



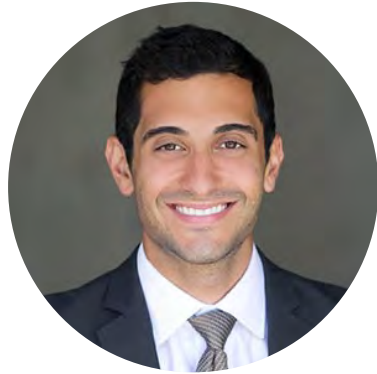
REPRESENTATIVE IMAGE



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

Fast Pace Urgent Care
1417 Hwy 1 South
Greenville, MS 38702

EXCLUSIVELY MARKETED BY:



KAVEH EBRAHIMI

Lic. # 01896322

310.853.1426 | DIRECT

kaveh@SIGnnn.com



DAN HOOGESTEGER

Lic. # 01376759

310.853.1419 | DIRECT

dan@SIGnnn.com

11900 W Olympic Blvd, Suite 490
Los Angeles, CA 90064
844.4.SIG.NNN
www.SIGnnn.com

In Cooperation With:
Sands Investment Group Mississippi, LLC - Lic. #22675
BoR: Andrew Ackerman - Lic. #22616

TABLE OF CONTENTS

04

06

07

11

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 3,600 SF Fast Pace Urgent Care at 1417 Hwy 1 South in Greenville, MS. This Opportunity Includes an Ideal 1031 Exchange Opportunity on a Brand-New Construction 15 Year Long-Term Lease That is Set to Open in September 2021, Providing For a Unique Investment.

OFFERING SUMMARY

PRICE	\$1,929,600
CAP	5.75%
NOI	\$110,947
PRICE PER SF	\$536.00
GUARANTOR	FP UC Holdings, Inc.

PROPERTY SUMMARY

ADDRESS	1417 Hwy 1 South Greenville, MS 38702
COUNTY	Washington
BUILDING AREA	3,600 SF
LAND AREA	TBD
BUILT	2021



HIGHLIGHTS

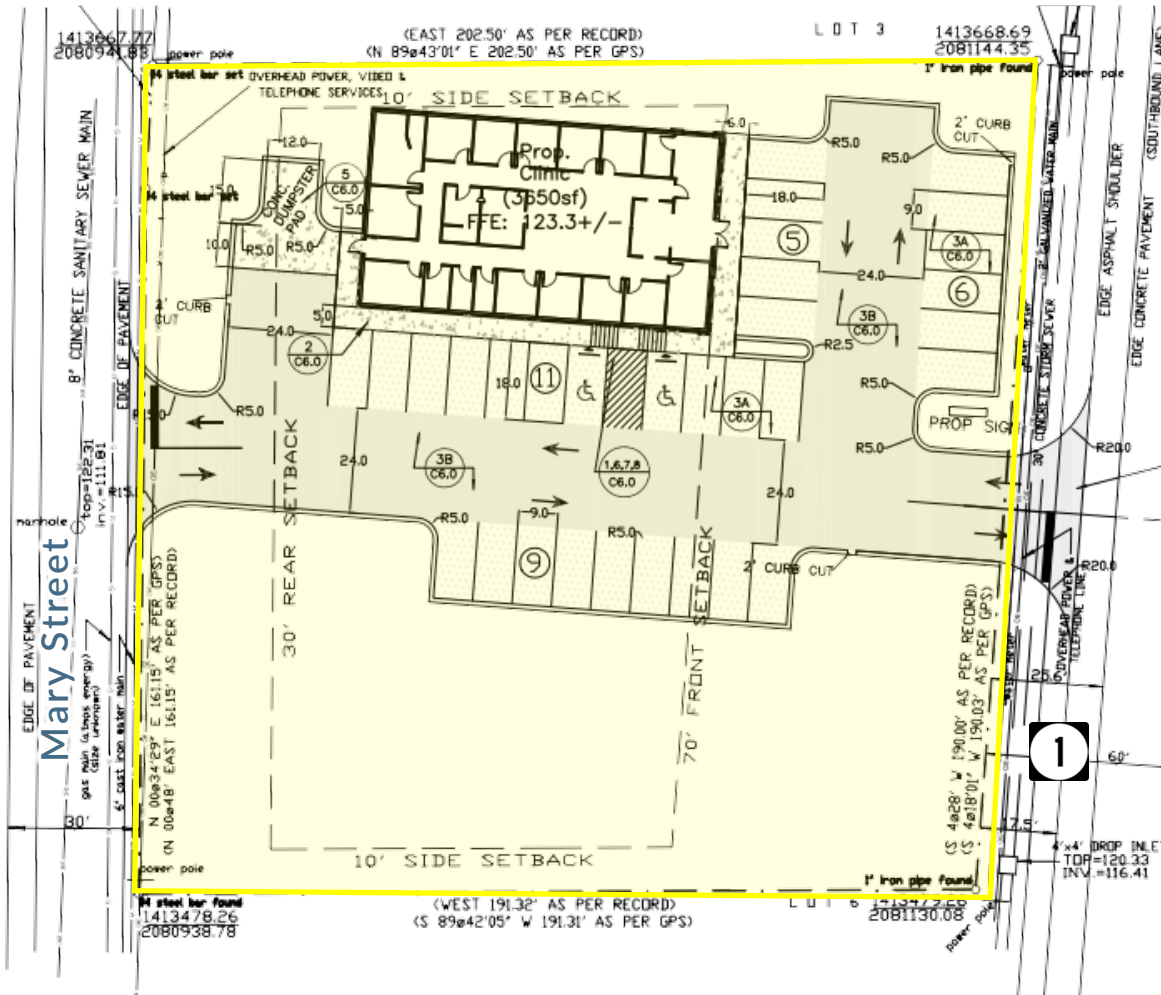
- 15 Year Long-Term Lease on a New Construction Fast Pace Urgent Care
- Ideal 1031 Exchange Opportunity
- 10% Increases Every 5 Years and At Each Option Period
- Triple Net Lease With Minimal Landlord Responsibilities For Structure and Load Bearing Walls
- Corporate Guarantee From FP UC Holdings, LLC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

