



INVESTMENT OPPORTUNITY

# Fast Pace Health

1910 N Main St, Franklin, LA 70538

**K2** | REAL  
ESTATE  
CAPITAL

[K2REcapital.com](https://K2REcapital.com)

EXCLUSIVELY LISTED BY:



**KAVEH EBRAHIMI**

805-889-7837

kaveh@k2recapital.com

Lic #01896322

In association with Bang-Realty,  
Inc – Brian Brockman

K2 REAL ESTATE CAPITAL, INC.  
29348 Roadside Drive, Ste. D  
Agoura Hills, CA 91301  
805-889-7837

**K2REcapital.com**

**K2** REAL  
ESTATE  
CAPITAL

# Contents

03

Investment  
Summary

05

Lease  
Summary

08

Location  
Overview

16

Tenant  
Profile

©2022 K2 Real Estate Capital, Inc. The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. K2 Real Estate Capital, Inc. does not doubt its accuracy; however, K2 Real Estate Capital, Inc. makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. K2 Real Estate Capital, Inc. encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

# Investment Summary

K2 Real Estate Capital is Pleased to Present Exclusively For Sale the 3,600 SF Fast Pace Health Urgent Care Located at 1910 N Main St, Franklin, Louisiana. This Opportunity Includes an Ideal 1031 Exchange Opportunity on a New Construction 14 Year Long-Term Lease, Providing For a Unique Investment.



## OFFERING SUMMARY

### PRICE

\$2,498,400

### PRICE PER SF

\$694.00

### CAP RATE

5.75%

### GUARANTOR

FP UC Holdings,  
Inc.

### NOI

\$143,658

## PROPERTY SUMMARY

### ADDRESS

1910 N Main St, Franklin, LA 70538

### COUNTY

St. Mary

### BUILDING AREA

3,600 SF

### LAND AREA

0.78 AC

### YEAR BUILT

2020



## INVESTMENT HIGHLIGHTS

- Triple Net (NNN) Lease With Minimal Landlord Responsibilities For Structure and Load Bearing Walls
- 14 Years Remaining on a Fast Pace Health Urgent Care
- Corporate Guarantee From FP UC Holdings, LLC
- Average Household Income of \$54,217 Within a 5-Mile Radius
- Located Directly on Main St Which Sees Over 22,163 VPD
- Three (5) Year Option Periods with 10% Rental Increases at Year 6 and 11 & Option Periods
- Stable Regional Tenant Undergoing Rapid Growth
- Ideal 1031 Exchange Opportunity
- Fast Pace Health Has Adopted Telehealth Services as an Option For Their Patients and is Expanding the Service Throughout Its Network of Clinics
- 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
- 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: O'Reilly Auto Parts, McDonald's, Burger King, Dollar General, Family Dollar, Chase, AutoZone Auto Parts, Sherwin Williams Paint Store, Sonic Drive-In, and Many More!

# Lease Summary

## TENANT

Fast Pace Health

## PREMISES

A Building Consisting of 3,600 SF

## LEASE COMMENCEMENT

October 29, 2021

## LEASE EXPIRATION

October 28, 2036

## LEASE TERM

14+ Years Remaining

## RENEWAL OPTIONS

3 x 5 Year

## RENT INCREASES

10% At Year 6 and 11 & Option Periods

## LEASE TYPE

Triple Net (NNN)

