



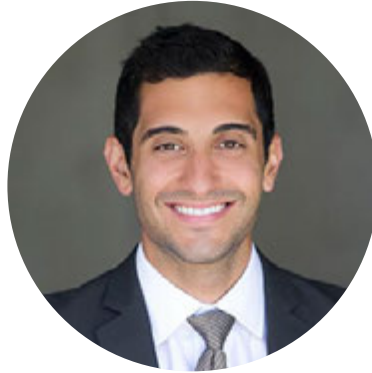
SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

REPRESENTATIVE IMAGE



Fast Pace Health
301 West Main Street
Waverly, TN 37185

EXCLUSIVELY MARKETED BY:



KAVEH EBRAHIMI

Lic. # 344496

310.853.1426 | DIRECT

kaveh@SIGnnn.com

11900 Olympic Blvd, Suite 490
Los Angeles, CA 90064
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation With Sands Investment Group
Tennessee, LLC - Lic. #263973

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 2,925 SF Fast Pace Health Located at 301 West Main Street in Waverly, TN. This Deal Includes a Triple Net (NNN) Lease With the Landlord Responsible For Roof and Parking Lot, Providing For a Great Investment.

OFFERING SUMMARY

PRICE	\$951,700
CAP	7.25%
NOI	\$69,000
PRICE PER SF	\$325.36
GUARANTOR	FP UC Holdings, LLC

PROPERTY SUMMARY

ADDRESS	301 West Main Street Waverly, TN 37185
COUNTY	Humphreys
BUILDING AREA	2,925 SF
LAND AREA	0.36 AC
BUILT	2015



HIGHLIGHTS

- Triple Net (NNN) Lease With Landlord Responsible For Roof and Parking Lot (Structure Only)
- Fast Pace Health Currently Operates Over 127 Clinics Across 5 States
- Corporate Guarantee From FP UC Holdings, LLC
- Located in an Income Tax Free State
- Stable Regional Tenant Undergoing Rapid Growth
- 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
- Ideal 1031 Exchange Opportunity
- 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 Health Urgent Care
PREMISES	A Building Consisting of 2,925 SF
LEASE COMMENCEMENT	September 1, 2015
LEASE EXPIRATION	August 31, 2025
LEASE TERM	~5 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	*At Option Periods
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

*Rental Increases at Option Periods
A) Landlord Shall Appoint an Appraiser to Determine the Market Rental Rate
B) Base Rental Rate During Any Renewal May Not Exceed 105% of the Base Rental Rate Paid During the Term Immediately Preceding the Renewal Term

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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2,925 SF	\$69,000	\$23.59
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REPRESENTATIVE IMAGE

FAST PACE HEALTH
 **URGENT CARE**

NASHVILLE

DOLLAR GENERAL



FAST PACE HEALTH
URGENT CARE

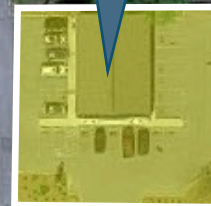


N Clydeton Rd

Factory Connection
THE BEST SUSPENSION. PERIOD.™



SUBWAY



MainStreet
Drugs R



W Main St



LITTLE GENERAL
EST. 1970



Walmart
Supercenter

MURPHY
USA

NAPA

DOLLAR TREE

Advance
Auto Parts

CASEY'S
RESTAURANT

DOLLAR GENERAL

REGIONS

McDonald's

SUBWAY

BURGER KING

Exxon



W Main St

AutoZone

TSC TRACTOR
SUPPLY CO.

CVS pharmacy

FAST PACE HEALTH

URGENT CARE

TACO BELL

Kentucky Fried Chicken

FIRST TENNESSEE

SONIC

SHELL





NASHVILLE, TN

WAVERLY | HUMPHREYS COUNTY | TENNESSEE

Waverly is a city in and the county seat of Humphreys County, TN. Waverly is a very neighbourly community where citizens and officials work together for continuous growth and prosperity. The quality of life there is outstanding. The City has a strong mixed based economy with abundant service, retail and commercial businesses. The downtown is quite vibrant and thriving. Civic organizations contribute the seasoning for the successful business blend in the City of Waverly. Waverly offers the best in education, medical facilities and entertainment. Nashville State Community College has a campus located in the city. The city offers small town living with big city opportunities.

Due to the city's proximity, Nashville's economy also affects Waverly'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.

