

OFFERING MEMORANDUM

FAST PACE HEALTH

1648 Pelham Rd S, Jacksonville, AL 36265



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800 Mt. Vernon Highway NE Suite 425
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Executive Summary

Sale Price

\$2,749,000

Offering Summary

CAP Rate:	6.55%
NOI:	\$180,000
Building Size:	3,726 SF
Lot Size:	0.57 ac
Year Built:	2023
Lease Expiration:	December 31, 2038
Rental Increases:	10% Every 5 Years
Options:	3 x 5 Years

Property Highlights

- New construction with a medical tenant that has over 320 locations in 8 states and continues to grow.
- Strong net lease with 10% increases every 5 years with 3 x 5 year options at the end of the initial 15 years.
- Across the street from a Walmart Supercenter, Jacksonville State University Regional Medical Center, Military Armory, banks, restaurants and more.
- Jacksonville State University is located approximately 2 miles to the north with 9,000 students and 500 staff.
- Traffic count of 25,176 cars passing per day and 64,000 people living within 10 miles of the Face Pace Health.
- The Walmart across the street has an impressive 2,200,000 visitors last year.



Property Description

This offering is a new build for Face Pace Health in Jacksonville, Alabama who recently signed a 15-year NN lease with 3 x 5 year options, and 10% increases every 5 years. Fast Pace Health has over 320 locations in 8 states with 2,700 healthcare providers and experts.

The area is home to Jacksonville State University with 9000 students, and Face Pace Health is well located across the street from a Walmart Supercenter, a large regional medical center, a military armory, banks, restaurants, and more. The area supports over 64,000 people living within 10 miles and there are over 25,000 cars passing per day.

Jacksonville is well located nearly mid-point between Atlanta and Birmingham, north of Anniston off of I-20. The areas is also home to Fort McClellan, which had been one of the largest Army installations in the country. It is now a training facility for the Alabama National Guard with Officers Candidate School.

Fast Pace Health Overview

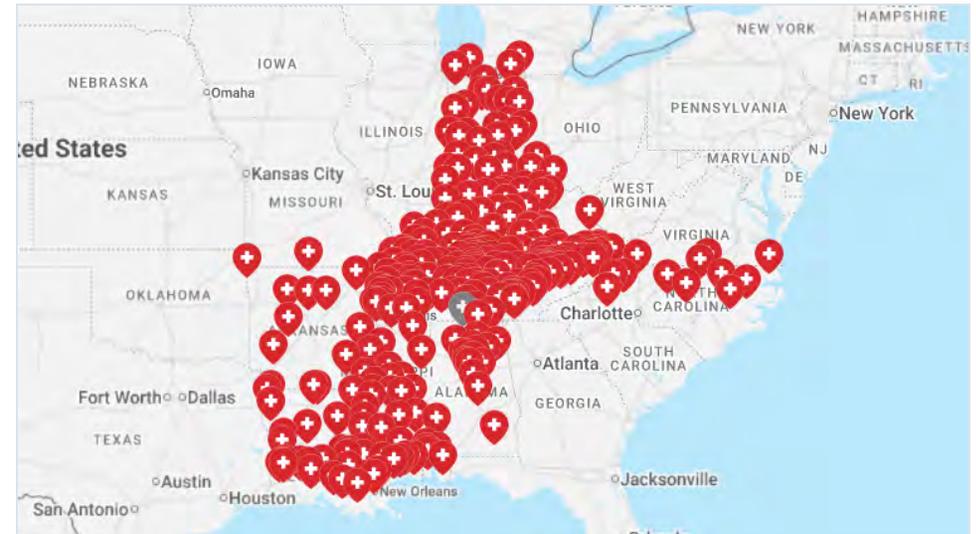
Tenant Overview

Company:	Fast Pace Health
Industry:	Medical
Ownership:	Private
Locations:	TN, KY, LA, MS, IN, AL, NC, and AR
Headquarters:	Franklin, TN
No. of Clinics:	320
No. of Employees:	2700
Founded:	2009
Website:	www.fastpacehealth.com

FAST PACE HEALTH

Fast Pace Health has established itself as a leader in providing accessible and high-quality healthcare services to underserved rural communities since opening its first urgent care clinic in Collinwood, TN, in 2009. With over 320 healthcare centers spread across Tennessee, Kentucky, Louisiana, Mississippi, Indiana, Alabama, North Carolina, and Arkansas, the company offers a comprehensive range of services, including urgent care, primary care, orthopedics, dermatology, behavioral health, physical therapy, and telehealth. Fast Pace Health is dedicated to providing compassionate and affordable healthcare, bridging gaps in regions with limited medical services. This commitment is demonstrated through continuous expansion efforts and the introduction of new services, including comprehensive behavioral health care launched in 2019.

