



FAST PACE HEALTH

934 SOUTH GLOSTER STREET | TUPELO, MS 38801



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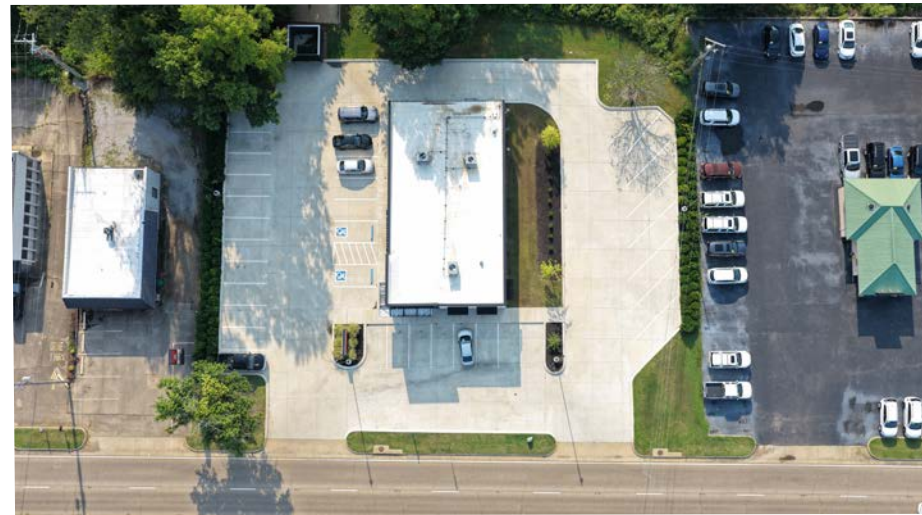
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PROPERTY SUMMARY

AiCRE Partners is pleased to present the opportunity to acquire the fee simple interest of the Fast Pace Health urgent care facility located at 934 South Gloster St. in Tupelo, MS.

This asset is backed by a corporate-guaranteed, absolute NNN (Modified) lease with over 13 years of initial term remaining, ensuring zero landlord responsibilities and stable income. The lease includes 2% rental increases annually and three five-year renewal options, providing long-term growth potential. Fast Pace Health, a leading provider with over 295 clinics across six states, serves as an essential healthcare operator focused on underserved rural and suburban markets. Positioned along the South Gloster commercial corridor, this 3,600 SF building offers investors a passive, inflation-protected income stream supported by one of the fastest-growing brands in urgent care, in a market with limited competition and solid economic drivers.

PRICE	\$3,134,742
CAP RATE	6.25%
NOI	\$195,921.36
PRICE PER SF	\$870.76
GUARANTOR	Corporate
ADDRESS	934 South Gloster Street Tupelo, MS
COUNTY	Lee
BUILDING AREA	3,600 SF
LAND AREA	0.68 AC
YEAR BUILT	2024





PROPERTY HIGHLIGHTS

- **PREMIER MEDICAL TENANT** - Fast Pace Health operates over 295 clinics across 8 states, offering urgent care, primary care, behavioral health, orthopedics, and telehealth services—making it one of the fastest-growing healthcare brands in the country.
- **LONG TERM CORPORATE LEASE** - Approximately 14 years remaining on a corporate-guaranteed lease with 2% annual rental increases (including options) and three 5-year renewal options, providing stable and growing income for investors.
- **VERY MINIMAL LANDLORD RESPONSIBILITIES** - The lease is structured as a modified NNN lease, providing very minimal landlord responsibilities and passive cash flow. The tenant self-maintains the property and is responsible for paying real estate taxes directly to the taxing authorities, as well as maintaining and paying all required insurance premiums.
- **ESSENTIAL HEALTHCARE PROVIDER** - Focused on underserved rural and suburban markets, Fast Pace Health fills critical gaps in community healthcare access, ensuring consistent patient demand and reliable tenancy.
- **STRONG INDUSTRY TAILWINDS** - Operating within the \$34.34 billion U.S. urgent care market, projected to grow at 8.6% CAGR, Fast Pace Health is well-positioned to benefit from the shift toward affordable, convenient care alternatives to ERs and traditional physicians.
- **LOCATED IN THE PREMIER MEDICAL CORRIDOR OF NORTHEAST MISSISSIPPI** - The property is positioned on South Gloster Street, one of Tupelo's primary commercial and healthcare corridors, just minutes from North Mississippi Medical Center—the largest non-metropolitan hospital in the United States. The concentration of hospitals, physician practices, specialists, imaging centers, and outpatient providers creates a strong referral network and reinforces the property's long-term medical tenancy.

