

OFFERING MEMORANDUM
Fast Pace Health
Urgent Care

1400 HIGHWAY 72 E

Corinth, MS 38834

PRESENTED BY:

JUSTIN WONG

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CalDRE #01974254

CHAMBERLAN CAROTHERS,
CCIM, CPM

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FAST PACE HEALTH
URGENT CARE



PRESENTED BY:

JUSTIN WONG

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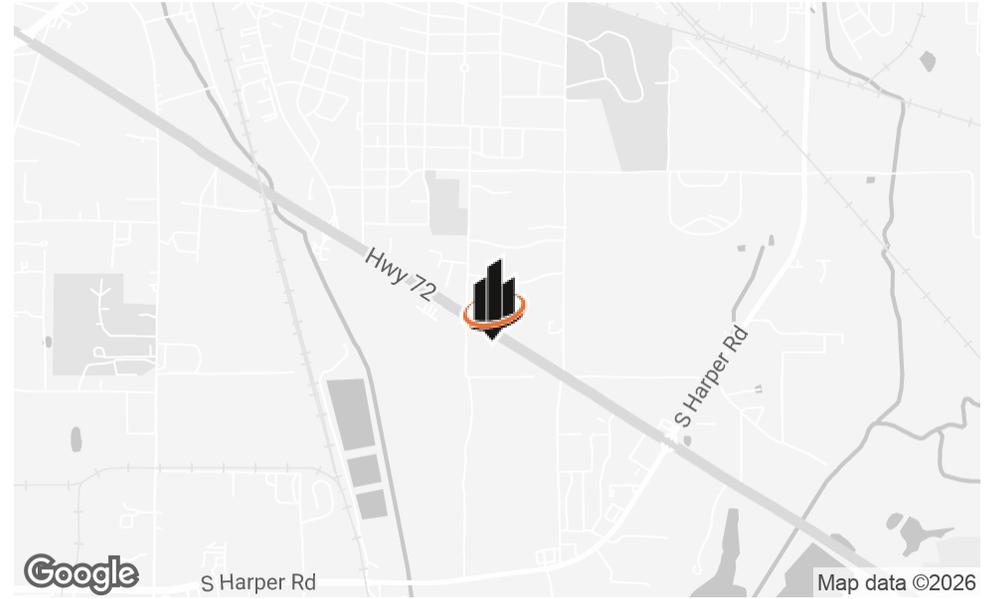
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**CHAMBERLAN CAROTHERS,
CCIM, CPM**

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|--------------|
| SALE PRICE: | \$1,934,500 |
| LOT SIZE: | 0.85 Acres |
| BUILDING SIZE: | 2,681 SF |
| NOI: | \$128,936.00 |
| CAP RATE: | 6.67% |

PROPERTY HIGHLIGHTS

- Stabilized NN-Leased Healthcare Asset
- 100% Leased to Fast Pace Health (200+ Locations)
- Prime US-72 Corridor Location
- Low-Management Investment Profile

PROPERTY DESCRIPTION



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SVN is pleased to present a stabilized, single-tenant net lease investment located along the primary commercial corridor of Corinth, Mississippi. The 2,681 SF medical building is 100% leased to Fast Pace Health under a NN lease structure, offering predictable income with limited landlord responsibility.

Fast Pace Health operates more than 200 urgent care and primary care clinics across multiple states, providing essential, needs-based healthcare services that have demonstrated resilience across economic cycles.

Strategically positioned along US Highway 72, the area's primary retail artery, the property benefits from strong visibility, established commercial synergy, and regional connectivity.

Offered at a 6.75% cap rate, the asset presents an attractive yield relative to recent urgent care comparable sales and is well suited for 1031 exchange and income-focused investors seeking durable, healthcare-backed cash flow.

LOCATION DESCRIPTION

Corinth serves as a regional retail and healthcare hub for northeastern Mississippi and portions of northwest Alabama and southern Tennessee. US Highway 72 functions as the primary commercial artery, carrying significant daily traffic and connecting the area to larger surrounding markets. The property is positioned within an established retail corridor surrounded by national retailers, service providers, and medical operators, creating strong commercial synergy and consistent consumer draw. The corridor's combination of visibility, accessibility, and established tenant presence supports long-term stability and tenant retention.

