



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Fast Pace Urgent Care
2225 Highway 45 North
Columbus, MS 39705

EXCLUSIVELY MARKETED BY:



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SANDS INVESTMENT GROUP

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 3,600 SF Fast Pace Urgent Care Located at 2225 Highway 45 North, Columbus, MS. This Opportunity Includes an Ideal 1031 Exchange Opportunity on a Brand-New Construction 15 Year Long-Term Lease That is Set to Open October 2021, Providing For a Unique Investment.

OFFERING SUMMARY

PRICE	\$2,454,973
CAP	5.75%
NOI	\$141,161
PRICE PER SF	\$681.94
GUARANTOR	FP UC Holdings, Inc.

PROPERTY SUMMARY

ADDRESS	2225 Highway 45 North Columbus, MS 39705
COUNTY	Lowndes
BUILDING AREA	3,600 SF
LAND AREA	TBD
BUILT	2021



HIGHLIGHTS

- Triple Net (NNN) Lease With Minimal Landlord Responsibilities For Structure and Load Bearing Walls
- 15 Year Long-Term Lease on a New Construction Fast Pace Urgent Care
- 10% Increases Every 5 Years and At Each Option Period
- Ideal 1031 Exchange Opportunity
- Corporate Guarantee From FP UC Holdings, LLC
- Stable Regional Tenant Undergoing Rapid Growth
- 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**

*(Business Insider | Markets Insider | April 2017)

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



LEASE SUMMARY

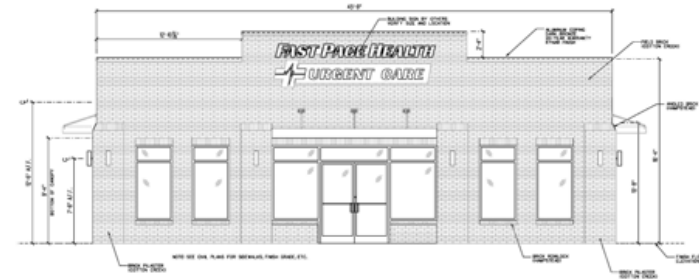
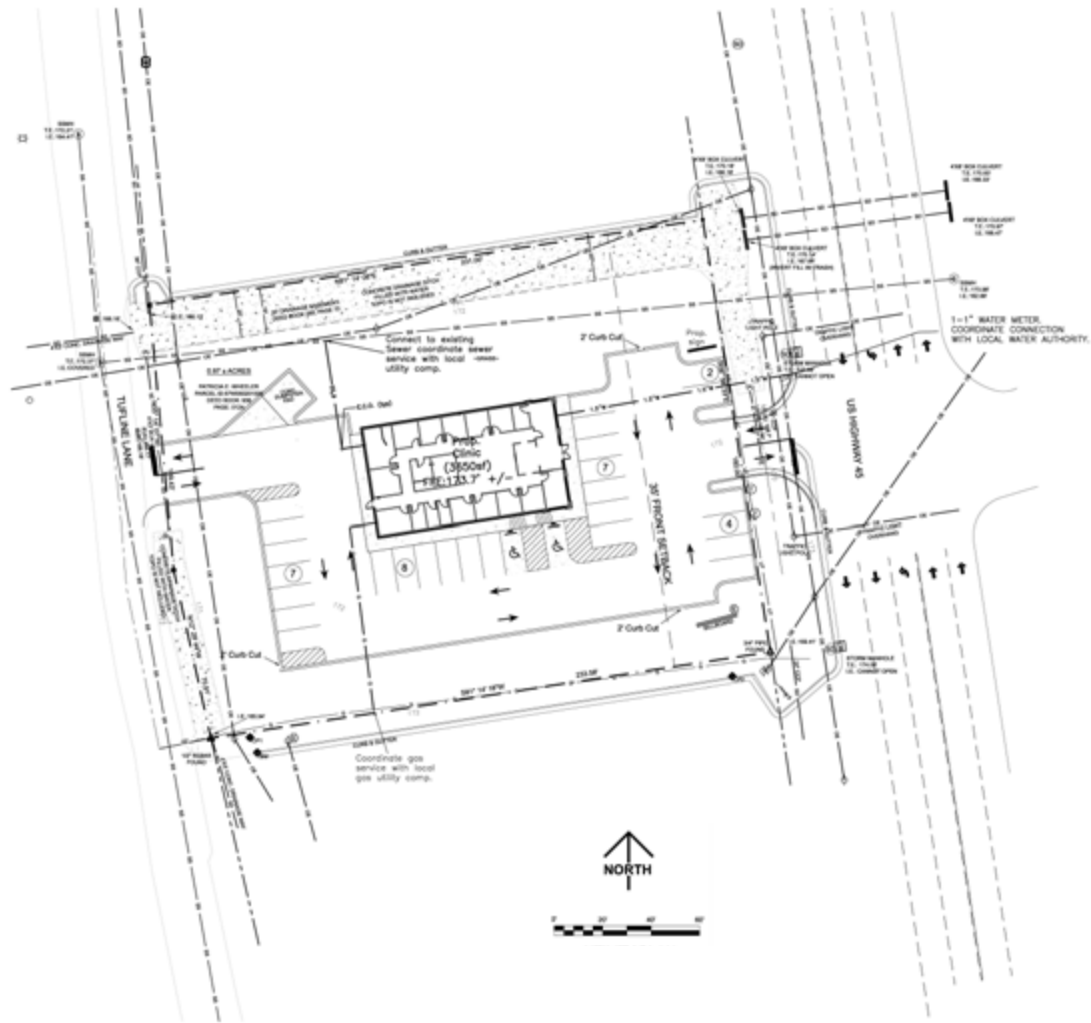
TENANT	Fast Pace Urgent Care
PREMISES	A Building of Approximately 3,600 SF
LEASE COMMENCEMENT	October 2, 2021
LEASE EXPIRATION	February 28, 2037
LEASE TERM	15 Years
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Medical
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
STRUCTURE & LOAD BEARING WALLS	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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3,600 SF	\$141,161	\$39.21
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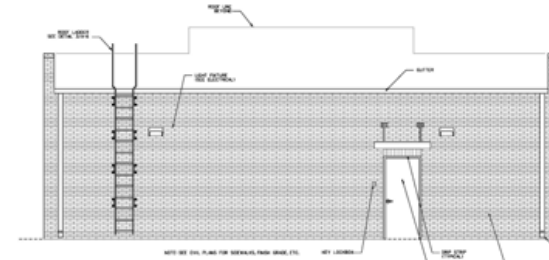
SITE PLAN & ELEVATIONS

