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**Medical Investment
Offering Memorandum:
Fast Pace Urgent Care
980 N. Meridian Street
Portland, IN 47371**



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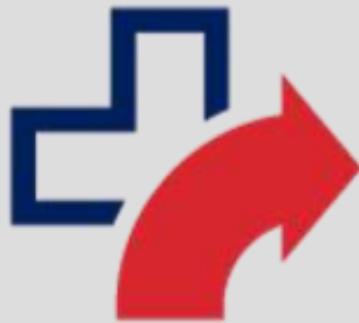


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In cooperation with licensed IN broker



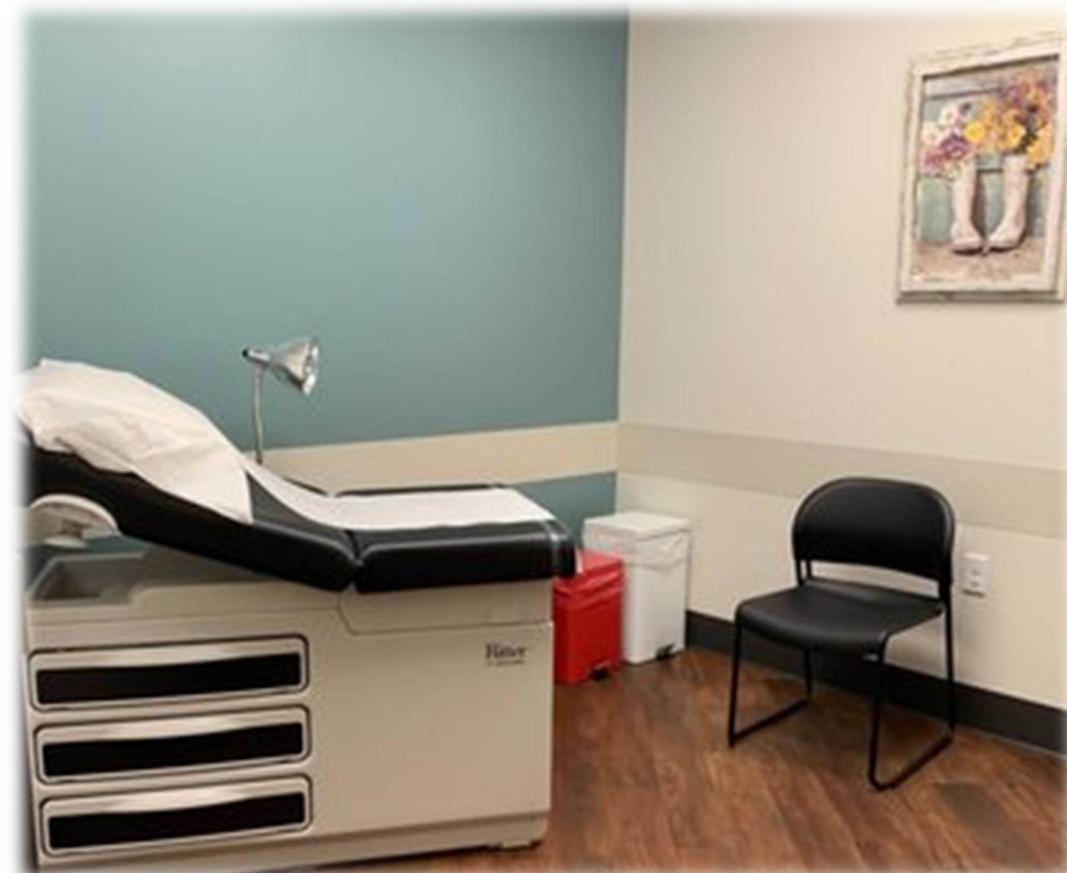
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Investment Summary