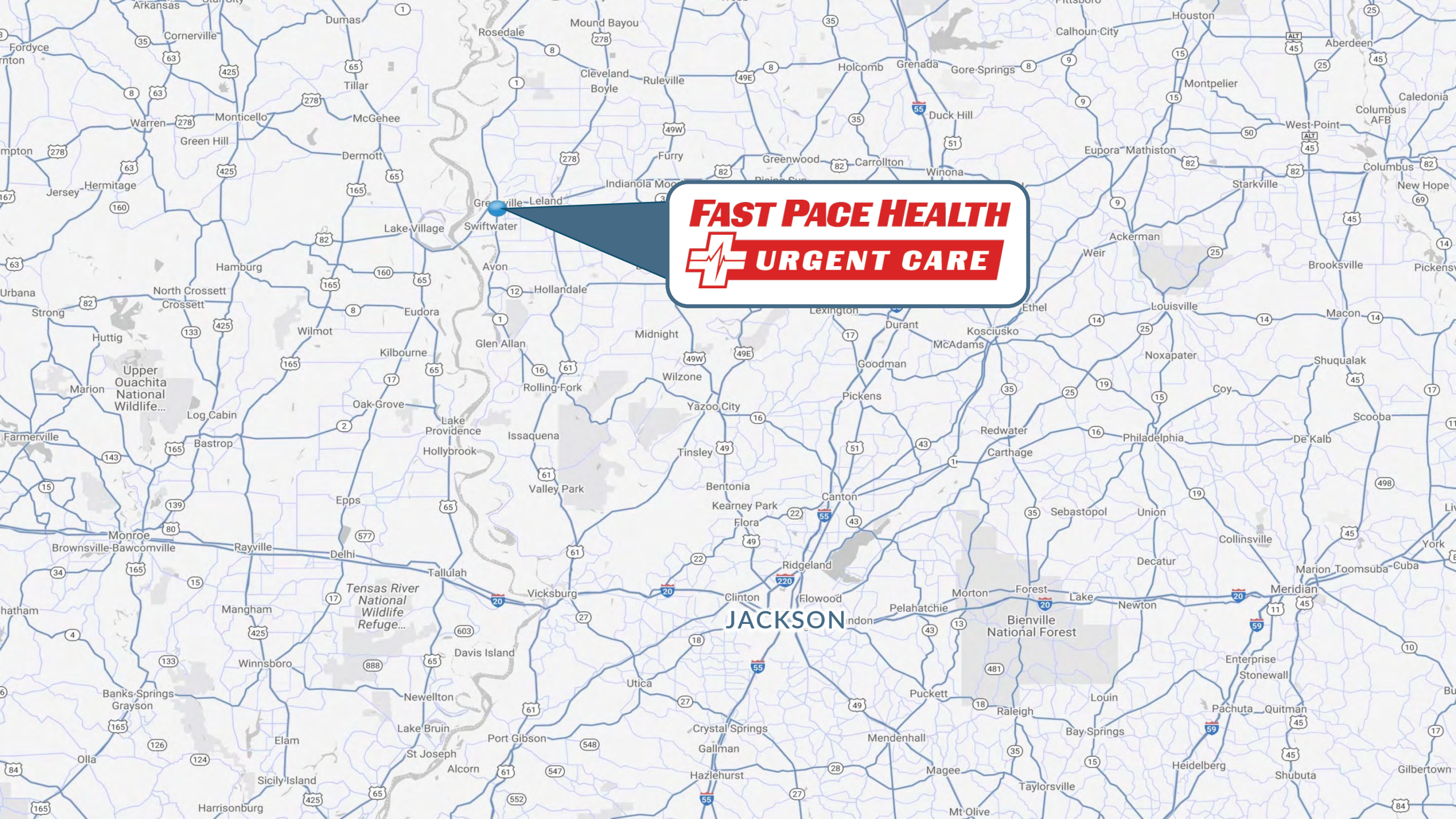
** (Business Insider | Markets Insider | March 2019)