In 2021, Fast Pace Health collaborated with the Rural Health Alliance to broaden its value-based care services for underserved rural communities, thereby improving access to care for many vulnerable Americans. Additionally, in 2022, Fast Pace Health teamed up with First Care Clinics to further extend its urgent care clinic network and enhance access to care through its ancillary services for underserved rural populations in Kentucky.



Tenant Highlights

- Over 320 healthcare centers across 8 states, Fast Pace Health is dedicated to improving healthcare access through convenient and affordable solutions in the communities they serve.
- A diverse, world-class team of 2,700 healthcare providers and experts has been united - dedicated to enhancing the healthcare experience for both patients and providers.
- 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.

Fast Pace Lease Abstract



Tenant Profile

Tenant:	FPMCM, LLC d/b/a Fast Pace Urgent Care
Square Feet:	3,726 SF
Lease Term:	15 years and 4 months
Lease Start Date:	08/14/2023
Lease Expiration Date:	12/31/2038
Term Remaining:	14+ years
Renewal Options:	3 x 5 Year
Annual Base Rent:	\$180,000
Rent Increases:	10% every 5 years
Current Reimbursement:	Net lease



Rent Schedule

Lease Term	Annual Base Rent
01/01/2024-12/31/2028 (1-5y)	\$180,000
01/01/2029-12/31/2033 (6-10y)	\$198,000
01/01/2034-12/31/2038 (11-15y)	\$217,800
01/01/2039-12/31/2043 (option 1)	\$239,580
01/01/2044-12/31/2048 (option 2)	\$263,538
01/01/2049-12/31/2053 (option 3)	\$289,892

CUSTOM TEXT

Landlord shall be solely responsible for, at its own expense, the maintenance and repair (as necessary) of the structural elements for the foundation and load-bearing walls of the building located on the Premises and the infrastructure of the Property outside of the Premises, including but not limited to sewer lines/system outside the point of connection to the Premises, plumbing outside the point to the Premises and any and all storm water systems servicing the Premises, except where such maintenance or repair is caused by the acts or omissions of Tenant, its employees, or invitees.

The tenant is responsible for repair and maintenance of HVAC, Plumbing and Electrical, roof, common area. Additionally, tenant is responsible to paying taxes and insurance, while the Landlord is responsible for the structure.

Aerial Photo



Aerial Photo



Additional Photos



Across The Street



Walmart Supercenter - directly across the street from Fast Pace Health - 2.2 million visits to this Walmart in the last year

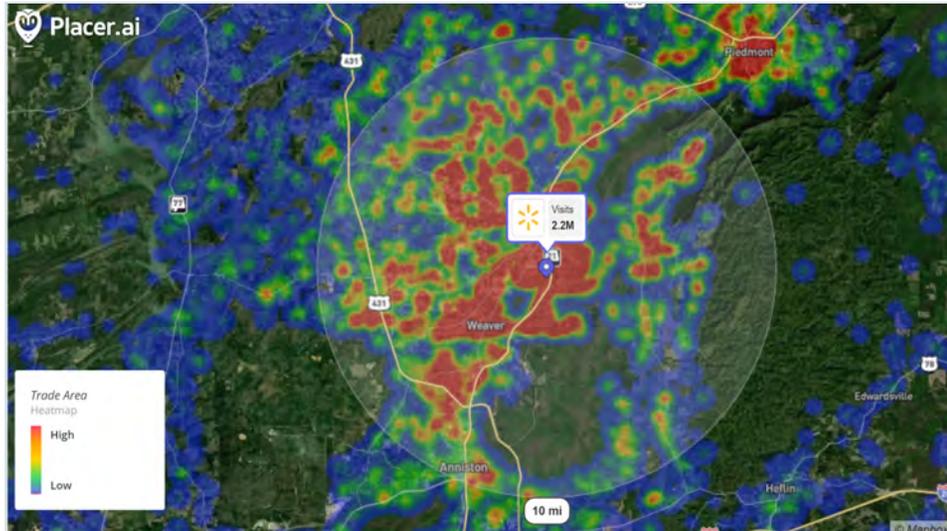


Jacksonville State University Regional Medical Center, Medical Office & Military Armory - directly across the street