Fast Pace Urgent Care - Portland

INVESTMENT HIGHLIGHTS



- Newer Medical (2022) Construction, State-of-the-Art Fast Pace Urgent Care Location: Long-Term, NNN Lease with Approximately 13.5 Years of Term Remaining
- Multiple 10% Rental Increases, Offering Continual Income Growth & Taking the CAP Rate to 7.21% by Year 2027 and 7.93% in Year 2032
- **No Daily Management Responsibilities:** Tenant Responsible for All Daily Management, Real Estate Taxes and Insurance (see page 7)
- Corporately Backed, Single-Tenant Medical Necessity Location with Sought-After Well-Known National Tenant (275+ Current Locations in 6 States)
- Highly Visible Signage with Excellent Frontage and High Traffic (17,155+ VPD) Surrounding the Property at the Main Intersection of Two Main Thoroughfares (Meridian and Votaw Streets) in Portland
- Growing City: Ideal Demographics with Average Household Incomes of Approximately \$83,000 Within a 10-Mile Radius
- Direct Vicinity of Complimentary IU Jay Hospital, a Critical Access Hospital with Approximately 500 Employees, While Indiana University Healthcare System, Based in Indianapolis is a Regional Leader that Employs 38,000 Employees System-Wide
- Low Price Point Deal, Ideal for 1031 Buyers with E-Commerce/Recession Resistant Tenant - Urgent Care Industry Fast Approaching Being \$40 Billion Annual Business
- Surrounded by Rooftops, Other Favorable Medical Users, Retailers, Restaurants and Schools
- Strong Employment Base: Tyson Foods Facility (455 Employees), FCC (Indiana), LLC (750+ Employees), Priority Plastics (140+ Employees), Motherson Sumi Systems, LTD/MSSL Wiring Systems (350 Employees) and ATI-Forged Products (150 Employees)
- Advantageous Location with Easy Commutes to Downtown Fort Wayne (50 Miles), Dayton, OH (75 Miles) and Indianapolis (90 Miles): Additional Employment, Major Attractions and Airports in Each City
- County Seat with Below National and State Levels for Cost of Living by BestPlaces, Making Portland an Extremely Affordable Place to Live



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Investment Highlights



LOCATION OVERVIEW



Portland is where the past, present, and future converge in one of the best locations in the State of Indiana. Located 50 miles south of Fort Wayne and 90 miles northeast of Indianapolis, the city is arguably one of the best small towns for residents and businesses within the Hoosier state. With the county seat's positioned in the middle of a triangle between Indianapolis, Fort Wayne and Dayton, Ohio, the city enjoys small-town charm with big city amenities. Together with its location, and the cost of living, Portland is well below the national and state level, reports *BestPlaces*, making it an extremely affordable place to live. Fast Pace Urgent Care's new position in the market is solving a big need in the charming community, which is key for the tenant's success, creating a great long-term asset for an investor.

The employment landscape in Portland boasts large companies like Tyson Foods, who employs 455 employees, along with FCC (Indiana), LLC, a manufacturing company with 750+ employees, both big sources of employment for residents. Additionally, Priority Plastics (140+ employees), Motherson Sumi Systems, LTD/MSSL Wiring Systems (350 employees), ATI-Forged Products (150 employees). Locals are a warm, welcoming bunch, known for their hard work and ingenuity.

The healthcare sector of Portland is supported by IU Health Jay. The hospital has been in Portland for more than 100 years and is dedicated to providing quality care. IU Health Jay Hospital is a 25-bed critical access hospital with approximately 500 employees that offers a full range of services. Based in Indianapolis, Indiana, with dozens of facilities statewide, IU Health is a regional leader and employs 38,000 employees system-wide.

The City of Portland takes pride in its annual events such as the Gathering of the Great Lakes Nation Pow Wow, July 4th Celebration, Vintage Motor Bike Show, Jay County Fair, the world's largest Antique Tractor and Engine Show. Additionally, nearby communities travel to the Portland Waterpark. The events and attractions bring visitors from near and far.

One of the biggest advantages of living and doing business in Portland is the proximity of Indianapolis. Located just 90 miles to the southwest, Indy is the state's capital and will always be relevant in the business sense. The city's business ecosystem is led by big corporations like Anthem, Eli Lilly, FedEx and Vanguard Services along with Indiana University and medical system. The entertainment is led by professional sports in the NFL, NBA, WNBA and Indianapolis Motor Speedway (Indianapolis 500), along with various museums, zoo and state fair.

Likewise, the city benefits from Fort Wayne, just a short commute away. Although not as large as Indianapolis, Fort Wayne's top four industries are manufacturing (\$8.1B), health care (\$2.54B), retail trade (\$1.4B), and finance/insurance (\$1.3B). The Government also has a large presence in the city. Companies based in Fort Wayne include Brotherhood Mutual, Do it Best, Franklin Electric, Frontier Communications, Genteq, Global Van Lines, Home Reserve, Indiana Michigan Power, K&K Insurance, MedPro Group, North American Van Lines, Rea Magnet Wire, Fortune 500 - Steel Dynamics, Sweetwater Sound, and Vera Bradley.