LEASE SUMMARY

TENANT	Fast Pace Urgent Care
PREMISES	A Building of Approximately 3,600 SF
LEASE COMMENCEMENT	EST. September 4, 2021
RENT COMMENCEMENT	EST. January 4, 2022
LEASE EXPIRATION	EST. September 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 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
3,600 SF	\$110,947	\$30.82



FAST PACE HEALTH
 **URGENT CARE**

JACKSON

Temple Baptist Church

EXXON

SONIC

SHIPLEY
DO-NUTS
MAKE LIFE DELICIOUS

Little Caesars



E Reed Road

Infinite Concepts, Inc

FAST PAGE HEALTH
URGENT CARE

LAGNIAPPE
a little something extra

Hot Tamale Heaven And Grille

FAMILY DOLLAR

Hancock Trophies

The Vapor Shak

Family Care Clinic

DICKEY'S
BARBECUE PIT
est. 1947

CEFCO

Treasure Gallery

Family Medical Center



Crown House Apartments

Domino's Pizza

Star Beauty

Corner Closet

FAST PACE HEALTH URGENT CARE



E Reed Road

1

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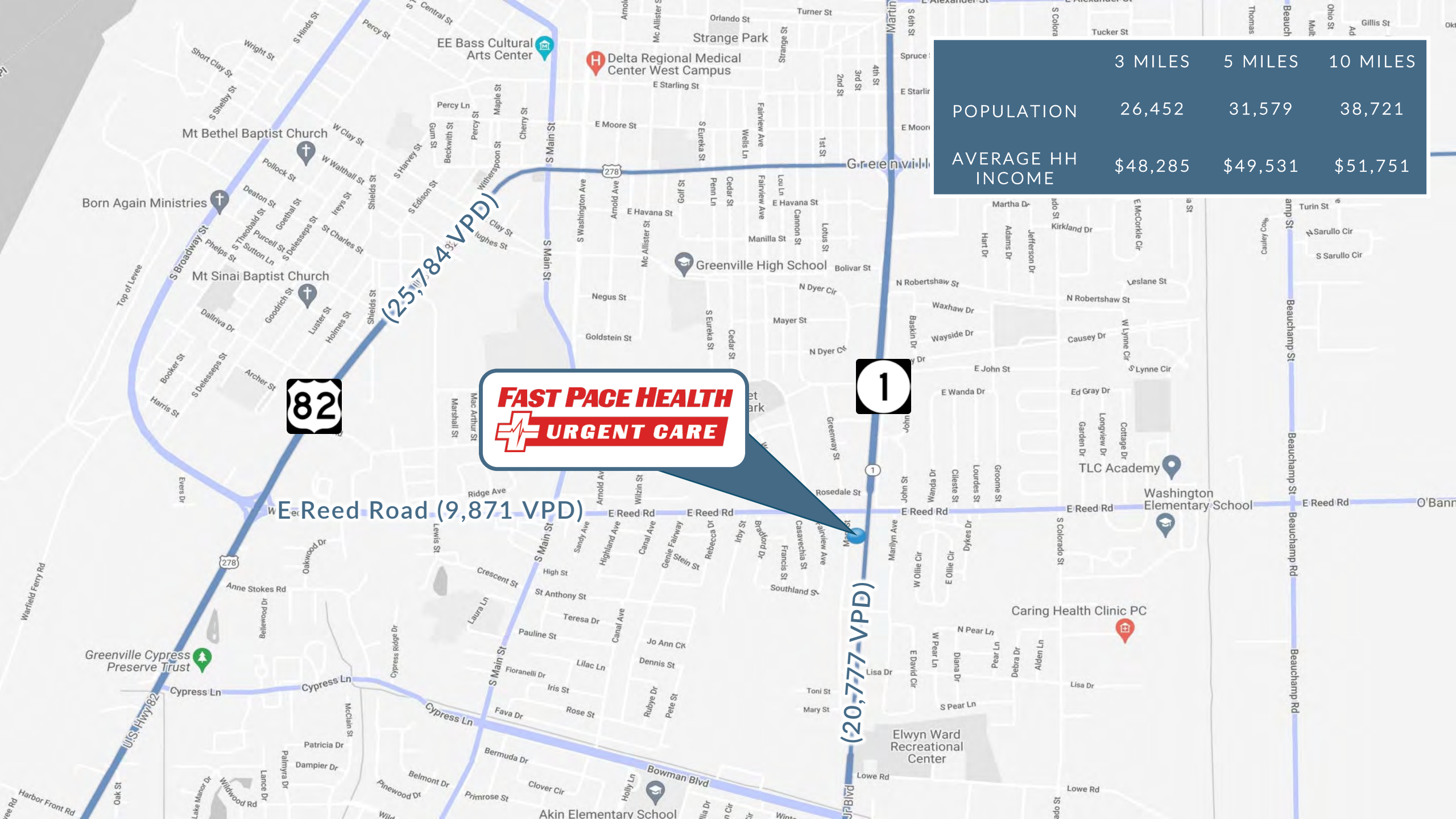
GREENVILLE | WASHINGTON COUNTY | MS

