

FAST PACE HEALTH

HOT SPRINGS, AR

MARKET  STREET
retail advisors



Contents

INVESTMENT HIGHLIGHTS.....	3
Location Overview.....	4
Offering Summary.....	5
Property Photos	6
AERIAL IMAGES	7
Financial Analysis	9
Tenant Overview	10
Site Plan.....	11
Demographics	12
LOCATION OVERVIEW	13

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

- ✓ \$225,000 year (\$18,750.00/month)
- ✓ Opened 6/23/2025
- ✓ 15 Year Lease
- ✓ 2% Increase Annually
- ✓ Three 5-Yr. Options with 2% increase annually
- ✓ Located on Central Avenue
- ✓ 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

BROKER OF RECORD: NICK NAIL, LICENSE#PB00080580

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

Tim Hickey

MANAGING PARTNER

TIM@MARKETSTREETRETAIL.COM

Investment Location



Offering Summary

Pricing Summary



\$3,214,285
OFFERING PRICE



\$225,000
NET OPERATING
INCOME



7.00%
CAPITALIZATION
RATE

Lease Details

15 years

INITIAL TERM

JUN. 2025

LEASE COMMENCED

*120 DAY RENT ABATEMENT PERIOD

SEP. 2040

LEASE EXPIRES

NNN

TENANT
RESPONSIBILITIES

Structure Only

LANDLORD
RESPONSIBILITIES

2% Annually

INCREASES

Three 5-Year

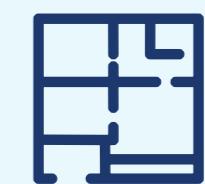
OPTIONS



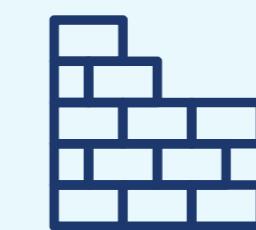
Fast Pace Health



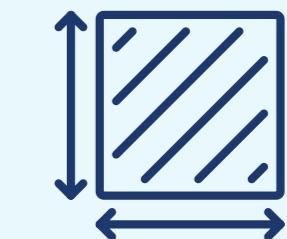
3301 CENTRAL AVENUE
HOT SPRINGS, AR 71913-6138



2,800 SQUARE FEET



BUILT IN 2025



0.52 ACREAGE







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	Oct. 2025	Oct. 2026	Oct. 2027	Oct. 2028	Oct. 2029	Oct. 2030	Oct. 2031	Oct. 2032	Oct. 2033	Oct. 2034	Oct. 2035	Oct. 2036	Oct. 2037	Oct. 2038	Oct. 2039
TO	Sep. 2026	Sep. 2027	Sep. 2028	Sep. 2029	Sep. 2030	Sep. 2031	Sep. 2032	Sep. 2033	Sep. 2034	Sep. 2035	Sep. 2036	Sep. 2037	Sep. 2038	Sep. 2039	Sep. 2040
MONTHLY	\$18,750	\$19,125	\$19,508	\$19,898	\$20,296	\$20,702	\$21,116	\$21,538	\$21,969	\$22,408	\$22,856	\$23,313	\$23,780	\$24,255	\$24,740
YEARLY	\$225,000	\$229,500	\$234,090	\$238,772	\$243,547	\$248,418	\$253,387	\$258,454	\$263,623	\$268,896	\$274,274	\$279,759	\$285,354	\$291,061	\$296,883



