

FAST PACE HEALTH

JASPER, AL

MARKET  STREET
retail advisors



Contents

INVESTMENT HIGHLIGHTS.....	3
Location Overview.....	4
Offering Summary.....	5
Property Photos	6
AERIAL IMAGES	7
Financial Analysis	10
Tenant Overview	11
Site Plan.....	12
Demographics	13
LOCATION OVERVIEW	14

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Market Street Retail Advisors and should not be made available to any other person or entity without the written consent of Market Street Retail Advisors. This Marketing Brochure 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. Market Street Retail Advisors have not made any investigation, and make 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 improvements 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Market Street Retail Advisors have not verified, and will not verify, any of the information contained herein, nor have Market Street Retail Advisors 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.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARKET STREET AGENT FOR MORE DETAILS.

Investment Highlights

- ✓ \$220,000 year (\$18,333/month)
- ✓ Opening 4/14/2025
- ✓ 15 Year Lease
- ✓ 2% Increase Annually
- ✓ Three 5-Yr. Options with 2% increase annually
- ✓ Located on Highway 78
- ✓ Fast Pace Health and Calcasieu Urgent Care, **two of the nation's top affordable urgent care providers**, formed a partnership resulting in one of the largest urgent care providers in the United States
- ✓ Fast Pace Health announced in July 2022 that it has partnered with First Care Clinics to **expand its clinical footprint** and increase access to care for underserved rural populations
- ✓ **300+ locations** throughout Tennessee, Kentucky, Louisiana, Indiana, Alabama, North Carolina, Arkansas, and Mississippi