Greenville, city, seat of Washington county, west-central Mississippi, U.S. It is a port on the Mississippi-Yazoo River plain, 115 miles northwest of Jackson. Greenville is in the Mississippi Delta region of the state, noted for its blues musicians and fertile soils. Greenville Mid Delta Regional Airport, located in unincorporated Washington County, northeast of downtown Greenville, serves the city and the Mississippi Delta region. Commercial air service is provided by Boutique Air with daily nonstop flights to Atlanta, GA and Dallas, TX.

Due to the city's close proximity, Jackson's economy affects Greenville's. Jackson is home to several major industries. These include electrical equipment and machinery, processed food, and primary and fabricated metal products. The surrounding area supports agricultural development of livestock, soybeans, cotton, and poultry. Multiple main companies are headquartered in Jackson including Cal-Maine Foods, Inc, EastGroup Properties Inc., and Trustmark Corporations. The city is also home to the major private company of Ergon. The largest universities in Jacksons are Jackson State University with 1,512 graduates, Belhaven University with 922 graduates, and Milksops College with 227 graduates.

The Greenville area offers a unique combination of history, heritage, cultural attractions, superb dining and special events. Winterville Mounds Museum, Greenville History Museum, Old Fire Department Museum, Highway 61 Blues Museum, and Jim Henson-Kermit the Frog Museum, Hebrew Union's Century of History Museum, Greenville Air Force Base Museum, and Flood of 1927 Museum are the various museums the city have. The Greenville Museum of History is a wonderful complication of categorized items and historical events of Greenville dating back to the early 1900's. Greenville has a number of active local civic clubs and organizations, with one to suit just about any interest or need. Among them are Rotary, Junior Auxiliary, the United Way, Delta Music Association, and the Greenville Garden Club, to name a few. Greenville's community theater Delta Center Stage is the best in the state. If it's Hollywood you prefer, Greenville has the only state-of-the-art stadium-seating movie-plex (Nelco Cineplex) in the Ark-La-Miss Delta. If one indulges in gaming, Greenville boasts two casinos (Harlow's Casino Resort and Trop Casino) with another on the drawing board. The view of the Mississippi River at Warfield Point Park is the most spectacular of anywhere in the country.





	3 MILES	5 MILES	10 MILES
POPULATION	26,452	31,579	38,721
AVERAGE HH INCOME	\$48,285	\$49,531	\$51,751

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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KAVEH EBRAHIMI

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kaveh@SIGnnn.com

DAN HOOGESTEGE

Lic. # 01376759

310.853.1419 | DIRECT

dan@SIGnnn.com



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In Cooperation With:

Sands Investment Group Mississippi,
LLC - Lic. #22675

BoR: Andrew Ackerman - Lic. #22616



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Greenville, MS 38702