Retailer Map

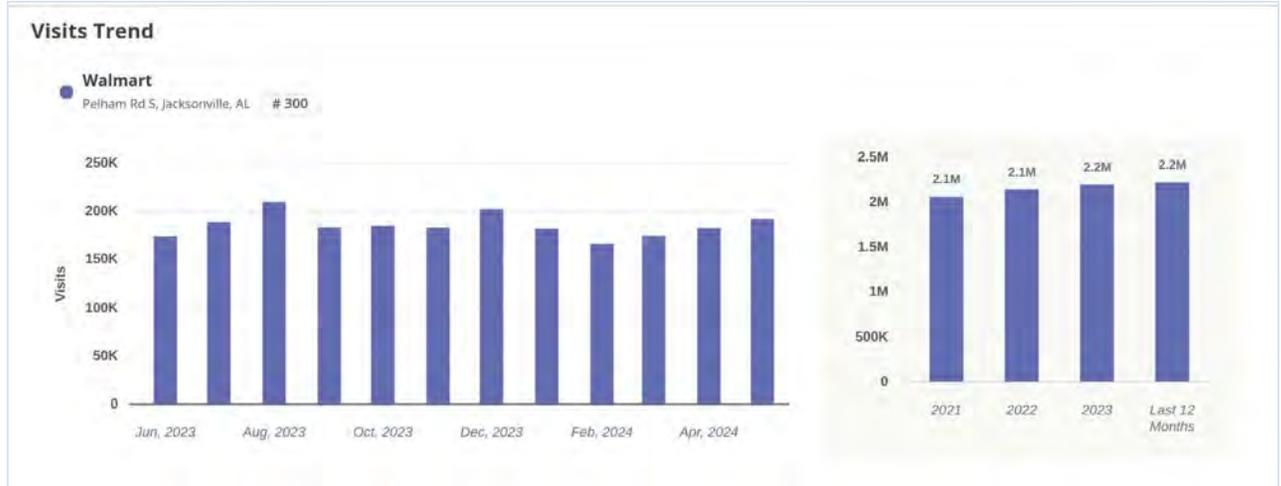


Foot Traffic Insights - Walmart

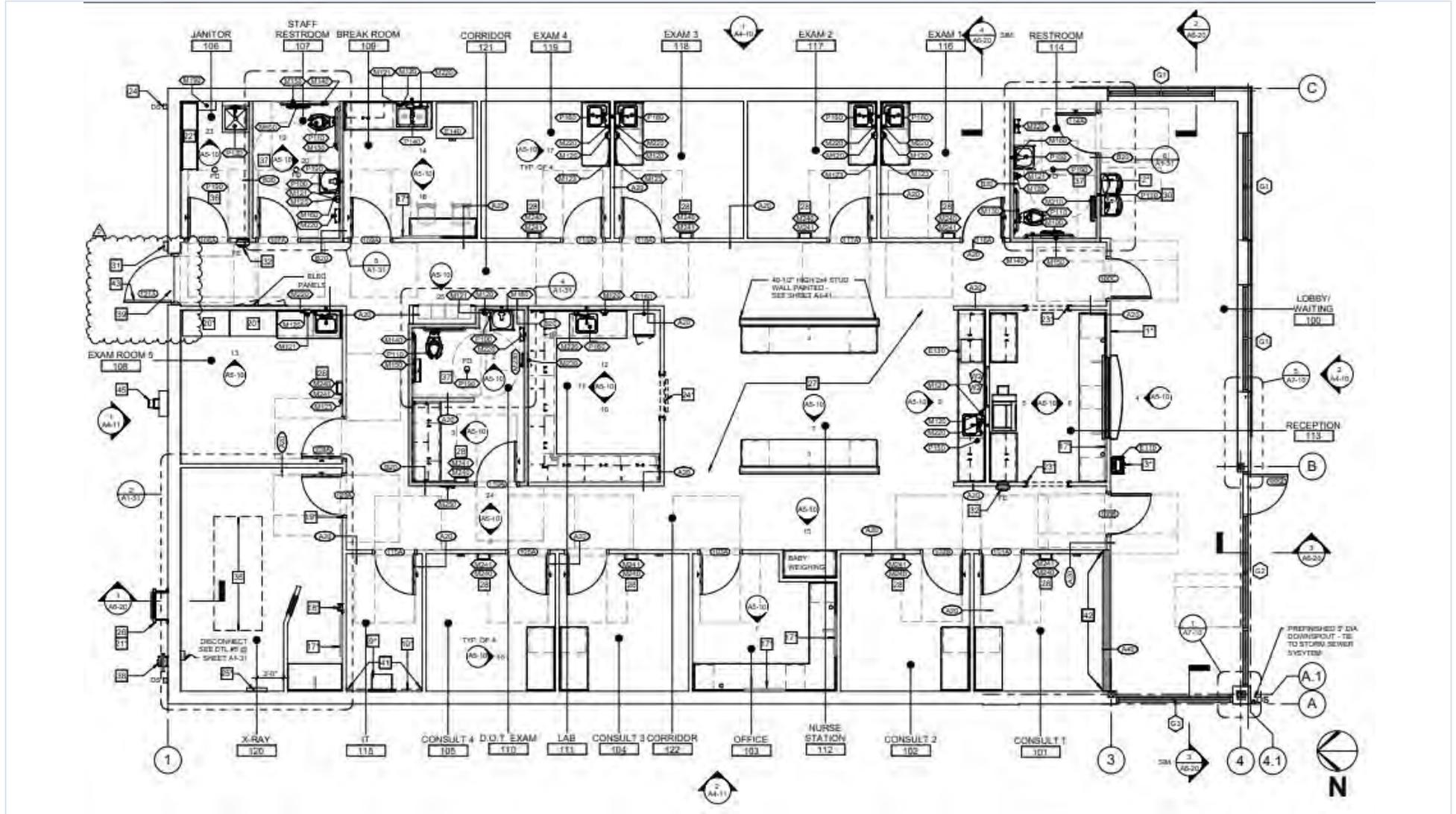