Ben Sullivan

MANAGING PARTNER

BEN@MARKETSTREETRETAIL.COM

Harrison Truex

MANAGING PARTNER

HARRISON@MARKETSTREETRETAIL.COM

Tim Hickey

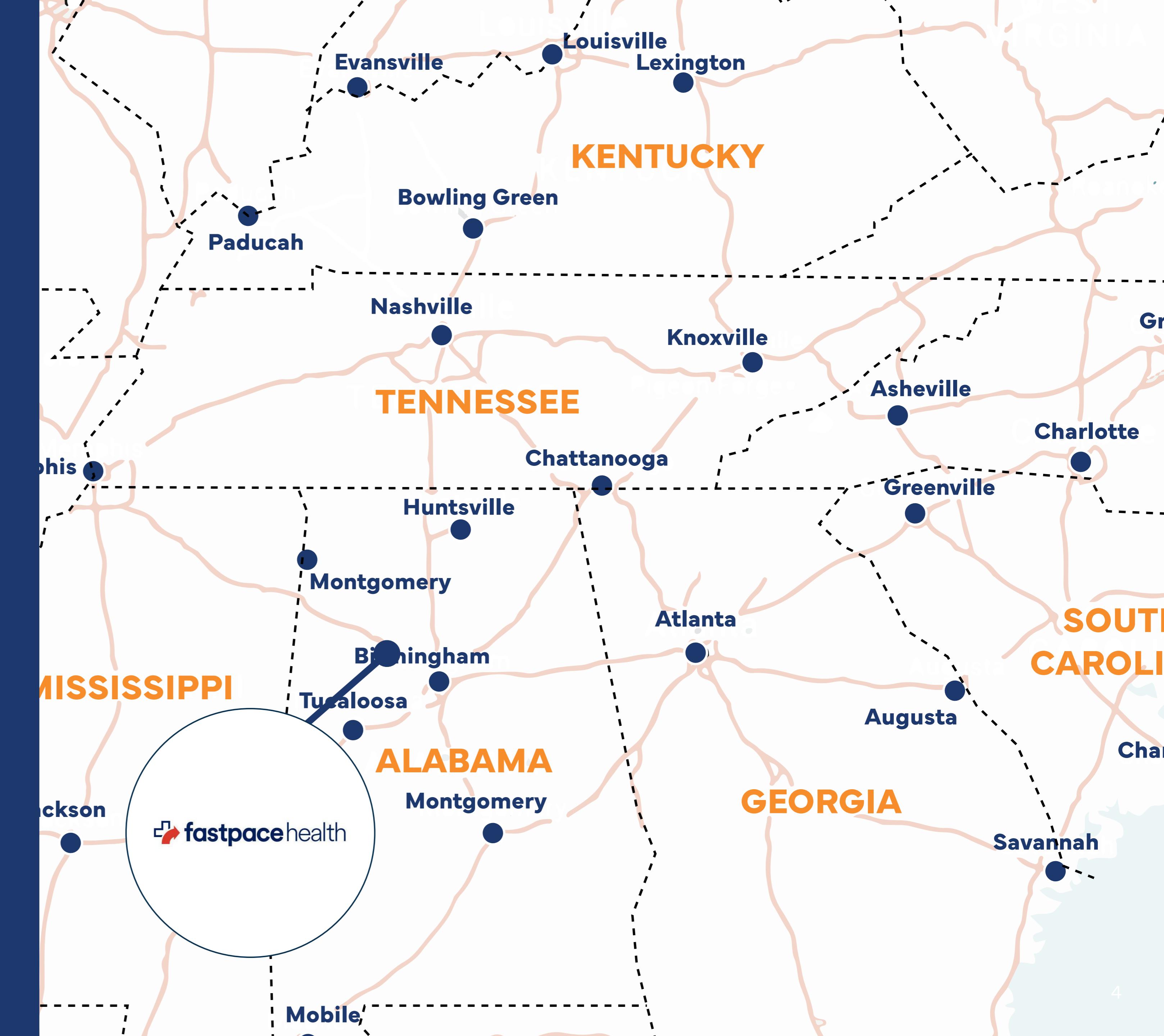
MANAGING PARTNER

TIM@MARKETSTREETRETAIL.COM

ALABAMA BROKER OF RECORD: ERIC HARDESTY, LICENSE# 112455

📍 5100 MARYLAND WAY STE 100, BRENTWOOD, TN 37027 • ☎ 615.309.6100 • 🌐 MARKETSTREETRETAIL.COM

Investment Location



Offering Summary

Pricing Summary



\$3,142,857
OFFERING PRICE



\$220,000
NET OPERATING
INCOME



7.00%
CAPITALIZATION
RATE

Lease Details

15 years

INITIAL TERM

APR. 2025

LEASE COMMENCED

*120 DAY RENT ABATEMENT PERIOD

JUL. 2040

LEASE EXPIRES

NNN

TENANT
RESPONSIBILITIES

Structure Only

LANDLORD
RESPONSIBILITIES

2% Annually

INCREASES

Three 5-Year

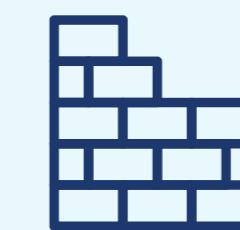
OPTIONS



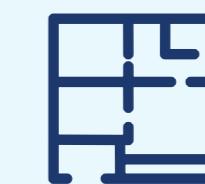
Fast Pace Health



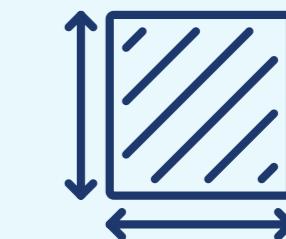
2801 HWY 78 EAST
JASPER, AL 35501



BUILT IN 2024



2,700 SQUARE FEET



0.91 ACREAGE







Aerials



TRUIST



Bojangles



VIKING DRIVE

HWY 78: 25,581 VPD





Financial Analysis



Base Terms

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
FROM	Aug. 2025	Aug. 2026	Aug. 2027	Aug. 2028	Aug. 2029	Aug. 2030	Aug. 2031	Aug. 2032	Aug. 2033	Aug. 2034	Aug. 2035	Aug. 2036	Aug. 2037	Aug. 2038	Aug. 2039
TO	Jul. 2026	Jul. 2027	Jul. 2028	Jul. 2029	Jul. 2030	Jul. 2031	Jul. 2032	Jul. 2033	Jul. 2034	Jul. 2035	Jul. 2036	Jul. 2037	Jul. 2038	Jul. 2039	Jul. 2040
MONTHLY	\$18,333	\$18,700	\$19,074	\$19,455	\$19,845	\$20,241	\$20,646	\$21,059	\$21,480	\$21,910	\$22,348	\$22,795	\$23,251	\$23,716	\$24,190
YEARLY	\$220,000	\$224,400	\$228,888	\$233,466	\$238,135	\$242,898	\$247,756	\$252,711	\$257,765	\$262,920	\$268,179	\$273,542	\$279,013	\$284,593	\$290,285