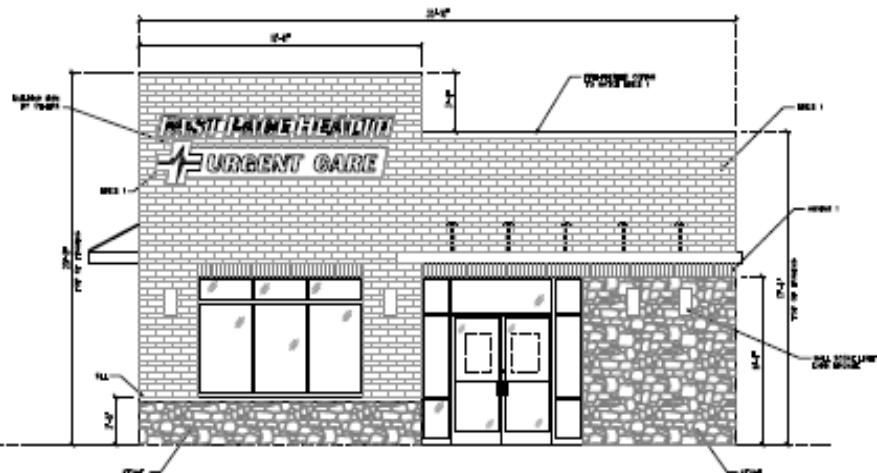
Aside from the short distances to major cities, other nearby communities also provide additional employment and growth to the Portland community. General Motors is a top employer in the region with 1,495+ employees, while Ardagh Group in nearby Dunkirk employs 410. Ball State University in nearby Muncie is only 31 miles from the featured property with 3,740+ employees and enrollment of nearly 20,000 students.

OFFERING SUMMARY

Price:	\$2,230,000
Gross Leasable Area:	2,713 S.F.
NOI:	\$146,068
CAP Rate:	6.55%
2027 CAP Rate:	7.21%
Year Built:	2022
Lot Size:	0.46 Acre
Parking:	Approx. 26 Spaces
Foundation:	Concrete
Exterior:	Brick/Block
Roof:	2022

Financial Data

Rental Income:	\$146,068
Reimbursements:	\$0
Gross Potential Rental Income:	\$146,068
Expenses:	(\$0)
NOI:	\$146,068

**TENANT SUMMARY**

Tenant Name:	Fast Pace Health
Lease Type:	Triple Net
Remaining Lease Term:	13 Years
Tenant Since:	2022
Commencement Date:	7/23/2022
Lease Expiration Date:	11/30/2037
Rental Increases:	Yes, 10% Every 5 Years
Option to Extend:	(3) 5-Yr.
Options to Terminate:	None
Right of First Refusal:	None
Roof:	Tenant Responsibility
HVAC:	Tenant Responsibility
Parking Lot Repairs & Maintenance:	Tenant Responsibility
Parking Lot Replacement:	Tenant Responsibility
Common Area Maintenance:	Tenant Responsibility
Real Estate Taxes:	Tenant Pays Direct
Insurance:	Tenant Responsibility
Structure/Load Bearing Walls:	Landlord Responsibility

Tenant Base Rent Schedule

	Monthly	Annual	PSF
Current:	\$12,172.33	\$146,067.96	\$53.84
Bump 2027:	\$13,389.56	\$160,674.72	\$59.22
Bump 2032:	\$14,728.52	\$176,742.24	\$65.15
Option 1:	\$16,201.37	\$194,416.44	\$71.66
Option 2:	\$17,821.50	\$213,858.00	\$78.83
Option 3:	\$19,603.65	\$235,243.80	\$86.71



Property Name:	Fast Pace Urgent Care
Property Address:	908 N. Meridian Street Portland, IN 47371
Property Type:	NNN
Rentable Area:	2,713 S.F.
# of Total Locations:	275+ in 6 States
# of Employees:	2,495
Corp. Headquarter:	Collinwood, TN
Websites:	fastpacehealth.com



Beyond Urgent Care

We're here for your preventative Primary Care, Orthopedic, and Dermatology care needs. Plus, your mental health through our Behavioral Health services.



Easy Access to Care Every Day

Open 7 days a week, with the convenience of short wait times, find a clinic close to your home.