Metrics 06/01 2023 - 05/31/2024

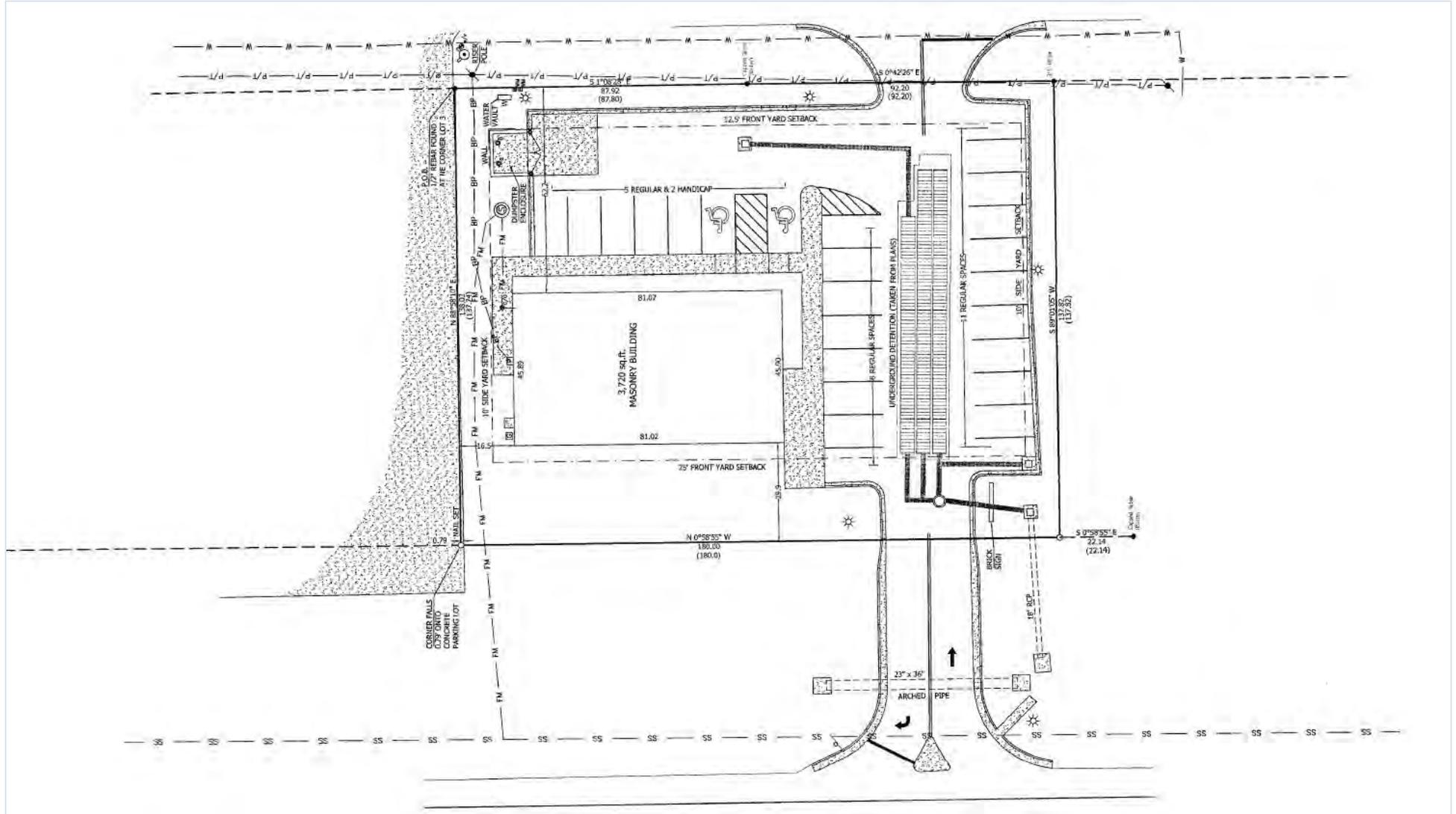
Estimated # of Visits:	2.2M
Estimated # of Visitors:	182.7K
Avg. Visit Frequency:	12.26
Avg. Length of Stay:	31 minutes
Visits YoY:	+1.6%
Visits Yo2Y:	+6.5%
Visits Yo3Y:	+13.8%