Option Terms

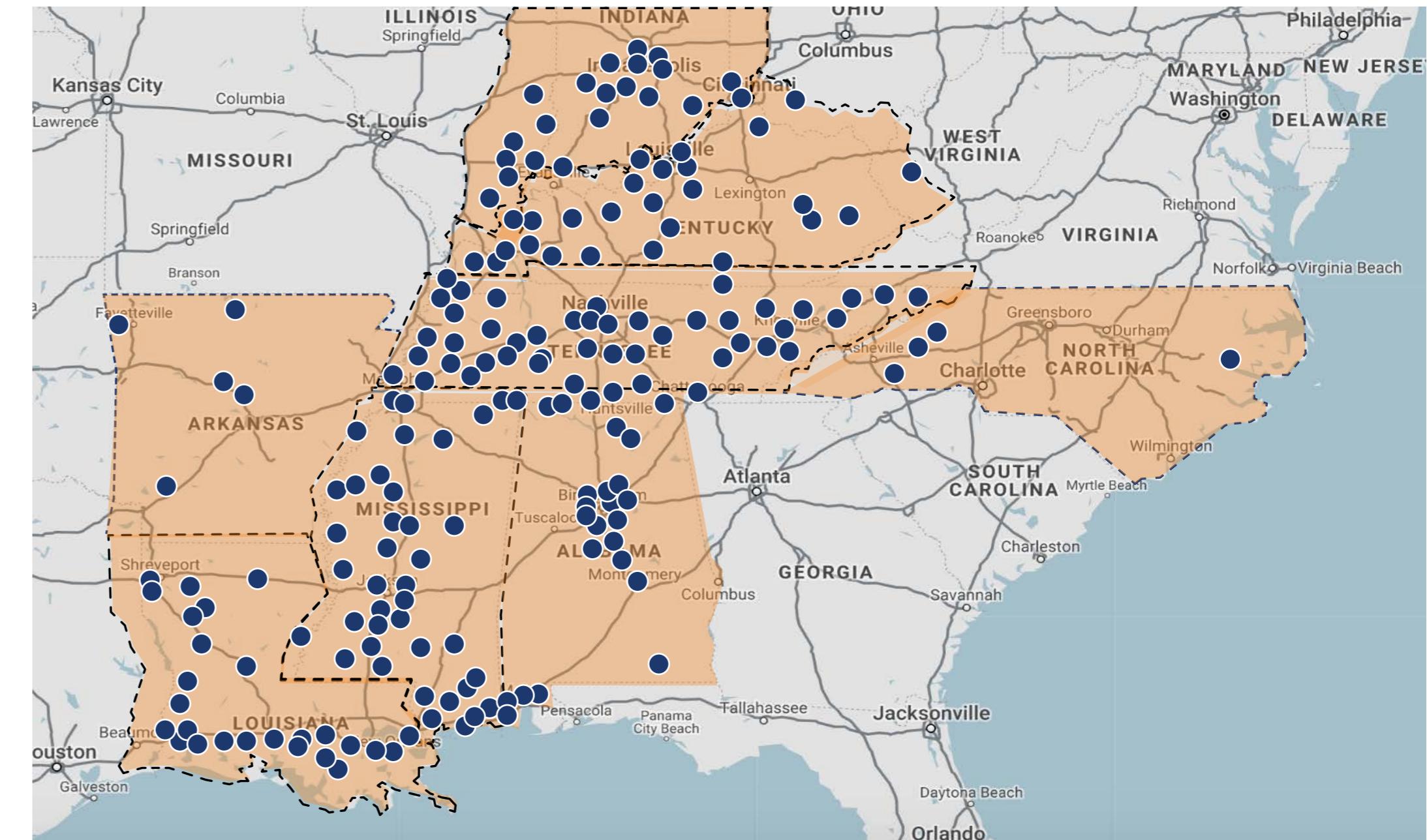
	YEAR 16-20	YEAR 21-25	YEAR 26-30
FROM	Aug. 2040	Aug. 2045	Aug. 2050
TO	Jul. 2045	Jul. 2050	Jul. 2055
MONTHLY	\$24,674	\$27,242	\$30,078
YEARLY	\$296,091	\$326,908	\$360,933



Tenant Overview



Fast Pace Health opened its first clinic in Collinwood, TN in 2009 with the goal of providing accessible and affordable healthcare to the uninsured and under served in rural areas. Today, there are now 300+ Fast Pace Health clinics serving over three million annual patient visits throughout Tennessee, Kentucky, Mississippi, Indiana, Alabama, Arkansas, North Carolina, and Louisiana, with plans for further expansion. Fast Pace Health serves as a primary, walk-in and urgent care clinic, providing a wide array of treatment options as well as diagnostic and screening services. Fast Pace Health recently completed an investment in First Care Clinics. The combination results in a multi-specialty provider of rural healthcare and value-based care population health management services. Fast Pace Health also accepts most major insurance providers and offers competitive self-pay prices. Fast Pace Health and Calcasieu Urgent Care, two of the nation's top affordable urgent care providers, recently formed a partnership resulting in one of the largest urgent care providers in the United States. Fast Pace Health acts as the overarching brand for the two companies.