Option Terms

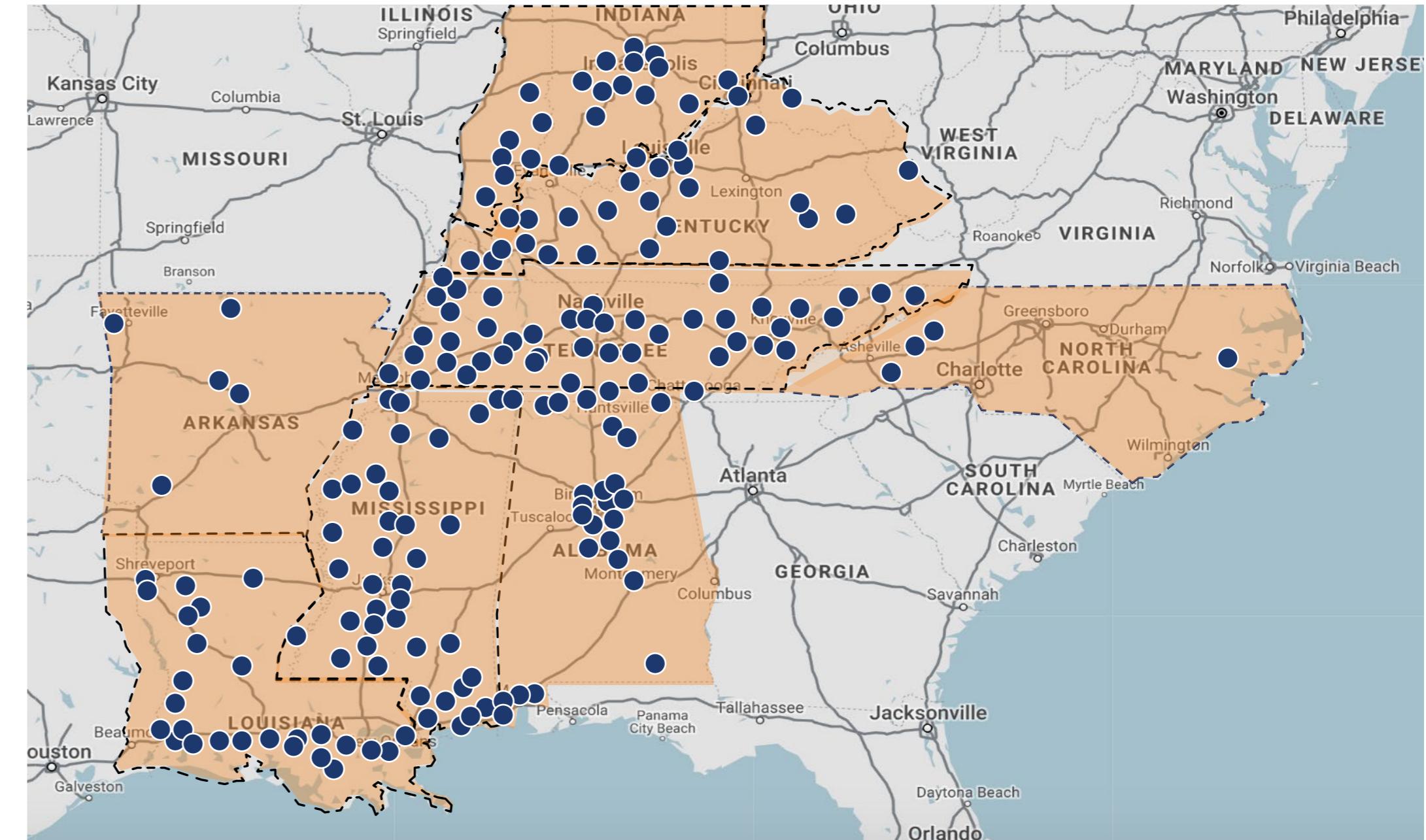
	YEAR 16-20	YEAR 21-25	YEAR 26-30
FROM	Oct. 2040	Oct. 2045	Oct. 2050
TO	Sep. 2045	Sep. 2050	Sep. 2055
MONTHLY	\$25,235	\$27,862	\$30,761
YEARLY	\$302,820	\$318,115	\$351,224



Tenant Overview



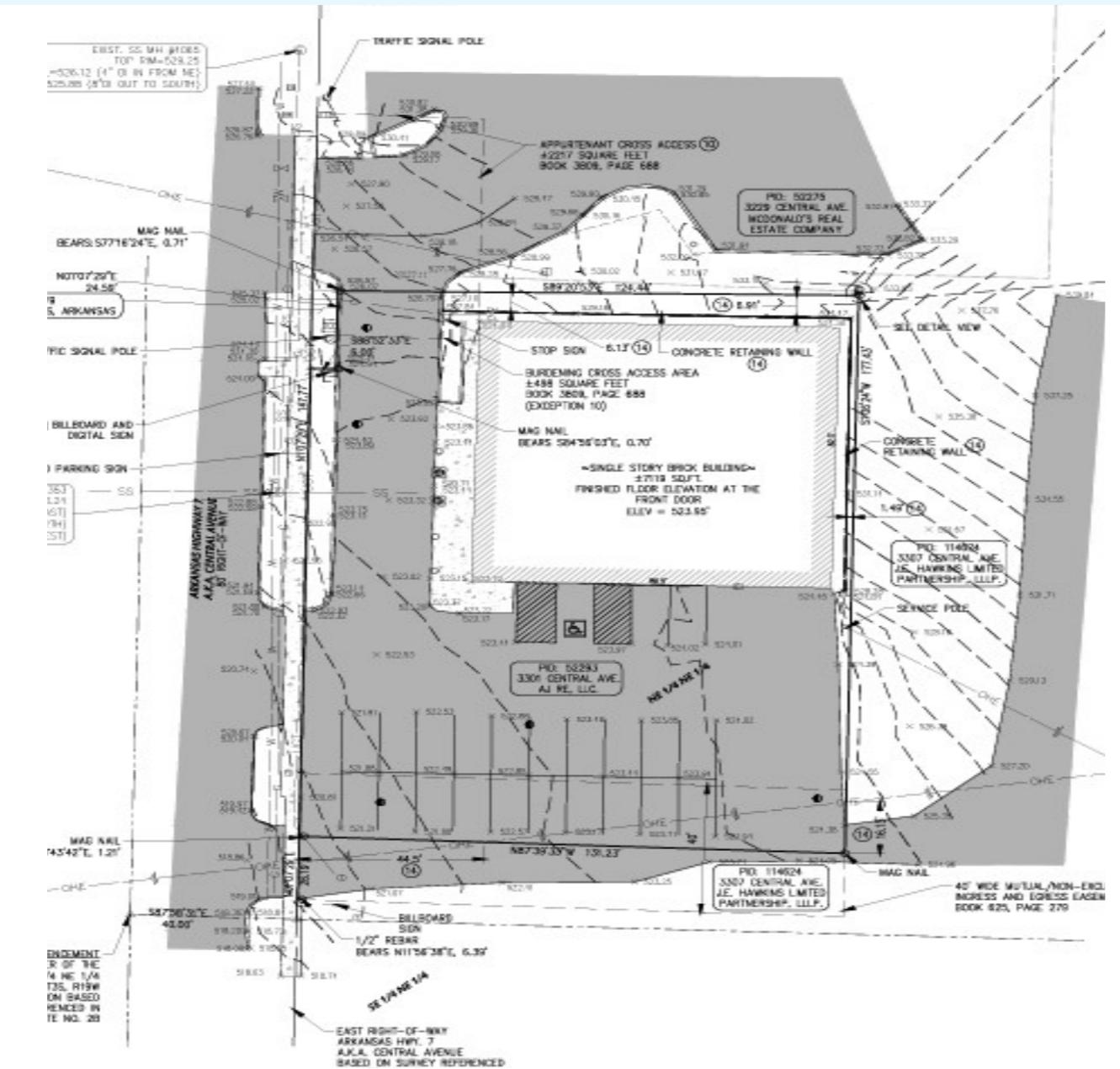
Fast Pace Health opened its first clinic in Collinwood, TN in 2009 with the goal of providing accessible and affordable healthcare to the uninsured and under served in rural areas. Today, there are now 300+ Fast Pace Health clinics serving over three million annual patient visits throughout Tennessee, 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 Indiana
Kentucky Alabama
Louisiana Arkansas
Mississippi 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	30,845	49,642	59,545
April 1, 2010	31,223	51,783	64,109
April 1, 2020	31,161	52,994	66,863
January 1, 2023	31,043	52,924	66,904
January 1, 2028	31,229	53,253	67,324

