

RENDERING

FAST PACE HEALTH URGENT CARE

CLARKSVILLE, TN

LP LADT | PATEL
INVESTMENT ADVISORS



15-YR. MODIFIED NNN LEASE,
10% INCREASES EVERY 5 YRS.



50,351 RESIDENTS IN PRIMARY
TRADE AREA, 35 MILES TO NASHVILLE



MINUTES TO AUSTIN PEAY STATE
UNIVERSITY WITH 11,048+
STUDENTS AND 1,820 EMPLOYEES



73,235 VPD

INTERSTATE 24



MLK JR PKWY

Firestone

 RICHVIEW MIDDLE SCHOOL
1,184 STUDENTS

 CLARKSVILLE HIGH SCHOOL
1,383 STUDENTS

27,659 VPD

76



 BARKSDALE ELEMENTARY
607 STUDENTS



MADISON ST

23,972 VPD

SUBJECT PROPERTY



20,404 VPD

ASHLEY CITY RD



FAST PACE HEALTH URGENT CARE



2670 MADISON ST,
CLARKSVILLE, TN 37043

\$2,907,000

5.25% CAP RATE



GROSS LEASABLE AREA

3,600 SF



LOT SIZE

1.78 ACRES



YEAR BUILT

2022



NOI

\$152,568

LEASE SUMMARY

LEASE TYPE	Modified NNN
GUARANTOR	FP UC Holdings, Inc.
ROOF & STRUCTURE	Tenant Responsible (Roof) / LL Responsible (Structure)
TENANT	FPMCM, LLC dba Fast Pace Health Urgent Care
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. 5/14/2022
RENT EXPIRATION	Est. 9/30/2037
INCREASES	10% Increases Every 5 Years & In Options
OPTIONS	Three, 5-Year

RENT SUMMARY

TERM	MONTHLY	ANNUAL
Years 1 - 5	\$12,714.00	\$152,568.00
Years 6 - 10	\$13,985.40	\$167,824.80
Years 11 - 15*	\$15,383.94*	\$184,607.28*
Option 1	\$16,922.33	\$203,067.96
Option 2	\$18,614.57	\$223,374.84
Option 3	\$20,476.02	\$245,712.24

*Includes 4 months following the 15 year anniversary of the Commencement Date.

INVESTMENT HIGHLIGHTS

SECURE INCOME STREAM



- 15-Yr. Modified NNN Lease, Tenant Responsible for Roof & LL Responsible for Structure
- 10% Rent Increases Every 5 Years and Renewal Options
- Brand New 2022 Construction, Newest Prototype with Brick and Stone
- Corporate Guarantee from Fast Pace Health, 154 locations and growing
- Fast Pace Health Achieved Highest Level of Creditation from the Urgent Care Association
- In 2020, Urgent Care Clinics Saw a 58% Increase in Visit Volumes with New Customers Making Up Over 50% of These Visits
- Urgent Care Industry Revenue Great at an Annualized Rate of 5.9% to \$38.5 billion (2016-2021)
- No State Income Tax in Tennessee

PROXIMITY



- 50,351 Residents in Primary Trade Area with an Average Household Income of \$88,759
- Excellent Access and Visibility to 23,972 VPD Along Main Retail Corridor
- High-Growth Market, Clarksville is the 5th Largest City in Tennessee, 35 Miles from Nashville
- Minutes to Austin Peay State University with 11,048 Students and 1,820 Employees
- 6 Miles to Tennova Healthcare's Regional Hospital with 272,000 Patient Visits in 2020, One of Clarksville's Largest Employers with 1,480 Employees
- Close Proximity to Clarksville's Corporate Business Park, a \$2+ Billion Class A Industrial Development on 1,700 Acres
- Major Employers within the Corporate Business Park Include: Hankook Tire (\$1 Billion Plant), Google Data Center (\$600 Million Plant), LG Electronics (\$350 Million Plant), and Microvast Electric (\$220 Million Plant)
- Surrounded by Several K-12 Schools with Over 34,841 Students Combined