Telehealth Services

Whether it's seasonal allergies, flu symptoms, skin rashes, or COVID-19 concerns—receive medical care from the comfort of your home.

Together, we can help.

Discuss your condition with a provider today!



The Kendallville Fast Pace Health is a state-of-the-art urgent care clinic, strategically located near Parkview Noble Hospital. Serving the communities of Kendallville, Lisbon, Wayne Center and surrounding areas, the clinic provides a vital health resource for those seeking immediate medical attention without the need for an ER visit. The clinic is open seven days a week with extended hours, ensuring that quality healthcare is always within reach.

Fast Pace accepts most major insurances, including Medicaid and Medicare, and offers competitive self-pay options for those without insurance. The facility is equipped with the latest in x-ray and lab technology, allowing the medical staff to efficiently address a wide range of medical conditions for both pediatric and adult patients.

The clinic's services span from treating minor injuries and illnesses to providing telehealth options for those who prefer virtual care. With the commitment to short wait times and no requirement for appointments, the group ensures receiving timely and effective treatment. In addition to walk-in urgent care, Fast Pace offers a comprehensive range of health services, including treatment for conditions like flu, asthma, eye irritations, minor fractures, and more. The group also caters to preventive healthcare needs with services like sports physicals and wellness checks. Fast Pace's commitment to the community extends to offering flexible hours and affordable care options, making healthcare accessible to all residents of Kendallville and its surrounding areas.

Since the inception of Fast Pace Health in 2009 with a single urgent care facility in Collinwood, TN, the provider has expanded significantly. Today, the network encompasses over 275 healthcare centers spread across Tennessee, Kentucky, Louisiana, Mississippi, Indiana, and Alabama.

Source: fastpacehealth.com

Behavioral Health Orthopedic Care Urgent Care Primary Care

Get care that can't wait



Friendly, hassle-free wellness and preventive care.

275
Clinics

With over 275 clinics, Fast Pace Health is dedicated to improving healthcare access through convenient and affordable solutions in the communities we serve.

6
States

Servicing Tennessee, Kentucky, Louisiana, Mississippi, Alabama, and Indiana.

2495
Employees

Creating better healthcare experiences, we bring together a diverse, world-class team of healthcare providers and experts – dedicated to improving how patients and providers experience healthcare.