 Income Characteristics	3 MILES	5 MILES	7 MILES
Total Personal Income	955,642,915	1,851,481,616	2,269,508,712
Total Household Income	943,022,395	1,832,576,899	2,242,013,239
Median Household Income	47,751	52,311	54,625
Average Household Income	65,992	78,449	77,471
Per Capita Income	30,668	34,938	33,943

 Households By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	14,354	22,077	26,025
April 1, 2010	14,132	22,697	27,694
April 1, 2020	14,290	23,360	28,940
January 1, 2023	14,515	23,827	29,594
January 1, 2028	14,808	24,264	30,119

 Household Characteristics	3 MILES	5 MILES	7 MILES
Households - April 1, 2020	14,354	22,077	26,025
Family Households	8,246	14,102	18,267
Non-Family Households	6,044	9,258	10,673
Avg. Size of Household	2.13	2.22	2.26
Median Size of Household	57.1	56.6	55.6
Median Value Owner-Occupied	136,797	162,159	166,956
Median Rent Per Rent	667	676	696
Median Vehicles Per Household	2	2.1	2.2

Location Overview

Hot Springs, Arkansas, is a captivating city steeped in natural beauty and rich history. Nestled in the scenic Ouachita Mountains and blessed with naturally heated mineral waters, the city offers a unique blend of historic charm and modern conveniences. Located within Hot Springs National Park, it is celebrated for its iconic Bathhouse Row and well-preserved architectural landmarks. Its strategic position along U.S. Highways 70 and 270 connects residents and visitors alike to major urban centers such as Little Rock and Dallas, enhancing its appeal as both a tourist hotspot and a vibrant community.

The local economy in Hot Springs is robust and diverse, fueled primarily by tourism, hospitality, and healthcare. The world-renowned thermal baths and historical attractions draw millions of visitors each year, creating vibrant opportunities for local businesses—from boutique hotels and fine dining establishments to wellness spas and artisan shops. This steady influx of visitors has spurred growth in retail and service sectors, reinforcing the city's economic stability. Additionally, the presence of leading medical facilities and emerging technology initiatives supports a well-rounded job market for its residents.

Beyond its economic strengths, Hot Springs is celebrated for its welcoming, community-focused lifestyle. The city offers an inviting mix of affordable living options and an abundance of recreational activities that cater to both residents and visitors. Its charming downtown area is alive with art galleries, local

eateries, and regular community events that honor its storied past and vibrant cultural scene. Outdoor enthusiasts enjoy access to scenic hiking trails, serene parks, and naturally rejuvenating thermal waters that have made the area famous. A series of recent urban revitalization projects have enhanced public spaces and historic districts, further boosting the city's allure. These ongoing investments in infrastructure and cultural enrichment continue to foster a thriving community atmosphere, making Hot Springs a coveted destination for families, professionals, retirees, and tourists alike.



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