## USE

Medical

## SQUARE FOOTAGE

3,600 SF

## ANNUAL BASE RENT

\$143,658

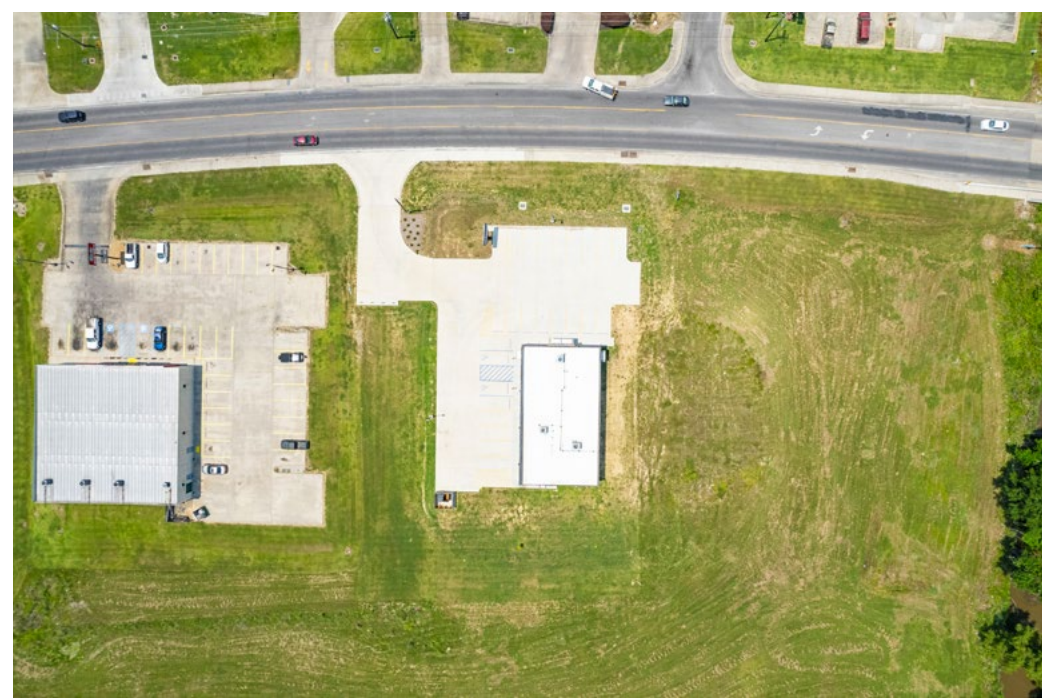
## RENT PER SF

\$39.90

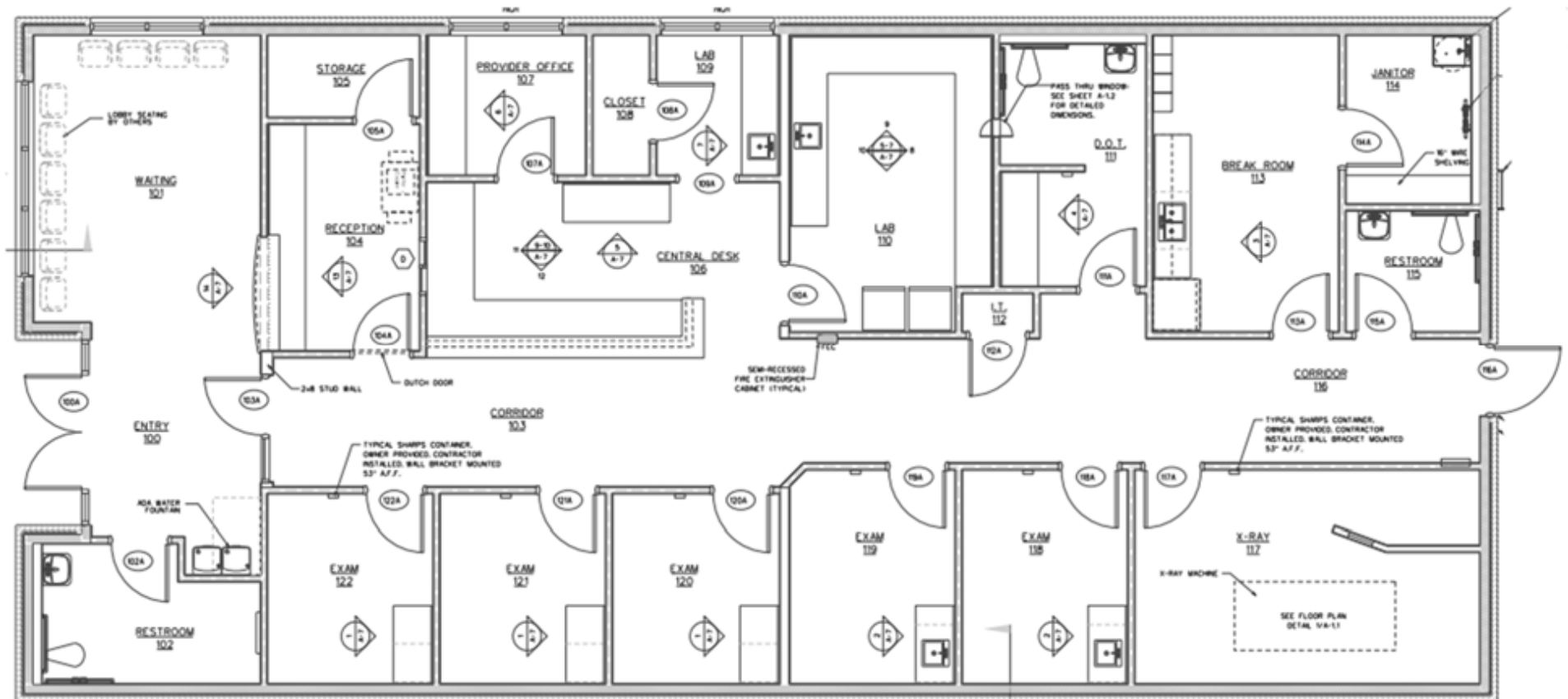
## RESPONSIBILITIES

Responsibility	Tenant	Landlord
Property Taxes	X	
Insurance	X	
Common Area	X	
Roof & Parking Lot	X	
Structure & Load Bearing Walls		X
Repairs & Maintenance	X	
HVAC	X	
Utilities	X	





## FLOORPLAN



# Location

The City of Franklin Department of Community Development is responsible for supporting the community and voluntary sectors in Human Resource Management. Specifically, developers facilitate the building of healthy, sustainable and empowered communities that are better equipped and skilled to tackle their local concerns and to relate positively with other communities.

