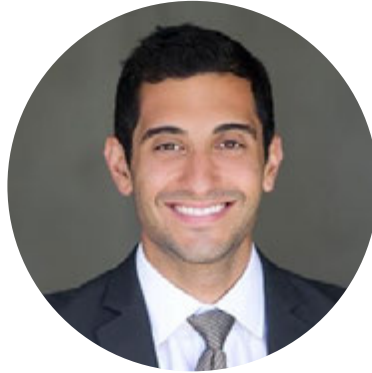


SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Fast Pace Urgent Care
1009 Tennessee Avenue
Etowah, TN 37331

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 2,700 SF Fast Pace Urgent Care Located at 1009 Tennessee Avenue in Etowah, TN. 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	\$2,147,300
CAP	5.75%
NOI	\$123,471
PRICE PER SF	\$795.30
GUARANTOR	FP UC Holdings, Inc.

PROPERTY SUMMARY

ADDRESS	1009 Tennessee Avenue Etowah, TN 37331
COUNTY	McMinn
BUILDING AREA	2,700 SF
LAND AREA	0.95 AC
YEAR 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
- Located in an Income Tax Free State
- 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: Food City, Piggly Wiggly, U-Haul, Walgreens, Family Dollar, Advance Auto Parts, Hardee's, McDonald's, Waffle House and More

*(Business Insider | Markets Insider | April 2017)

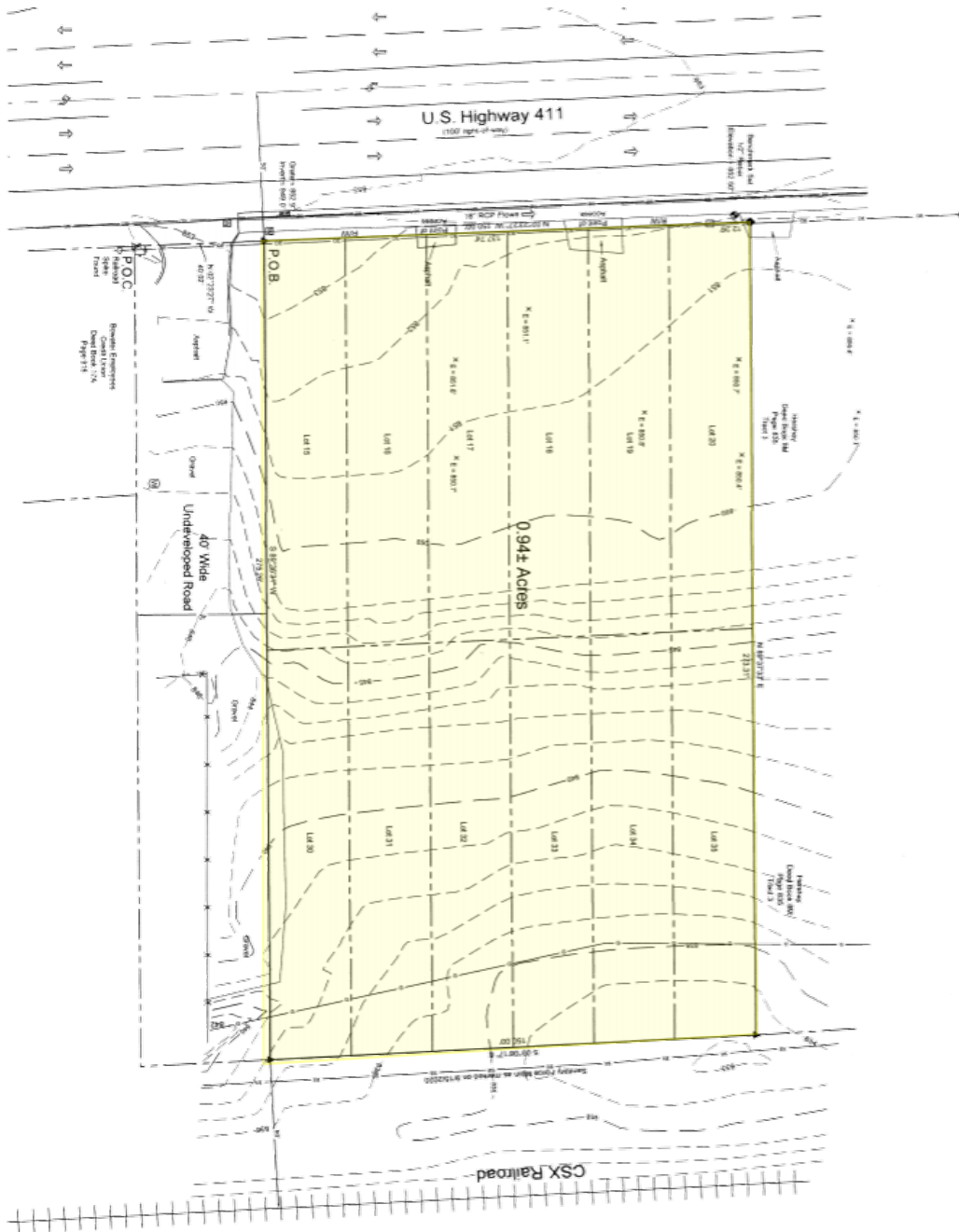
** (Business Insider | Markets Insider | March 2019)