Building Layout



Survey



Jacksonville State University



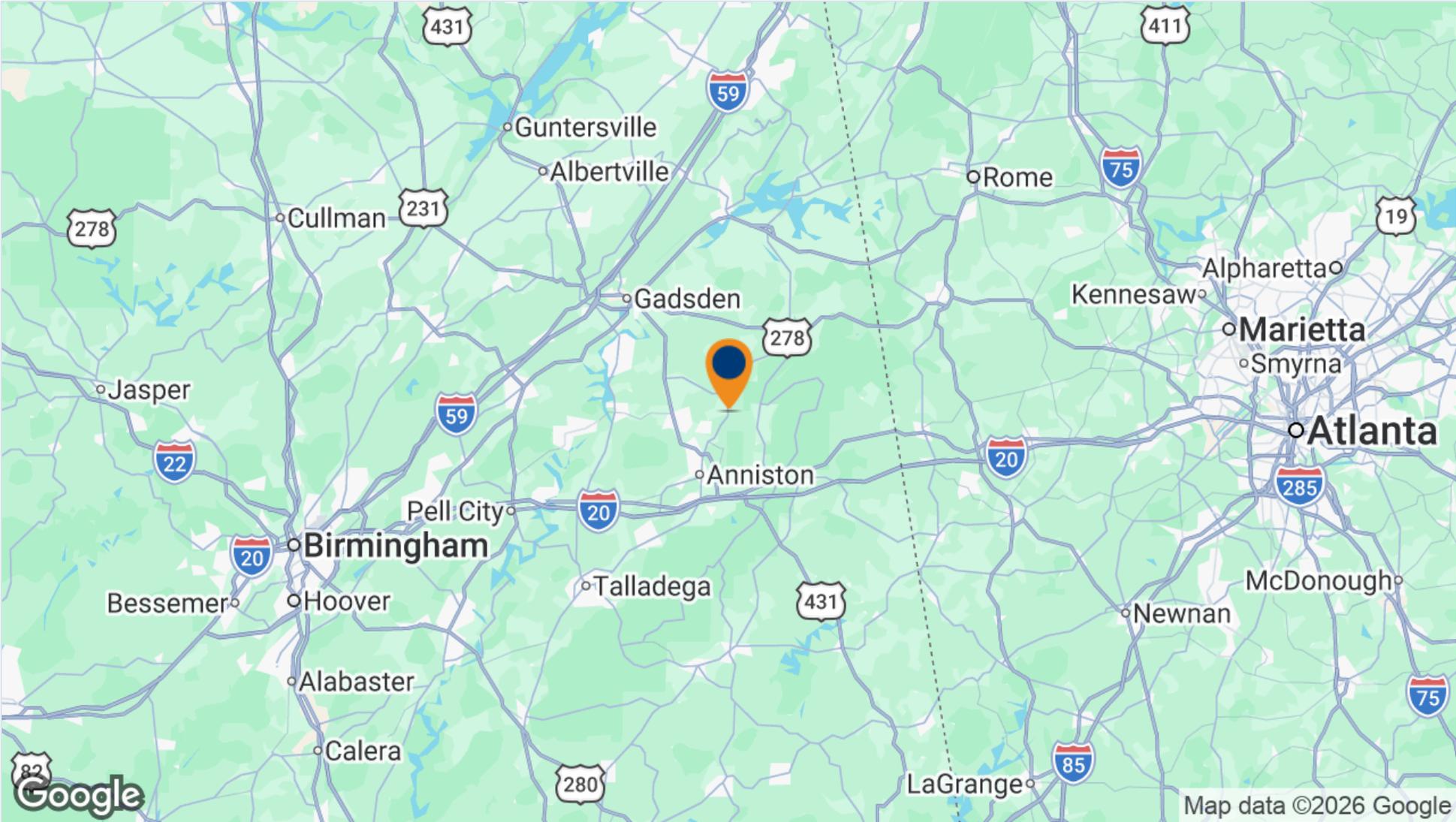
Jacksonville State University

Jacksonville, Alabama

Jacksonville State University is located just to the north of Fast Pace Heath and serves approximately 9,000 students and employs about 500 full-time faculty and staff members. Nestled among the scenic Appalachian foothills, JSU offers a diverse array of undergraduate and graduate programs spanning disciplines such as business, education, nursing, and the arts and sciences. The university prides itself on its small class sizes, dedicated faculty, and commitment to personalized learning experiences. Beyond academics, JSU fosters a vibrant campus life with a wide range of student organizations, competitive athletics programs, and culturally enriching events. This dynamic environment contributes to a supportive and inclusive community that enhances the overall educational experience for its students.