There are other tourist attractions close by, including a Civil War Fort and museum and the Loretta Lynn Dude Ranch. Waverly also sports parks, greenways and is home for the "Grandfunally" playground. Swimming, golfing, picnicking and biking are also enjoyed by residents and visitors. The square of Waverly is alive and well with shopping, restaurants and a movie theater. Music on the Square takes place every Saturday night, June through August. Less than a 2-hour drive, 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.

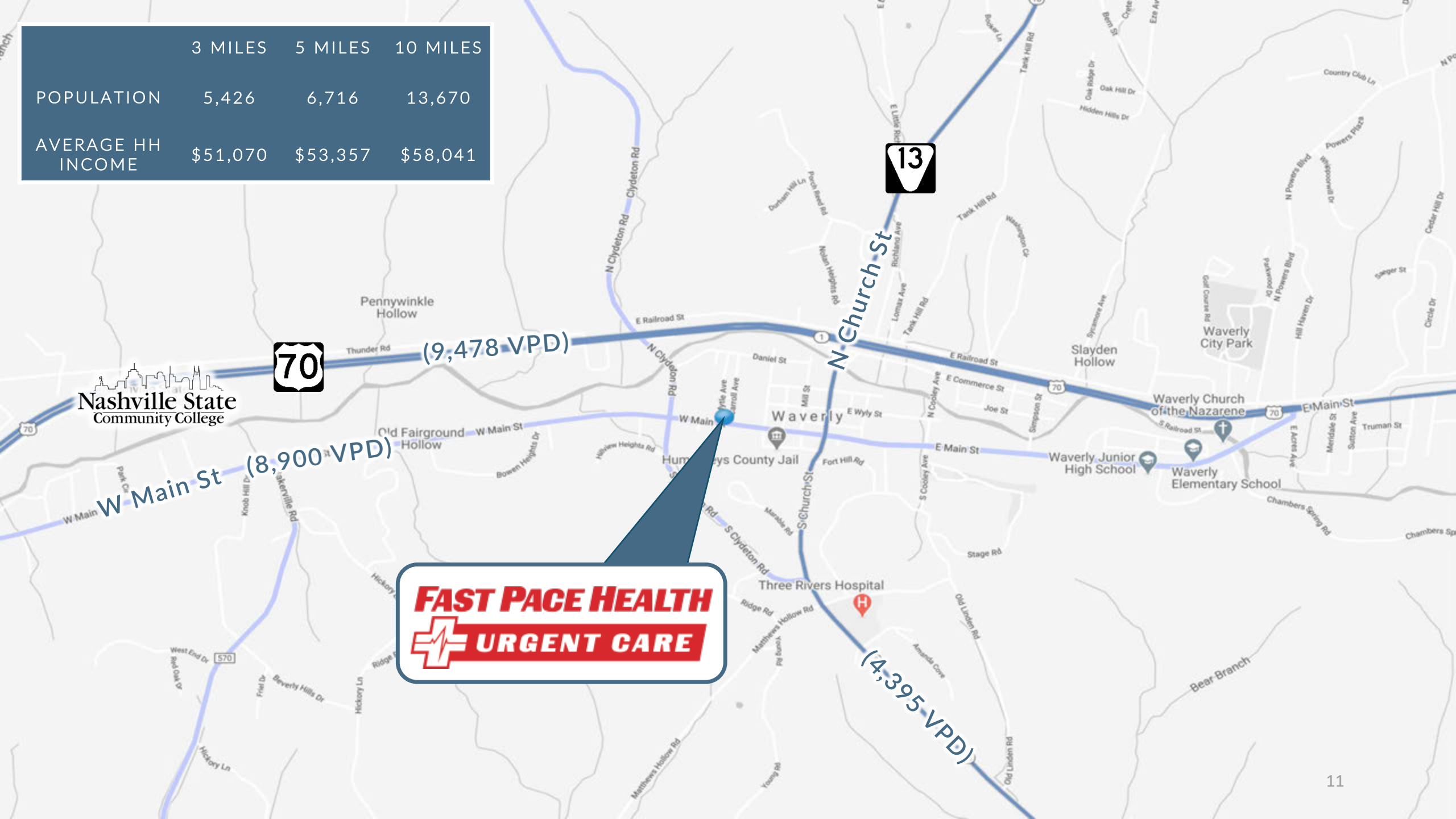


WAVERLY TRAIN EXPLOSION MUSEUM



LORETTA LYNN RANCH

	3 MILES	5 MILES	10 MILES
POPULATION	5,426	6,716	13,670
AVERAGE HH INCOME	\$51,070	\$53,357	\$58,041



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 127 locations across Middle and West Tennessee, Kentucky, Louisiana, Indiana 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
127



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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