7



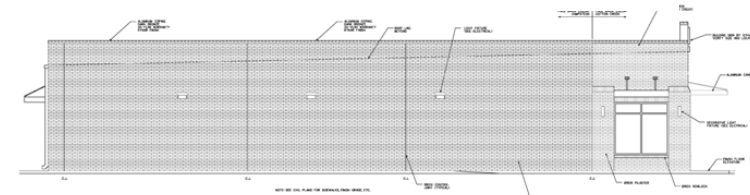
EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

1
A-5



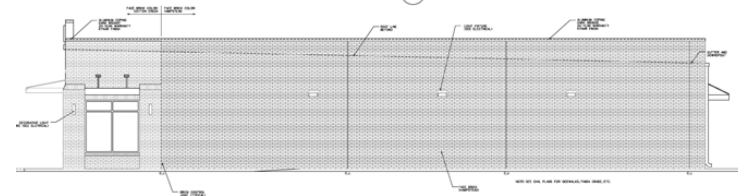
EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

2
A-5



EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

3
A-5



EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

4
A-5

EXTERIOR MATERIALS:
BRICK 1 - ACME BRICK "COTTON CREEK"
BRICK 2 - ACME BRICK "HAMPSHIRE"
MORTAR - IVORY BUFF
STONEWORKS - "BLOCK COUNTY"
SOUTHERN LEAD - OR EQUIV.
SILL - PRECAST CONCRETE "BUFF" LEADGE
AWNING 1 - PRE MANUFACTURED DARK BRONZE
ANODIZED METAL AWNING