- **MISSION-CRITICAL LOCATION ALONG A HIGH-TRAFFIC COMMERCIAL CORRIDOR** - Situated on South Gloster Street, the property benefits from excellent visibility, multiple points of ingress and egress, and exposure along one of Tupelo's busiest retail and medical corridors. The corridor is designated by the City as a primary redevelopment and investment corridor, supporting long-term property values.
- **BENEFICIARY OF TUPELO'S EXPANDING ECONOMY** - Tupelo continues to diversify beyond traditional manufacturing through growth in healthcare, logistics, financial services, advanced manufacturing, and distribution. The city's central location within the Southeast has attracted significant private investment and employment growth.
- **SIGNIFICANT NEW CORPORATE INVESTMENT DRIVING EMPLOYMENT GROWTH** - The region recently secured Liebherr's \$176 million logistics and manufacturing campus, expected to create at least 180 new jobs, with future expansion potential exceeding 340 jobs. This investment reinforces Tupelo's position as a growing industrial and logistics hub while increasing long-term demand for healthcare services.
- **REGIONAL COMMERCIAL & RETAIL DESTINATION** - Tupelo serves as the primary shopping destination for Northeast Mississippi, anchored by the Mall at Barnes Crossing, national retailers, restaurants, financial institutions, and entertainment venues that attract consumers from a broad regional trade area extending well beyond Lee County.
- **PROVEN PUBLIC & PRIVATE INVESTMENT ALONG SOUTH GLOSTER STREET** - South Gloster Street has experienced meaningful healthcare investment, including the development of an \$11.5 million orthopedic medical facility, one of the largest private medical investments ever made along the corridor. Continued reinvestment supports long-term appreciation and strengthens the area's position as Tupelo's premier healthcare district.
- **DOMINANT REGIONAL CITY WITH LONG-TERM INVESTMENT FUNDAMENTALS** - As the commercial, financial, and healthcare center of North Mississippi, Tupelo continues to attract employers, retail development, medical investment, and infrastructure improvements. The city's diversified economy, regional draw, and expanding healthcare sector provide strong long-term fundamentals for single-tenant net lease medical investments.



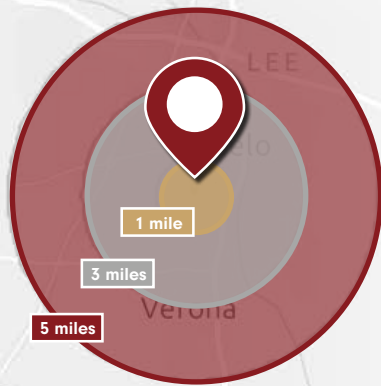
LEASE SUMMARY



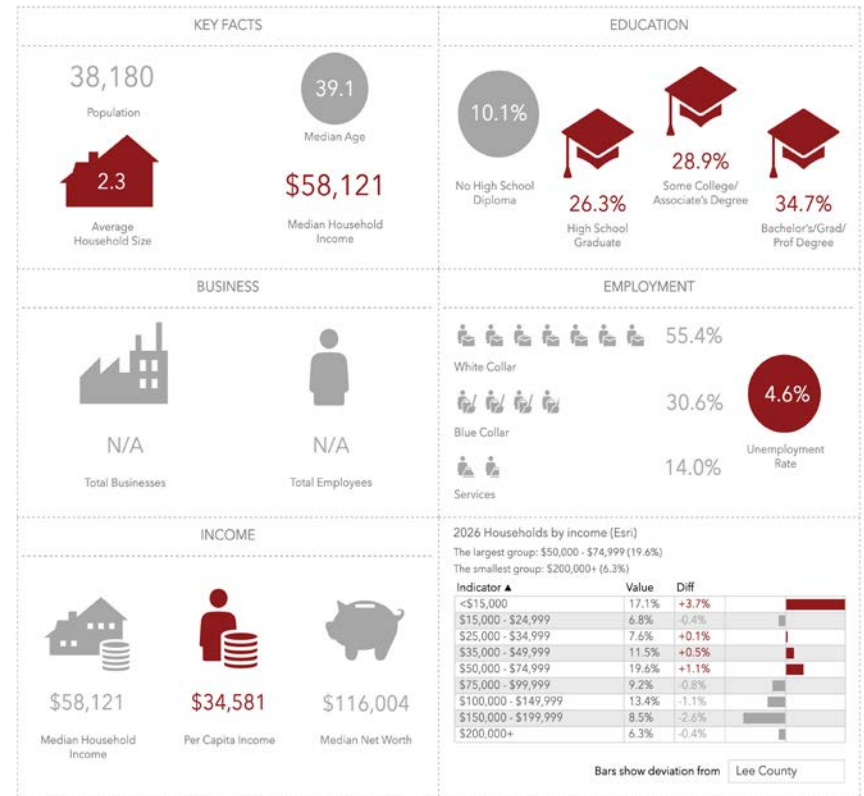
TENANT	Fast Pace Health
PREMISES	A Building Consisting of 3,600 SF
LEASE COMMENCEMENT	9/12/2024
LEASE EXPIRATION	9/30/2039
LEASE TERM REMAINING	~13 Years
RENEWAL OPTIONS	3 x 5 Year
RENT INCREASES	2% Annually
LEASE TYPE	NNN (Modified)
USE	Medical Urgent Care
SF/LOT SIZE	3,600 SF/0.68 AC
RENT PER SF	\$53.36

