

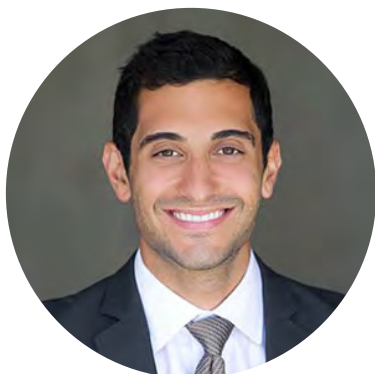


SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Fast Pace Health Center
129 N Locust Avenue
Lawrenceburg, TN 38464

EXCLUSIVELY MARKETED BY:

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 7,495 SF Fast Pace Health Center at 129 N Locust Avenue in Lawrenceburg, TN. This Offering Includes a 100% Occupied 4 Tenant Shopping Center With a Corporate Guarantee From FP Urgent Care, LLC, Providing For a Unique Investment.

OFFERING SUMMARY

PRICE	\$1,904,700
CAP	8.15%
NOI	\$155,232
PRICE PER SF	\$254.13
GUARANTOR	Varies

PROPERTY SUMMARY

ADDRESS	129 N Locust Avenue Lawrenceburg, TN 38464
COUNTY	Lawrence
BUILDING AREA	7,495 SF
LAND AREA	0.86 AC
BUILT RENOVATED	1965 2018



HIGHLIGHTS

- 100% Occupied – 4 Tenant Fast Pace Health Multi-Tenant Center
- Corporate Guarantee From FP Urgent Care, LLC
- Fast Pace: Triple Net (NNN) Leases With Landlord Responsible For Roof and Parking Lot (Structure Only; Includes Long Term Roof Warranty)
- Stable Regional Tenant Undergoing Rapid Growth
- Fast Pace Health Currently Operates Over 125 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
- Jimi Shelter Insurance Has Been a Long-Standing Tenant For Over 8 Years
- State Finance Company Holds a Corporate Guarantee With 2.50% Annual Rental Increases
- Covington Credit Has Occupied the Premise Since 2009 and Has a Corporate Guarantee
- Lawrenceburg is Located in Lawrence County and is the Largest City on the State's Southern Border Between Chattanooga and Memphis
- Population of 18,855 Residents With an Average Household Income of \$54,732 Within a 5-Mile Radius
- Highly Visible and Trafficked Site, Sitting on a Signalized Hard Corner of US-43 and Locust Avenue (21,281 VPD)
- Nearby Tenants Include: Walmart Supercenter, Kroger, CVS, Walgreens, First Horizon Bank, AutoZone, Domino's Pizza, McDonald's and Many More

LEASE SUMMARY

TENANT	Fast Pace Health
PREMISES	A Premise of Approximately 4,695 SF
LEASE COMMENCEMENT	November 16, 2018
LEASE EXPIRATION	November 15, 2030
LEASE TERM	10 Years Remaining
RENEWAL OPTIONS	2 x 6 Years
RENT INCREASES	5% Every 6 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 & PARKING	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
GUARANTY	FP Urgent Care, LLC

OPTION TO TERMINATE: Tenant Shall Have an Option to Terminate the Lease Any Time After the Seventh (7th) Lease Year By Providing Landlord With Not Less Than Two Hundred Seventy (270) Days' Written Notice of Tenant's Intent to Terminate the Lease

LEASE SUMMARY

TENANT	Jimi Moore Shelter Insurance
PREMISES	A Premise of Approximately 1,000 SF
LEASE COMMENCEMENT	April 1, 2018
LEASE EXPIRATION	March 31, 2021
LEASE TERM	~1 Year Remaining
RENEWAL OPTIONS	1 x 3 Year
RENT INCREASES	None
LEASE TYPE	Double Net (NN)
PERMITTED USE	Insurance/Finance
PROPERTY TAXES	Landlord's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF, STRUCTURE & PARKING	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	*Tenant's Responsibility
UTILITIES	Tenant's Responsibility
GUARANTY	None