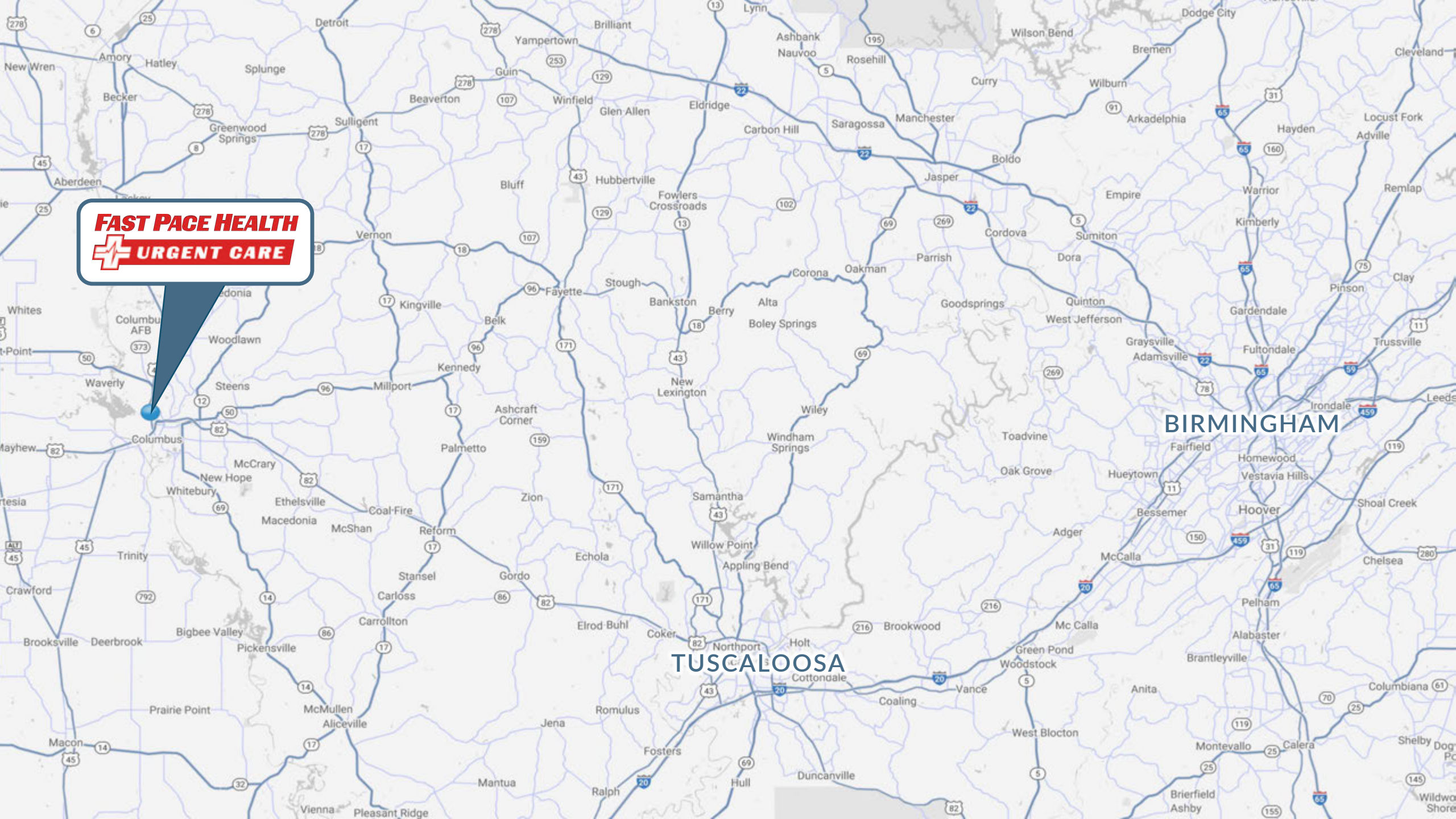
REQUIRED VENDOR
SEE COVER SHEET FOR ADDITIONAL VENDORS
BRICKWORK
BRICK TONER (714) 247-9027



DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"

5
A-5

FAST PACE HEALTH
 **URGENT CARE**





Beauty Mark



Dr. Katherine A. Gray, DMD

Fox Run Apartments

Pear Orchard Apartments

Columbus Municipal School District

Boy Scouts of America

Stone Gate Apartments

Covenant United Methodist Church

US 2 DELI & FOODMART

Falcon Lair Apartments

Waverly Apartments

PAPA JOHN'S **RAC**

Walgreens **REGIONS**
TACO BELL **Precision Tune Auto Care** **MALCO** **Applebee's**
BancorpSouth **Quick Lane** **Kentucky Fried Chicken**