RESPONSIBILITIES	TENANT	LANDLORD
PROPERTY TAXES	X	
INSURANCE	X	
COMMON AREA	X	
ROOF	X	
STRUCTURE/LOAD BEARING WALLS/ FOUNDATION		X
PARKING LOT	X	
REPAIRS & MAINTENANCE	X	
HVAC	X	
UTILITIES	X	
SEWER/PLUMBING OUTSIDE BUILDING CONNECTION		X

LOCATION HIGHLIGHTS



5 MILE SUMMARY



2026 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	3,854	24,165	38,180
Households	1,619	10,311	16,413
Families	1,009	6,062	9,967
Average Household Size	2.35	2.29	2.28
Owner Occupied Housing Units	1,121	5,976	10,125
Renter Occupied Housing Units	498	4,335	6,288
Median Age	42.1	38.4	39.1
Median Household Income	\$53,939	\$52,846	\$58,121
Average Household Income	\$68,001	\$73,044	\$79,839



TUPELO MISSISSIPPI

Located in the heart of Northeast Mississippi, approximately 95 miles southeast of Memphis, Tennessee, Tupelo offers a dynamic blend of regional economic strength, quality of life, and strategic accessibility. Positioned along the intersection of U.S. Highways 45 and 78 (future Interstate 22), the city serves as the commercial, healthcare, and cultural hub for a multi-county trade area extending across Northeast Mississippi, Northwest Alabama, and portions of West Tennessee. Its convenient transportation network, proximity to the Memphis metropolitan area, and access to the Tupe-

lo Regional Airport make the city an attractive location for businesses, residents, and visitors alike.

Tupelo boasts a diverse economy anchored by advanced manufacturing, healthcare, retail, logistics, and financial services. Major employers, including North Mississippi Health Services, Cooper Tire & Rubber Company (Goodyear), and Toyota Motor Manufacturing Mississippi in nearby Blue Springs, support a stable employment base and regional economic vitality. The city's vibrant downtown, extensive retail corridors, and family-friendly amenities complement its strong business environment. Recreational attractions such as the Natchez Trace Parkway, Tupelo Buffalo Park & Zoo, Ballard Park, and El-

vis Presley Birthplace draw visitors year-round while contributing to the community's exceptional quality of life.

Recognized as one of Mississippi's leading economic centers, Tupelo continues to benefit from sustained investment, workforce development initiatives, and ongoing infrastructure improvements. The city's pro-business climate, strategic location along a growing freight corridor, and commitment to downtown revitalization have encouraged continued commercial and industrial expansion. Supported by a diverse regional economy and a longstanding reputation as Northeast Mississippi's primary business center, Tupelo remains well positioned for long-term residential, commercial, and economic growth.



Academy Sports & Outdoors
UBREAK!FIX.
Chick-fil-A
Walgreens
Kroger
Little Caesars
Taco Bell

PET SMART
Goodwill
Kroger
Pizza Hut

MCCULLOUGH BLVD | 18,000 VPD

Walmart
GameStop
IHOP
McDonald's
Auto Zone

The Mall at BARNES CROSSING

Ashley HOMESTORE
LOWE'S
BEST BUY
Buffalo Wild Wings
Longhorn Steakhouse
Del Sol
Olive Garden
Chili's
Wendy's
Starbucks