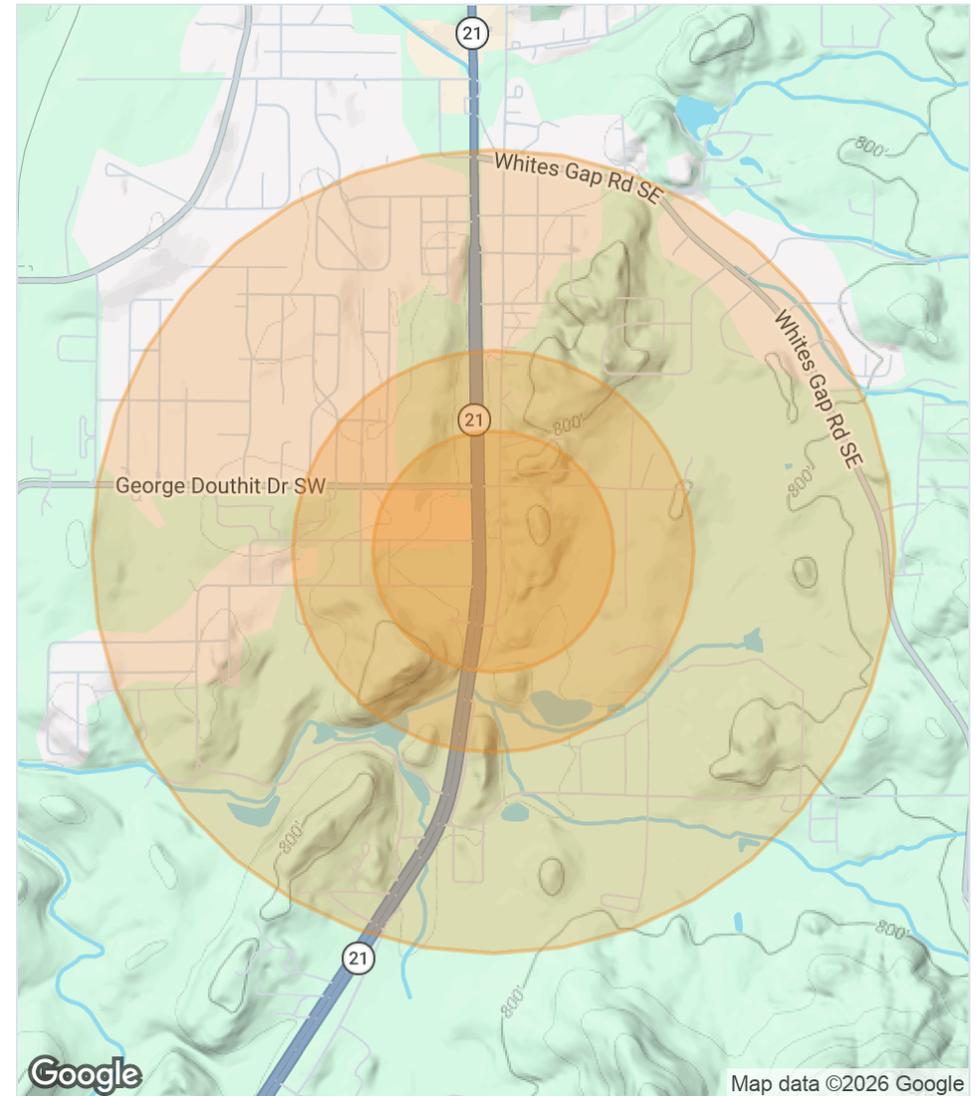
Jacksonville, Alabama, nestled in the picturesque Appalachian foothills, is celebrated for its rich historical legacy and vibrant community spirit. Situated about 70 miles northeast of Birmingham and 90 miles west of Atlanta, Jacksonville benefits from its strategic location with easy access to major urban centers via US Highway 431. Since its founding in 1833, the city has grown into a dynamic center, anchored by Jacksonville State University (JSU), which was established in 1883.

Location Map



Demographics

Population	Five-Mile	Seven-Mile	Ten-Mile
2023 Population	25,094	37,977	63,386
2020 Population	25,110	38,219	64,028
5 Year Projected	25,033	37,688	62,787
2023 Daytime Population	21,885	31,878	60,951
Workers	7,145	10,007	24,294
Residents	14,740	21,871	36,657
Households			
2023 Households	9,314	14,600	24,935
2020 Households	9,258	14,631	25,095
5 Year Projected	9,346	14,577	24,852
Income			
2023 Average Household Income	\$64,998	\$65,813	\$65,101
5 Year Projected	\$73,363	\$74,397	\$73,905



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Advisor Biographies Page

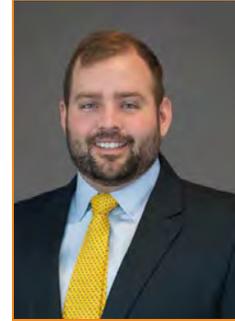


Elliott Kyle

Vice President | Partner
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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



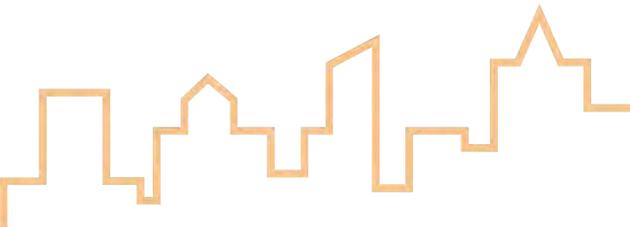
Chase Murphy

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Chase Murphy is a Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of \$750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of \$35,000,000. While under Chase's direction, the company impressively removed \$70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.

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