FAST PAGE HEALTH
URGENT CARE

LOWE'S
DOLLAR GENERAL

belk **Michaels**
DICK'S **HYATT PLACE** **BUFFALO WILD WINGS**
AT&T **LONGHORN STEAKHOUSE** **BR**

Dirt Cheap
JJ **Starbucks** **McDonald's**
metro **SONIC**
by T-Mobile **COOK-OUT** **FIREHOUSE SUBS**

Bluecutt Rd



Walmart **Ashley** **Kroger**
HARBOR FREIGHT TOOLS **O'Reilly** **Advance Auto Parts** **AutoZone**
ZAXBY'S **Arby's** **SUBWAY** **McALISTER'S**
Pizza Hut **POPEYES** **SALLY BEAUTY**

Rockwell **Holiday Inn Express** **BURGER KING**
FAIRFIELD INN & SUITES **Hampton** **RENASANT BANK**
COURTYARD



Days Inn **6** **Hallmark**

planet fitness **TJ-maxx** **burkes OUTLET** **CAPTAIN D'S**
PET SMART **Walgreens** **Jack's**
CAFO **HOBBY LOBBY** **rue21**
AspenDental **SHOE DEPT.** **DOLLAR TREE**
SHOE SHOW **OLD NAVY** **HIBBETT**
MATTRESS FIRM **Hardee's** **Trustmark** **Chick-fil-A**
claire's **WAFFLE HOUSE** **ULTA** **LAQUINTA**

Columbus, as the County Seat for Lowndes County is situated in Northeast Mississippi, 10 miles west of the Alabama state line. The city is a two-hour or less drive from Birmingham, AL, and Jackson, MS and less than three-hour drive from Memphis, TN. U. S. Highways 82 and 45 intersect in Lowndes County, enabling the populace to connect to three interstates I-20, I-55, and I-49 and I-22 Corridor-within an hour or less. The City of Columbus had a population of 24,681 as of July 1, 2020. The playwright Tennessee Williams was born 1911 in Columbus, and his home has been preserved.

The Golden Triangle references a region in North Mississippi encompassing Columbus, Starkville and West Point. Within a 15-mile radius the triangle includes three distinct communities, offering a cumulative area of prime development potential. Columbus is the major city of the “Golden Triangle” and is recognized as the regional healthcare, employment, education and transportation center for Northeast Mississippi and Northwest Alabama. Mississippi’s third largest commercial airport, Golden Triangle Regional Airport (GTRA), is conveniently located in Columbus. The Tennessee-Tombigbee Waterway, the nation’s newest inland waterway, runs through the county. It connects the Tennessee River to the Tombigbee River. The Tenn-Tom provides commercial, industrial and recreational opportunities. Columbus is an important trade centre for the surrounding agricultural region. The economy is augmented by manufactures including automotive parts, plumbing products, furniture, paper, and wall coverings and Columbus Air Force Base.

While in Columbus, one can visit the Lake Lowndes State Park, which offers facilities for hiking, camping, canoeing and horseback riding. The Lee Park, Saunders Field and Propst Park are some of the local parks. The Mid-City Shopping Center, University Mall Shopping Center, Gateway Shopping Center, Fairlane Shopping Center and Leigh Mall Shopping Center are the local shopping centers. Golfers can enjoy a round at the Columbus Country Club and the Elm Lake Golf Club. Columbus and nearby Attractions are Waverley Plantation Mansion, Blewett - Harrison - Lee Museum and Oktibbeha County Heritage Museum. The Golden Triangle region offers a desirable place to work and a delightful place to live. World-class recreational attractions, cultural enrichment opportunities, the unparalleled athletics of the Southeastern Conference and a people whose arms are as wide and welcoming as the Mighty Mississippi.



MISSISSIPPI UNIVERSITY FOR WOMEN



COLUMBUS AIR FORCE BASE



FAST PAGE HEALTH
URGENT CARE

Bluecutt Rd (27,537 VPD)
(13,382 VPD)

(27,532 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	17,354	31,541	53,213
AVERAGE HH INCOME	\$64,896	\$59,495	\$64,704

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 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 Franklin, TN and provides convenient and affordable healthcare services to rural markets throughout Tennessee, Mississippi, Louisiana 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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