*If Tenant Keeps Quarterly Maintenance Contract on HVAC System, the Tenant Agrees to Pay the Amount of Any HVAC Repairs, Per Occurrence, Up to \$500

LEASE SUMMARY

TENANT	State Finance Company
PREMISES	A Premise of Approximately 900 SF
LEASE COMMENCEMENT	December 4, 2019
LEASE EXPIRATION	December 3, 2024
LEASE TERM	4 Years Remaining
RENEWAL OPTIONS	None
RENT INCREASES	2.50% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Consumer Finance Office
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF, STRUCTURE & PARKING	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
GUARANTY	State Finance Company

LEASE SUMMARY

TENANT	Covington Credit
PREMISES	A Premise of Approximately 900 SF
LEASE COMMENCEMENT	November 19, 2019
LEASE EXPIRATION	November 18, 2024
LEASE TERM	4 Years Remaining
RENEWAL OPTIONS	None
RENT INCREASES	2.50% Annually
LEASE TYPE	Double Net (NN)
PERMITTED USE	Bank
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF, STRUCTURE & PARKING	*Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	*Tenant's Responsibility
UTILITIES	Tenant's Responsibility
GUARANTY	Southern Management Corporation

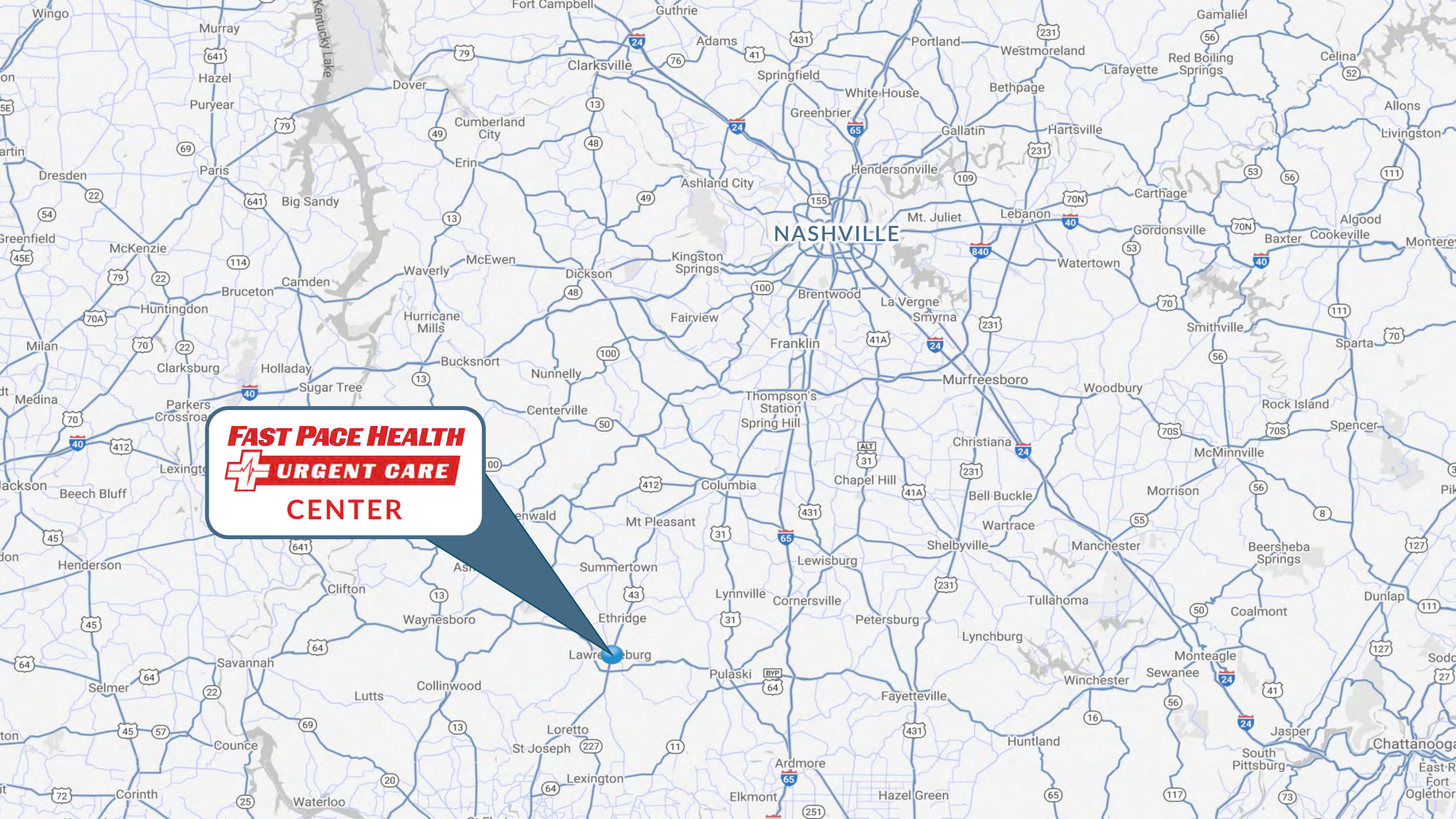
*Tenant Shall Be Responsible For the Maintenance, Repair and Replacement of the Parking Lot, Driveway, Roof, Heating and Air Conditioning Up to \$750.00