Franklin's Main Street Program aims to make downtown viable and fun and is critical to the future of downtown revitalization efforts. Our Main Street Program has the vision of building on downtown's inherent assets such as its rich architecture, personal service, traditional values, and most of all, its great sense of place. Our annual Harvest Moon Festival, Soul Food Festival and Black Bear Festival accentuate these core values and highlight the best of Franklin, La. Our monthly Bayou to Main Marketplace on the first Saturday of March, April, May, September, October, November has over 40 vendors partnered with the Franklin Merchants Association.

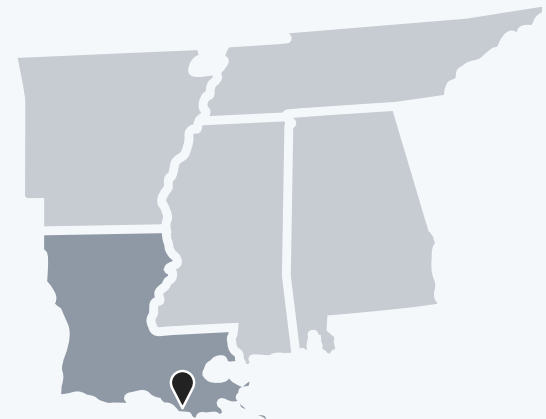
As a Main Street America Affiliate, Franklin Main Street is part of a national network of more than 1,200 neighborhoods and communities who share both a commitment to creating high-quality places and to building stronger communities through preservation-based economic development.



## LOCATION

## HIGHLIGHTS

- Easy access to an abundance of waterways
- Over 400 historical properties in downtown historic district
- Named in the top 100 small towns in America by Norman Crampton







**DOLLAR TREE**

**ANYTIME FITNESS**

**AutoZone**



**DOLLAR TREE**





Super 1 Foods

Walmart  
Save money. Live better.

Walgreens



BW Best Western.

DOLLAR GENERAL

POPEYES







FAMILY DOLLAR



GOOD  
NEIGHBOR  
PHARMACY



Super 1 Foods

Walmart  
Save money. Live better.