 **BARKSDALE ELEMENTARY**
607 STUDENTS



 **AUSTIN PEAY STATE UNIVERSITY**
11,000 STUDENTS & 860 EMPLOYEES

 **RICHVIEW MIDDLE SCHOOL**
1,184 STUDENTS



 **CLARKSVILLE HIGH SCHOOL**
1,383 STUDENTS

27,659 VPD



23,972 VPD

MADISON ST

**SUBJECT
PROPERTY**



73,235 VPD

DOLLAR GENERAL



27,659 VPD



DEVELOPMENT OPPORTUNITY

23,972 VPD

MADISON ST

SUBJECT PROPERTY





73,245 VPD



**DOLLAR
GENERAL**

 **EAST MONTGOMERY ELEMENATRY**
672 STUDENTS

 23,972 VPD



SANGO MARKETPLACE





DEVELOPMENT OPPORTUNITY

MADISON ST

**SUBJECT
PROPERTY**

DRONE FOOTAGE



CLICK TO WATCH



VPD
44,376
ON SURROUNDING ROADS

LOT SIZE
1.78
Acres

PARKING
33
Spaces

ADDITIONAL PHOTOS

TAKEN NOVEMBER 20TH, 2021

**SUBJECT
PROPERTY**

Walmart 



 **Larry's Nails**



**MURPHY
USA** 



ADDITIONAL PHOTOS

TAKEN NOVEMBER 20TH, 2021

**SUBJECT
PROPERTY**

An aerial photograph showing a commercial property with a red dashed outline. The property is located next to a multi-unit commercial building with signs for 'TAP HOUSE', 'WASHINGTON', and 'DC NAIL SPA'. A parking lot with several cars is in front of the building. The subject property is a large, flat, brownish area, possibly a field or undeveloped land, situated between the commercial building and a residential area with many trees. A road with multiple lanes runs horizontally across the bottom of the image. The background shows a dense residential area with many trees in autumn colors.

TENANT OVERVIEW

FAST PACE HEALTH URGENT CARE

Fast Pace is headquartered in Franklin, TN and provides convenient and affordable healthcare services to rural markets throughout some Southern states. Fast Pace provides treatment for a wide range of illnesses, injuries, and common conditions, in addition to diagnostic and screening services. Fast Pace Health's "patient first" mentality has guided its mission to provide convenient and compassionate care to the communities it serves. Since 2009, Fast Pace Health has grown from 1 clinic in Collinwood, TN to 154 clinics throughout Tennessee, Kentucky, Mississippi, Louisiana, and Indiana with plans for future expansion.

WWW.FASTPACEHEALTH.COM

COMPANY HIGHLIGHTS

- » 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.
- » Fast Pace Health has adopted telehealth services as an option for their patients and is expanding the service throughout its network of clinics.

INDUSTRY HIGHLIGHTS

- » 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 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 Physical Visits"
- » In 2021, the urgent care segment has grown to be a \$38.5 billion industry — more than doubling since the last time it was reported on this in 2017 when the industry was at \$15 billion. The segment already was experiencing rapid growth, which was accelerated by the COVID-19 pandemic, leading to an expected 3.4% increase in market size this year.
- » Having an open urgent care center in a ZIP code reduced the total number of ED visits by residents in the ZIP code by 17.2%

HEADQUARTERS
FRANKLIN
TENNESSEE

LOCATIONS
154

FOUNDED
2011

COMPANY TYPE
PRIVATE



REPRESENTATIVE PHOTO

CLARKSVILLE, TENNESSEE



SOUTHERN HOSPITALITY

Clarksville is the county seat of Montgomery County, Tennessee. It is the fifth-largest city in the state behind Nashville, Memphis, Knoxville, and Chattanooga. The local economy of the city is supported by the defense and health care industries with Fort Campbell and Tennova Healthcare being major employers in the city. According to Forbes, the gross metro product of Clarksville is \$10.3 billion. With easy access to Interstate 24, the city is also just around an hour away from the bustling city of Nashville. Whether it's the downtown market, summer concerts, winter ice skating, or festivals, Downtown Clarksville is filled with entertainment and activities year-round. Try out the one-of-a-kind shopping, restaurants, breweries, art galleries and street art, professional theatre, stunning historic architecture, and urban trails. Clarksville is bordered by the scenic beauty of a major river, a thriving and progressive university, and neighborhoods of people who are passionately committed to the city.



ATTRACTIONS

Downtown Clarksville is the cultural and entertainment center of the city. It offers lots of scrumptious restaurants from southern food to food from all over the world. Favorite restaurants include Blackhorse Pub & Brewery, Catfish House, and Lasaters Coffee & Tea. It also offers lots of shopping experiences from well-known brands to local boutiques such as Couture Crush, Journey's Eye Studio, and The Copper Petal. Attractions in the area include the Roxy Regional Theatre, McGregor Park, and the Downtown Historic District.



EDUCATION

The city consolidated its school system with that of the county, forming the Clarksville-Montgomery County School System. It operates a total of 39 public schools to serve about 34,000 students, including eight high schools, seven middle schools, 24 elementary schools, and one magnet school for K-5, in addition to Middle College on the campus of Austin Peay State University.



ECONOMY

Clarksville is home to some major industrial employers like Amazon, Google, Agero, Inc., Atlas BX, Hankook Tires, LG and more.



TRANSPORTATION

Clarksville is served commercially by Nashville International Airport but also has a small airport, Outlaw Field, located 10 miles north of downtown. Outlaw Field accommodates an average of slightly over 32,000 private and corporate flight operations per year.