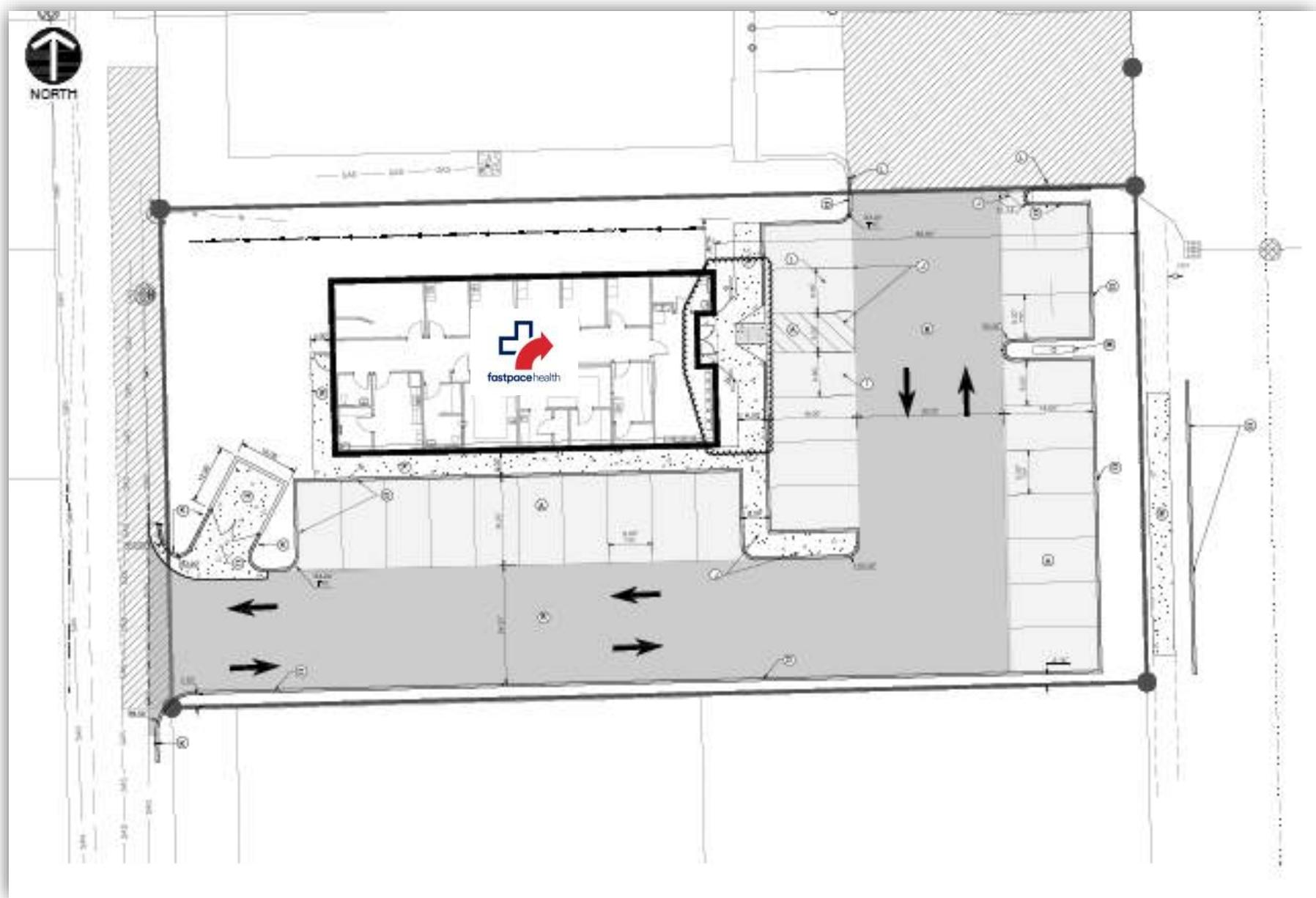


Tenant Overview

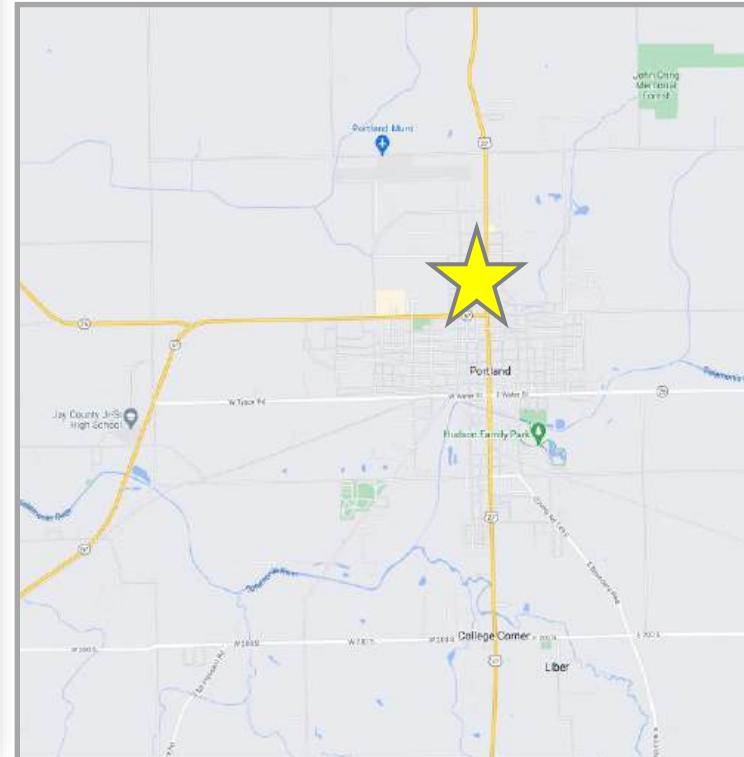
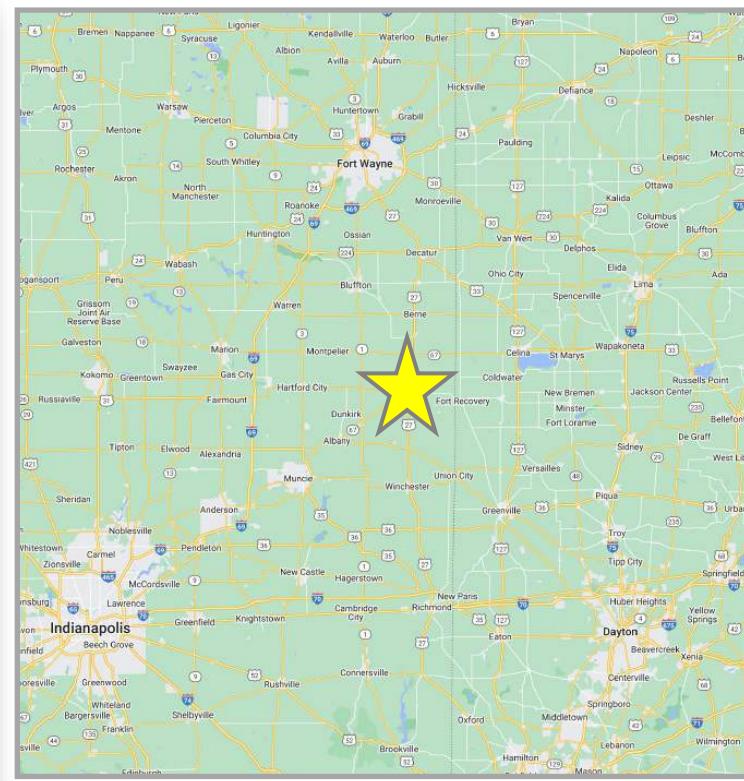