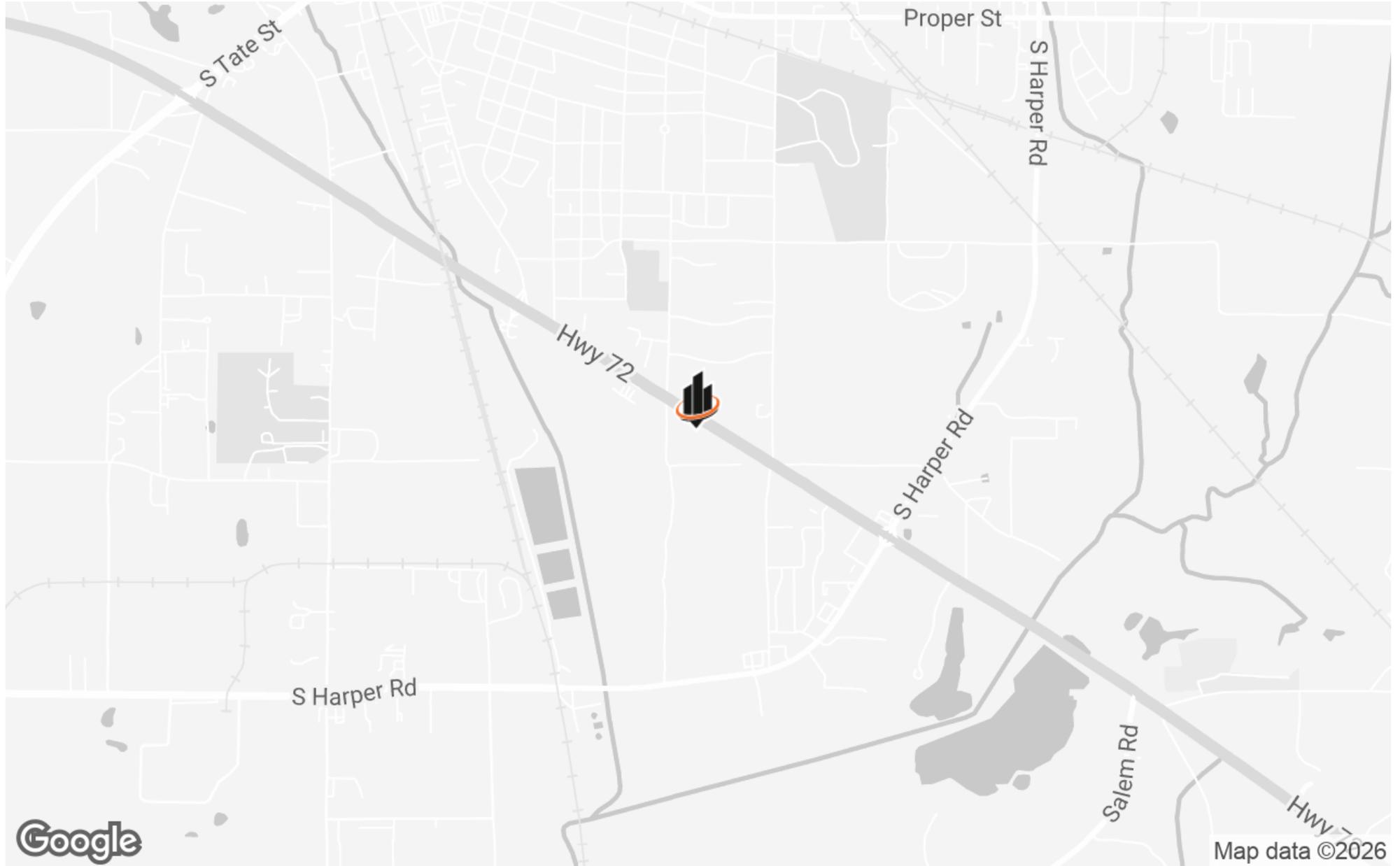
ADDITIONAL PHOTOS