DEMOGRAPHICS

POPULATION	1 MI	3 MI	5 MI
2021 Total	4,013	23,549	50,351
2026 Projected	4,453	25,846	54,871
Total Daytime Population	3,921	21,177	43,596
Population Change 2010-2026	44.8%	33.6%	35%

HOUSEHOLDS	1 MI	3 MI	5 MI
2021 Total Households	1,710	9,500	20,060
2026 Total Households	1,905	10,447	21,919
Household Change 2020-2026	51.3%	35.5%	36.7%

INCOME	1 MI	3 MI	5 MI
2021 Median Income	\$88,643	\$70,949	\$68,197
2021 Average Income	\$104,875	\$91,196	\$88,759

AGE/HOME VALUE	1 MI	3 MI	5 MI
2021 Est. Median Age	38.4	38.7	37.4
18 and Older	78.1%	78.7%	78.2%
2021 Est. Median Home Value	\$272,899	\$257,666	\$258,245
2026 Est. Median Home Value	\$307,836	\$303,759	\$296,197

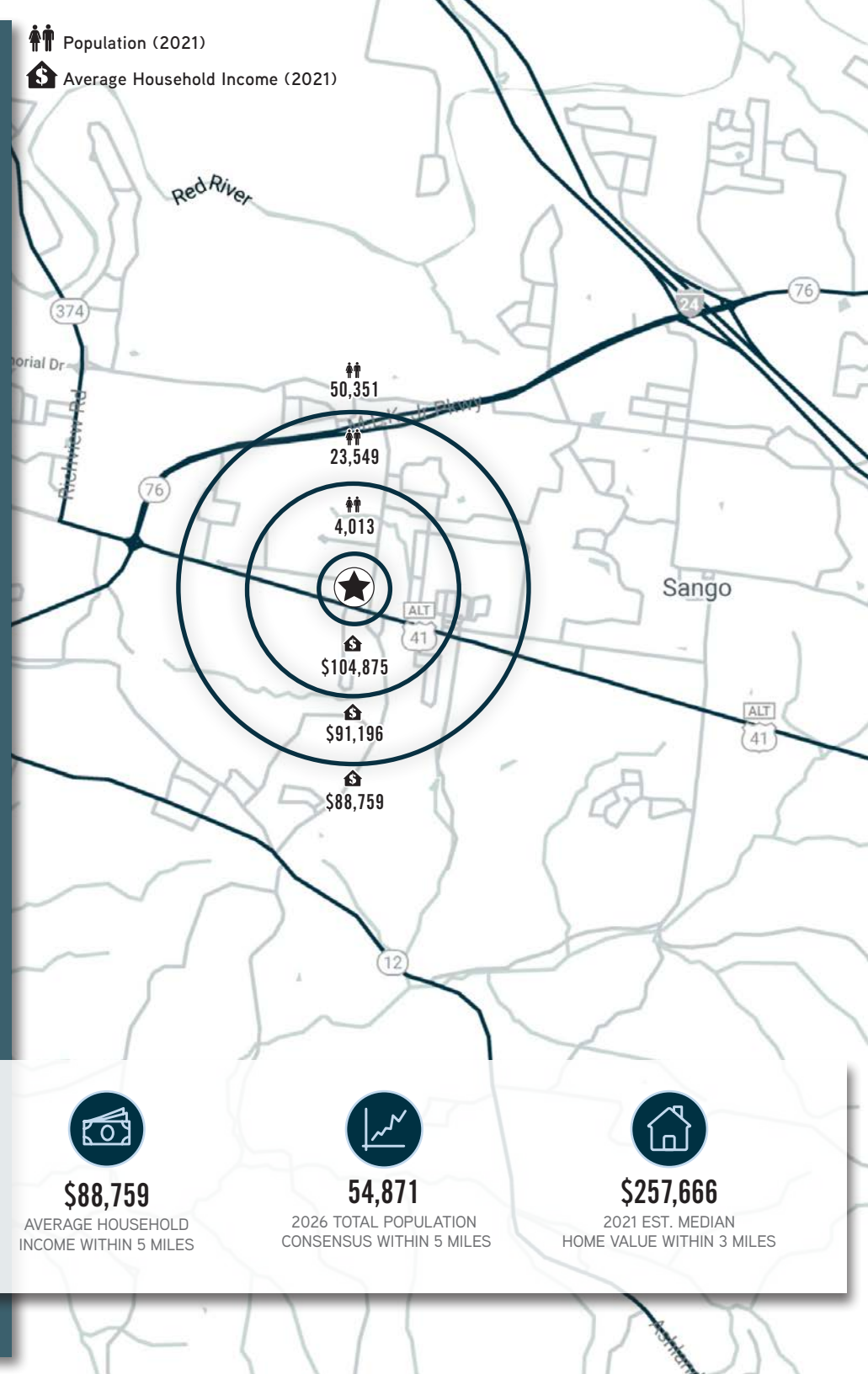
EDUCATION	1 MI	3 MI	5 MI
Bachelor's Degree or Higher	50.3%	44.5%	40.5%



Population (2021)



Average Household Income (2021)



50,351

TOTAL DAYTIME POPULATION
WITHIN 5 MILES



50.3%

INDIVIDUALS WITH A BACHELOR'S
DEGREE OR HIGHER WITHIN 1 MILE



50,351

2021 TOTAL POPULATION
CONSENSUS WITHIN 5 MILES



\$88,759

AVERAGE HOUSEHOLD
INCOME WITHIN 5 MILES



54,871

2026 TOTAL POPULATION
CONSENSUS WITHIN 5 MILES



\$257,666

2021 EST. MEDIAN
HOME VALUE WITHIN 3 MILES

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RENDERING



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