Walgreens

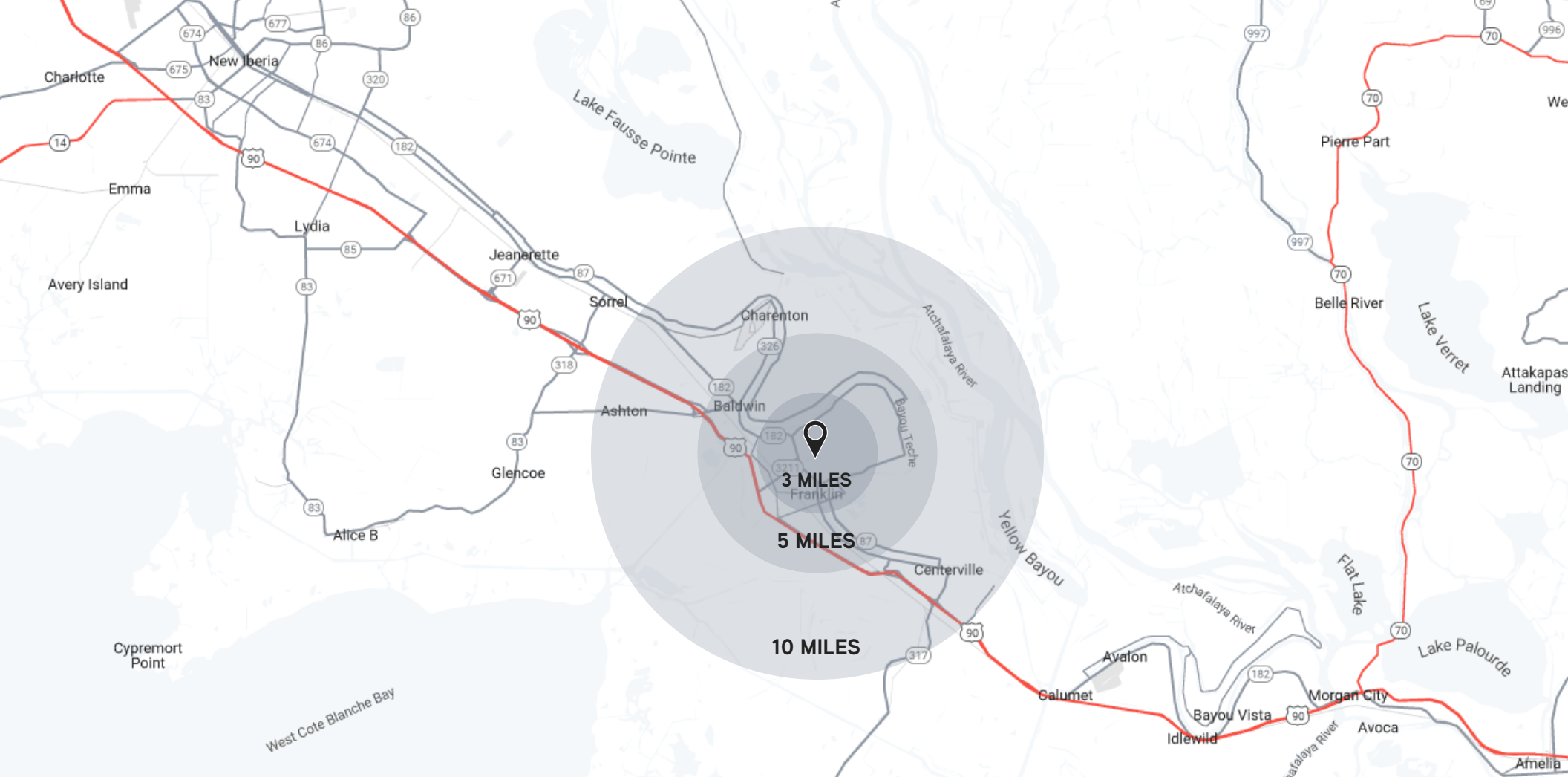
Best Western

POPEYES



FAST PACE HEALTH  
+ URGENT CARE

O'Reilly AUTO PARTS



### DEMOGRAPHICS



#### Population

3 Miles	8,895
5 Miles	11,782
10 Miles	17,054



#### Average Household Income

3 Miles	\$53,330
5 Miles	\$54,217
10 Miles	\$57,033



#### Area Feel



# Tenant Profile

Our commitment to providing quality, affordable and accessible care to underserved communities began on October 7, 2009, with the opening of the first Fast Pace Urgent Care Clinic in Collinwood, Tennessee. Our team realized immediately that small cities and towns need far more than just urgent care services.

Since then, we've been working hard to provide a greater number of rural communities with quality and convenient healthcare services. Today, our company is a network of 170+ healthcare centers in Tennessee, Kentucky, Louisiana, Mississippi, and Indiana that provide services such as urgent care, primary care, orthopedic services, behavioral health, dermatology, and telehealth. We also have expanded our offerings to include on-site lab testing, diagnostic technologies, and x-ray machines on-site.

To better reflect our broad array of services and larger geographic footprint, we became Fast Pace Health in January 2020. Our goal is to address many healthcare needs near where rural residents live and work-on days and at times that are convenient to them. As part of a multi-state network of medical providers, our patients can be seen at any Fast Pace Health location without the hassle of transferring insurance and payment information or medical history. We also offer both in-person and virtual appointments for telehealth and behavioral health.

At Fast Pace Health, we want to make rural communities in the states we serve better by offering the type of quality health care each our patients not only need but deserve.



## AT A GLANCE

### INDUSTRY

Medical

### SPECIALTY

Urgent Care Clinics

### HEADQUARTERS

Franklin, TN

### LOCATIONS

170+

### FOUNDED

2009

### COMPANY TYPE

Private

### WEBSITE

Fastpacehealth.com

# Confidentiality Agreement



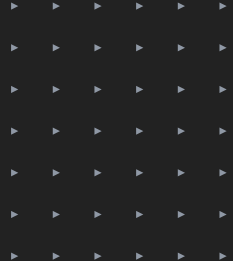
The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from K2 Real Estate Capital, Inc. and should not be made available to any other person or entity without the written consent of K2 Real Estate Capital, Inc.

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, K2 Real Estate Capital, Inc. has not verified, and will not verify, any of the information contained herein, nor has K2 Real Estate Capital, Inc. 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 K2 Real Estate Capital, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



**KAVEH EBRAHIMI**

805-889-7837

kaveh@k2recapital.com

Lic #01896322

In association with Bang-Realty, Inc  
– Brian Brockman

K2 REAL ESTATE CAPITAL, INC.

29348 Roadside Drive, Ste. D

Agoura Hills, CA 91301

805-889-7837

**K2REcapital.com**