300+
U.S. LOCATIONS

Tennessee
Kentucky
Louisiana
Mississippi

Indiana
Alabama
Arkansas
North
Carolina

Site Plan



Recent News

- Revelstoke Capital Partners, a leading private equity firm focused on investing in healthcare services companies, announced that it has completed fundraising for Revelstoke Single Asset Fund II, L.P. RSAF II, with \$111 million of commitments, was oversubscribed.
- The Fund acquired a minority equity interest in Fast Pace Health, with which Revelstoke has long had a successful partnership.
- Fast Pace Health announced in July 2022 that it has partnered with First Care Clinics ("First Care") to expand its clinical footprint and increase access to care for underserved rural populations.
- Simon Bachleda, Co-Founder and Managing Partner of Revelstoke, said, "We are very excited to extend our partnership with Greg Steil and the Fast Pace Health team, and we look forward to the company's growth by broadening its strategy to increase market presence and service offerings to comprehensively serve America's most vulnerable population."
- Since Revelstoke's initial investment in Fast Pace in August of 2016, Fast Pace has grown its clinical footprint from 35 clinics in two states to over 250 clinics, increasing access to healthcare for millions of vulnerable rural Americans.

Demographics

 Population By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	10,948	21,782	27,036
April 1, 2010	11,308	22,013	26,891
April 1, 2020	11,738	22,143	26,303
January 1, 2023	11,665	21,963	26,107
January 1, 2028	11,659	21,950	26,089

 Income Characteristics	3 MILES	5 MILES	7 MILES
Total Personal Income	332,969,933	637,148,547	750,206,391
Total Household Income	320,800,461	620,686,476	730,761,490
Median Household Income	51,158	53,334	50,443
Average Household Income	68,900	71,057	70,158
Per Capita Income	28,367	28,774	28,522

 Households By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	4,524	8,865	10,931
April 1, 2010	4,548	8,823	10,743
April 1, 2020	4,656	8,735	10,416
January 1, 2023	4,597	8,613	10,278
January 1, 2028	4,578	8,579	10,237

 Household Characteristics	3 MILES	5 MILES	7 MILES
Households - April 1, 2020	4,656	8,735	10,416
Family Households	3,130	5,958	7,074
Non-Family Households	1,526	2,777	3,342
Avg. Size of Household	2.41	2.45	2.44
Median Size of Household	56.9	57.7	57.4
Median Value Owner-Occupied	165,018	153,562	146,937
Median Rent Per Rent	475	452	434
Median Vehicles Per Household	2.3	2.4	2.4

Location Overview

Jasper, Alabama serves as the economic hub of Walker County and is driven by a combination of manufacturing, healthcare, and retail industries. The city benefits from its proximity to Birmingham, allowing it to attract businesses and residents seeking a blend of small-town charm and access to larger markets. Major employers in Jasper include the Walker Baptist Medical Center, which provides healthcare services and is one of the largest employers in the region, and the expanding retail sector, which includes stores like Walmart and Home Depot. The manufacturing industry, particularly in areas like coal mining and construction materials, remains a significant contributor to the local economy. Recent job announcements and investments in infrastructure are expected to further enhance Jasper's economic landscape.

Culturally, Jasper offers a range of activities and events that reflect the city's deep Southern heritage and vibrant community. The downtown area has undergone revitalization in recent years, featuring local shops, restaurants, and events like the Foothills Festival, an annual event that brings live music, food vendors, and family-friendly activities to the heart of the city. The Bankhead House and Heritage Center is another cultural attraction, showcasing local art, history exhibits, and hosting community events. These cultural touchpoints enrich the community and attract both residents and visitors to Jasper's downtown core.

For outdoor recreation, Jasper is surrounded by natural beauty, offering plenty of parks and green spaces for residents to enjoy. The city is near Lewis Smith Lake, which is popular for boating, fishing, and camping, providing a retreat for those who enjoy water-based activities. Additionally, the nearby William B. Bankhead National Forest offers hiking, picnicking, and wildlife viewing opportunities. Inside the city, Jasper's park system includes sports fields, playgrounds, and walking trails, promoting an active lifestyle for families and individuals alike. With its combination of economic opportunity, cultural richness, and outdoor recreation, Jasper provides a well-rounded living experience for its residents.



MARKET STREET

retail advisors



Ben Sullivan

MANAGING PARTNER

BEN@MARKETSTREETRETAIL.COM

Harrison Truex

MANAGING PARTNER

HARRISON@MARKETSTREETRETAIL.COM

Tim Hickey

MANAGING PARTNER

TIM@MARKETSTREETRETAIL.COM