LEASE SUMMARY

TENANT	Fast Pace Urgent Care
PREMISES	A Building Consisting of 2,700 SF
LEASE COMMENCEMENT	February 6, 2021
RENT COMMENCEMENT	June 6, 2021
LEASE EXPIRATION	June 30, 2036
LEASE TERM	15 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% Every 5 Years and At Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Medical
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF	Tenant's Responsibility
STRUCTURE & LOAD BEARING 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
2,700 SF	\$123,471	\$45.73







Sloan's Hardware

Etowah Family Practice

Etowah Family Practice Dr James Durkin



Hillcrest Church Multi-Purpose Building



David W Lillard Memorial Hwy



Jarrett Swafford, Pharm



Magic Storage



Hillcrest Church



Starr Mountain Car Wash

30
Tennessee

Walgreens
SUBWAY

Little Caesars

FAST PACE HEALTH
URGENT CARE



DOLLAR GENERAL

Hardee's
FOOD CITY

FAMILY DOLLAR
piggly wiggly
McDonald's
Red Roof

Advance Auto Parts
Exxon
CIRCLE K
WAFFLE HOUSE



AutoZone
DOLLAR GENERAL
CITGO

411

DOLLAR GENERAL





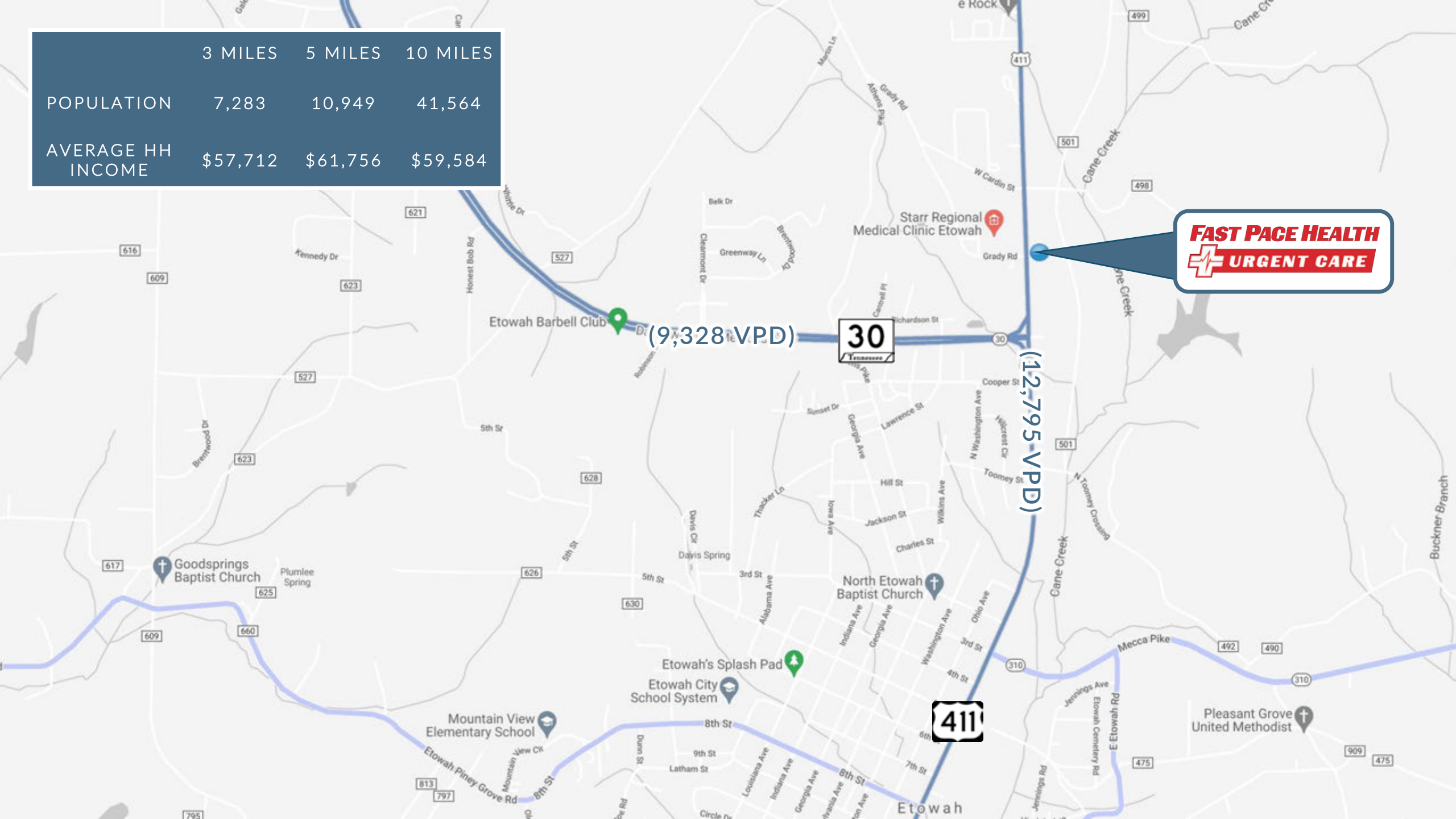
Etowah is a small town in the eastern Tennessee foothills. It is the second largest town in McMinn County and about a quarter of the size of Athens, the county seat. Etowah is a unique community in the foothills of eastern Tennessee, an awkward but hopeful mix of tradition and progressivism. Etowah was founded in 1906, primarily as a location for a depot on the Louisville & Nashville Railroad (L&N) line as part of a more direct route between Atlanta and Cincinnati. The City had a population of 3,492 as of July 1, 2020. Chattanooga is the fourth largest city in Tennessee and hour away from Etowah.