RENT ROLL



ACTUAL PROPERTY IMAGES

TENANT	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Fast Pace Health	4,695 SF	62.64%	\$123,600	\$26.33	5%	Every 5 Years	11/16/2018	11/15/2030	2 x 6 Years
Jimi Shelter Insurance	1,000 SF	13.34%	\$10,200	\$10.20	-	-	04/01/2018	03/31/2021	1 x 3 Year
State Finance Company	900 SF	12.01%	\$10,716	\$11.61	2.5%	Annually	12/04/2019	12/03/2024	-
Covington Credit	900 SF	12.01%	\$10,716	\$11.90	2.5%	Annually	11/19/2019	11/18/2024	-
TOTAL	7,495 SF	100%	\$155,232						



FAST PAGE HEALTH
 **URGENT CARE**
CENTER

Lawrenceburg Donuts



OneMain Financial
LENDING DONE HUMAN



Frances A. Berry-
Brown, M.D.

Cut N Up



Gaines St

Groucho's Tires

Sanders
Automotive

Medical Billing
Solutions

Children's Closet

General Dentistry



Democrat
Union

Bedford's
Check
Cashing



Gibbs Furniture
Outlet

Pulaski Street
Church of Christ

FAST PACE HEALTH
URGENT CARE
CENTER

Fields Auto
Sales



Jennifer
"The Salon"



City Cleaners and
Laundry

Methvin
Motors

Kroger
Arby's
Speedway
Krystal
Little Caesars
SUBWAY
Advance Auto Parts

SUNTRUST
RITE AID

SONIC
ZAXBY'S

Walmart Supercenter
BURGER KING
HIBBETT SPORTS
MURPHY USA

O'Reilly AUTO PARTS

SHELL

AutoZone
burkes OUTLET
GOODY'S
BIG LOTS!
TSC TRACTOR SUPPLY CO
SHOE SHOW
DOLLAR GENERAL
AMERICAS BEST VALUE INN & SUITES
CATO
SHERWIN-WILLIAMS
Kentucky Fried Chicken
AT&T

CITGO
SHELL
DOLLAR GENERAL

LONG JOHN SILVER'S

DOLLAR GENERAL

NAPA

CVS pharmacy

DOMINO'S

McDonald's
Sonic Drive-Through

DOLLAR TREE
Save a lot
DUNKIN' DONUTS
Aaron's
goodwill

Exxon
TACO BELL
cricket

DQ

True Value

Walgreens

FIRST TENNESSEE

Gaines St

FAST PACE HEALTH
URGENT CARE
CENTER





NASHVILLE, TN

LAWRENCEBURG | LAWRENCE COUNTY | TN

Lawrenceburg is the county seat of Lawrence County in Tennessee. The city is named after War of 1812 American Navy officer James Lawrence. According to the U.S. estimate census, the city's population was 11,035 residents in 2019. Lawrenceburg is the largest city on the state line between Chattanooga and Memphis. The city is situated on the banks of Shoal Creek, and it is also located around 80 miles southwest of Nashville at the junction of U.S. Routes 43 and 64. Lawrenceburg is nicknamed the "Crossroads of Dixie". The city is located about 80 miles to the downtown area of the state capital of Nashville, Tennessee. Nashville is home to about 691,243 people, and because of its popularity it sees over 15.2 million tourists a year.