MARTIN LUTHER KING DR | 35,000 VPD

ACE Hardware

I-22 | 33,000 VPD

TEXAS ROADHOUSE
OUTBACK STEAKHOUSE

TUPELO REGIONAL AIRPORT

Walmart
Papa John's
Cricket
Little Caesars
Dollar Tree

Kroger
Kroger King

Hardee's

E MAIN ST | 23,000 VPD

Wingstop
SONIC
KFC
SUBWAY

Walmart
McAlister's Deli
Arby's

SONIC
McDonald's
Checkers
Jack-in-the-Box

ALUN! ADVANTAGE.COM
TACO BELL
Harvey's
Wendy's

Waffle House

Captain D's
RUCO Zone
SUBWAY

Anytime Fitness
BIG LOTS
Starbucks
Hardee's
McDonald's
DUNKIN'

NAPA
O'Reilly Auto Parts
Pizza Hut
Advance Auto Parts
Dollar Tree

Walgreens

NATCHEZ TRACE PKWY | 17,344 VPD

jiffy lube
Papa John's

fastpace health

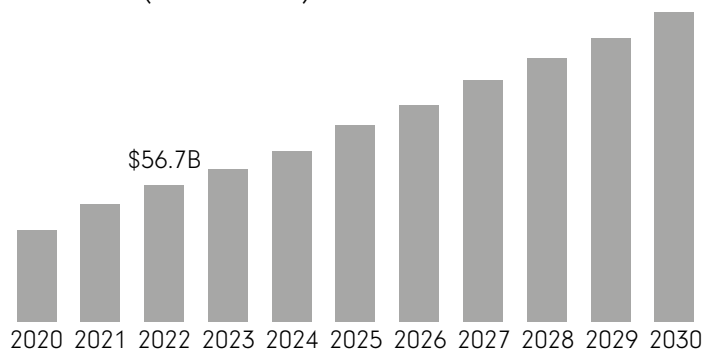
US HWY 278 | 16,000 VPD

URGENT CARE MARKET UPDATE



The U.S. urgent care centers market size was valued at \$56.7 billion in 2022 and is expected to expand at a compound annual growth rate (CAGR) of 10.9% from 2023 to 2030. The growth can be attributed to the delivery of rapid services and short wait times compared to primary care physicians (PCPS), according to Grand View Research/Market Analysis Report.

U.S. URGENT CARE CENTERS MARKET 2020-2030 (USD Billion)



10.9%

U.S. Market CAGR,
2023-2030



TENANT GUARANTEE & OVERVIEW



Fast Pace Health Urgent Care is a rapidly growing healthcare provider specializing in urgent care, primary care, occupational health, and wellness programs. Founded in 2009 and headquartered in Waynesboro, Tennessee, Fast Pace operates over 295 clinics across 8 states, including 35 clinics in Mississippi. They are recognized for accessible, efficient, and quality care with a strong focus on patient well-being and minimal wait times. Their clinics address a broad range of healthcare needs, making them vital community assets.

PRIVATE EQUITY BACKING:

CRG (Formerly Capital Recovery Group) is a leading healthcare-focused investment firm that specializes in providing tailored capital solutions to middle-market healthcare companies. Known for its expertise in healthcare finance, CRG offers structured debt, mezzanine financing, and minority equity investments to support businesses in growth, acquisitions, and expansion initiatives. Unlike traditional private equity firms, CRG focuses on delivering innovative funding strategies that enable healthcare providers to scale rapidly while maintaining operational control. Their partnership with Fast Pace Health has provided essential growth capital, allowing the urgent care provider to expand its footprint across multiple states, ensuring both financial stability and long-term viability.

Revelstoke Capital Partners is a Denver-based private equity firm that focuses on building market-leading companies within the healthcare and business services sectors. Managing over \$5 billion in equity commitments, Revelstoke is known for its partnership-driven approach, working closely with management teams to accelerate growth through organic initiatives and strategic acquisitions. With deep expertise in multi-site healthcare services and a proven track record of scaling businesses, Revelstoke's collaboration with Fast Pace Health has been instrumental in transforming the company into one of the fastest-growing urgent care providers in the U.S. Their strategic and operational support, combined with significant capital backing, has enabled Fast Pace Health to pursue aggressive expansion while maintaining high standards of care and operational efficiency.

MEDICAL
INDUSTRY

URGENT CARE CLINIC
SPECIALTY

FRANKLIN, TN
HEADQUARTERS

295
LOCATIONS

2,495
OF EMPLOYEES

2009
YEAR FOUNDED

FASTPACEHEALTH.COM
WEBSITE



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