Century-old railroad infrastructure provides the town with a valuable heritage asset while a modern and thriving industrial park provides well-paid employment opportunities to its residents. The city's development assets include Starr Mountain, the colossal natural treasure that serves as the western-most edge of Cherokee National Park and skirts Etowah's eastern city limit; the L&N Train Depot, a turn of the century train station at the center of an historic main street; and most recently, the massive industrial park at the northern edge of town. Modern-day Etowah is home to a substantial industrial base. The North Etowah Industrial Park includes the Waupaca Foundry (600 employees) and Johns Manville Fibers (300 employees). These major industrial players support a range of spin-off industries, including suppliers and distributors. Etowah's persistence and high standards yields one of the most scenic rail trips in the nation, an attraction that is spurring downtown retail, restaurant and hospitality development and innovative approaches to industrial recruitment. Etowah has a thriving economy based on three pillars: heritage tourism, downtown development and industrial recruitment and expansion.

Etowah is a tourism destination for outdoor enthusiasts, shoppers, and diners. Train excursions, which attract tens of thousands of tourists every summer, begin at the depot. Across from the Railroad Depot is the city-owned historic Gem Theater, built in 1927, which provides a year-round community gathering place for social events, political rallies, and town meetings. It is also the home to the Gem Theater Players, a local community theater troupe. Just a drive away is Chattanooga's more unique attractions which include: The NCAA Division I-AA national football championship, Rock City Gardens, Riverbend Festival, a week-long music festival and The Tennessee Aquarium, the world's largest freshwater aquarium.



	3 MILES	5 MILES	10 MILES
POPULATION	7,283	10,949	41,564
AVERAGE HH INCOME	\$57,712	\$61,756	\$59,584



FAST PACE HEALTH
URGENT CARE

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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