Property Analysis

Site Plan









Demographics

908 N Meridian St Portland, IN 47371	5 mi radius	10 mi radius	15 mi radius
Population			
2024 Estimated Population	9,061	15,498	37,808
2024 Median Age	39.3	38.7	37.5
Households			
2024 Estimated Households	3,794	6,075	14,172
2020 Census Households	3,786	6,044	14,073
2010 Census Households	3,732	6,102	14,212
Historical Annual Growth 2010 to 2024	0.1%	-	-
Race and Ethnicity			
2024 Estimated White	92.6%	94.7%	95.8%
2024 Estimated Black or African American	0.8%	0.5%	0.5%
2024 Estimated Asian or Pacific Islander	0.6%	0.5%	0.5%
2024 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
2024 Estimated Other Races	5.9%	4.2%	3.1%
2024 Estimated Hispanic	6.1%	4.3%	3.2%
Income			
2024 Estimated Average Household Income	\$79,432	\$82,608	\$82,662
2024 Estimated Median Household Income	\$55,028	\$57,811	\$62,697
2024 Estimated Per Capita Income	\$33,416	\$32,475	\$31,078
Education (Age 25+)			
2024 Estimated High School Graduate	41.4%	44.0%	43.8%
2024 Estimated Some College	19.8%	18.3%	17.2%
2024 Estimated Associates Degree Only	9.3%	9.6%	9.9%
2024 Estimated Bachelors Degree Only	9.0%	8.3%	10.1%
2024 Estimated Graduate Degree	7.4%	6.8%	5.7%
Business			
2024 Estimated Total Businesses	463	579	1,147
2024 Estimated Total Employees	5,000	5,574	10,993
2024 Estimated Employee Population per Business	10.8	9.6	9.6
2024 Estimated Residential Population per Business	19.6	26.8	33.0



DISCLOSURE, CONFIDENTIALITY & DISCLAIMER

CONFIDENTIALITY AGREEMENT

The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the "Recipient") and The Cooper Group and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating and/or purchasing this property (the "Property"). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data information and any other similar information provided by The Cooper Group which relates to the Property (collectively, the Confidential Information), whether said information was transmitted orally, in print, in writing or by electronic media is confidential in nature and is not to be copied to any party without the prior consent of The Cooper Group. The Recipient acknowledges and agrees that the Confidential Information is of such a confidential nature that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient's organization with a "need to know" and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of The Cooper Group and that all such information will be returned to The Cooper Group upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentiality, to The Cooper Group. Other than The Cooper Group, recipient agrees that neither Recipient nor The Cooper Group shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introductions of potential investors and receive written acknowledgment from The Cooper Group for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

DISCLOSURE & DISCLAIMER

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The owner and the Cooper Group expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or terminate discussions with any entity and any time with or without notice which may arise as a result of review of this Memorandum.

Neither the owner or the Cooper Group, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or its contents; and you are to rely solely on your investigators and inspections of the property in evaluating a possible purchase of the Property. The information contained in this document has been obtained from sources to be reliable. While the Cooper Group does not doubt its accuracy, the Cooper Group has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the Property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.



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