Lawrenceburg employs about 3,555 people, and is specialized in Utilities, Transportation, Warehousing, and Construction. Due to the city's proximity, Nashville's economy also affects Lawrenceburg's. As the "home of country music", Nashville has become a major music recording and production center. The Big Three record labels, as well as numerous independent labels, have offices in Nashville. Nashville has been the headquarters of guitar company Gibson since 1984. Since the 1960s, Nashville has been the second-largest music production center in the U.S. Nashville's music industry is estimated to have a total economic impact of \$6.4 billion per year and to contribute 19,000 jobs to the Nashville area. The city is also home to Fortune 500 companies being Amazon, Bridgestone, Dell, Dollar General, Phillips, Nissan and Tractor Supply Company.

Lawrenceburg is home to the David Crockett State Park, which commemorates the historical activities of the famous frontiersman David Crockett in the local area. The city is about an hour and a half drive to Nashville, making it the perfect day trip city. Nashville hosts a multitude of leading festivals, public events and museums. Music City, USA is home to the stage of the Grand Ole Opry, which operates the longest-running live radio show in the world, as well as the one-of-a-kind Country Music Hall of Fame and Museum. It is also the site of the Tennessee State Fair, an annual 9-day celebration that features rodeos, tractor pulls and variety of local musicians and craft brewers and restaurateurs. Nashville is home to the Melodious attractions like the the Musicians Hall of Fame and Museum and the Parthenon, which is a replica of the famous Greek structure that represents Nashville's role as the Athens of the South.



LAWRENCEBURG, TN



DAVID CROCKETT STATE PARK

	3 MILES	5 MILES	10 MILES
POPULATION	13,254	18,855	30,788
AVERAGE HH INCOME	\$52,881	\$54,732	\$55,666



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 125 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
125+



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.

TENANT PROFILES

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SHELTER INSURANCE

COLUMBIA, MO

LOCATIONS: 1,400+ | SUBSIDIARY

Shelter Insurance Company is a mutual insurance company which focuses on Auto, Property, Business, and Life Insurance. It operates in fifteen U.S. states and the headquarters are located in Columbia, Missouri. Shelter was founded in 1946 as the insurance subsidiary of the Missouri Farmers Association and was called MFA Mutual Insurance Company. The company has more than 1,400 licensed agents, with their own offices, in 15 different states. The company's friendly and professional way of doing business has transformed them into one of the top regional insurance companies in the country. Shelter consistently receives high ratings from the A.M. Best Company.

STATE FINANCE

MCALESTER, OK

LOCATIONS: 121+ | SUBSIDIARY

Wallace Management Company manages small loan companies with 121 branch locations in 6 states. We have been in the small consumer loan business since 1980. Our senior management and field supervisors have over 140 years of combined experience in helping to serve our customers. The companies we manage are licensed, regulated and audited by all states where they operate and fully comply with all laws and regulations in those states. Our goal is to help you get the money you need when you need it. Stop by one of our locations and let our friendly and knowledgeable staff assist you.



COVINGTON CREDIT

GREENVILLE, SC

LOCATIONS: 275+ | SUBSIDIARY

Servicing small loan needs since 1981, Covington Credit is the place to go for instant cash. Whether people need assistance with dealing with loss of income, catching up from a previous loan, or even home repairs, Covington has the answer. Covington Credit is the leading provider for easy cash. Their loan amounts range from \$300 up to \$1,400 depending on client's state. With over 275 branches across the Southeast, the company is always just around the corner. With a 90% customer approval rating, people know they can trust Covington Credit quick personal loans.

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.



ACTUAL PROPERTY IMAGE.



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