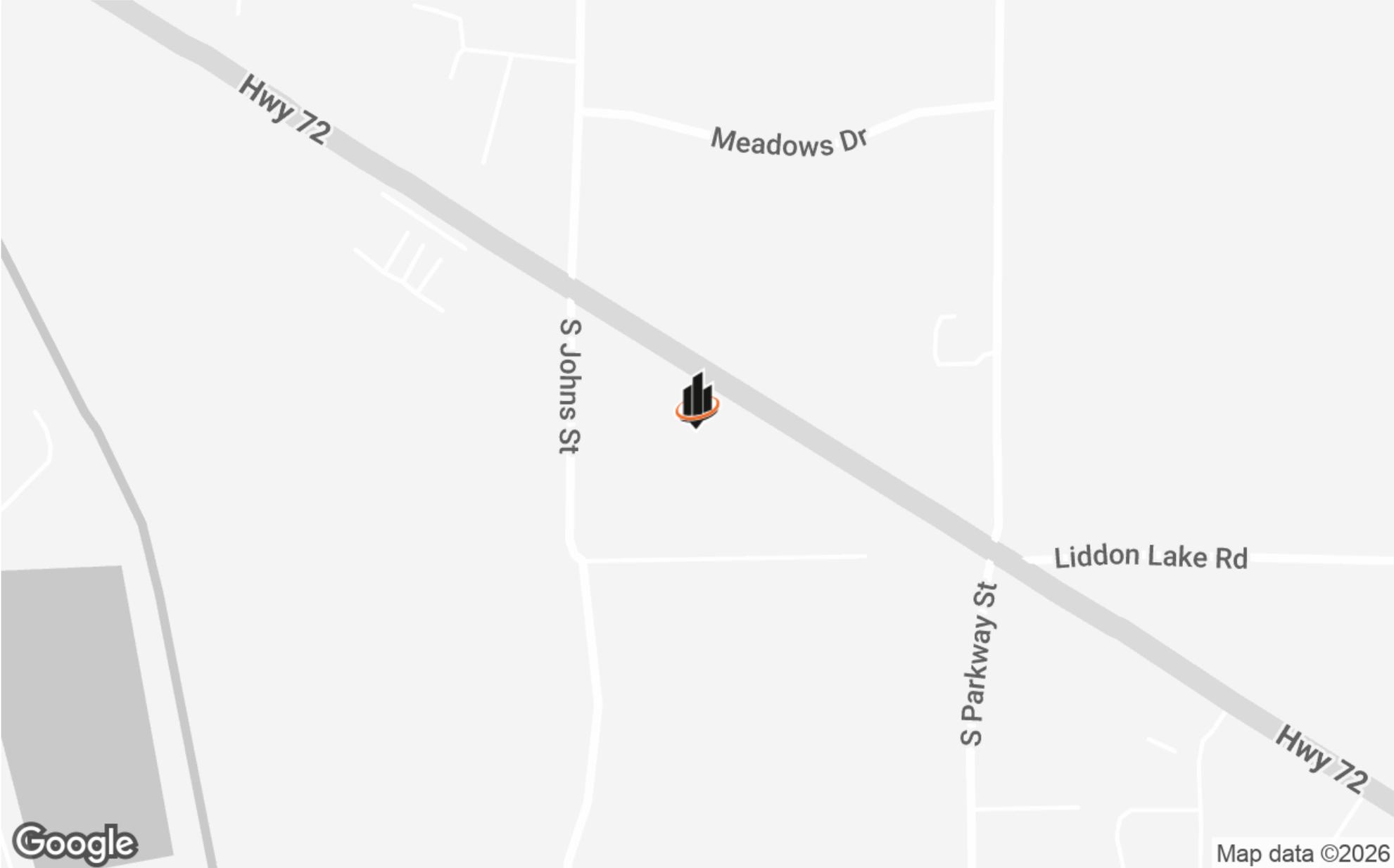
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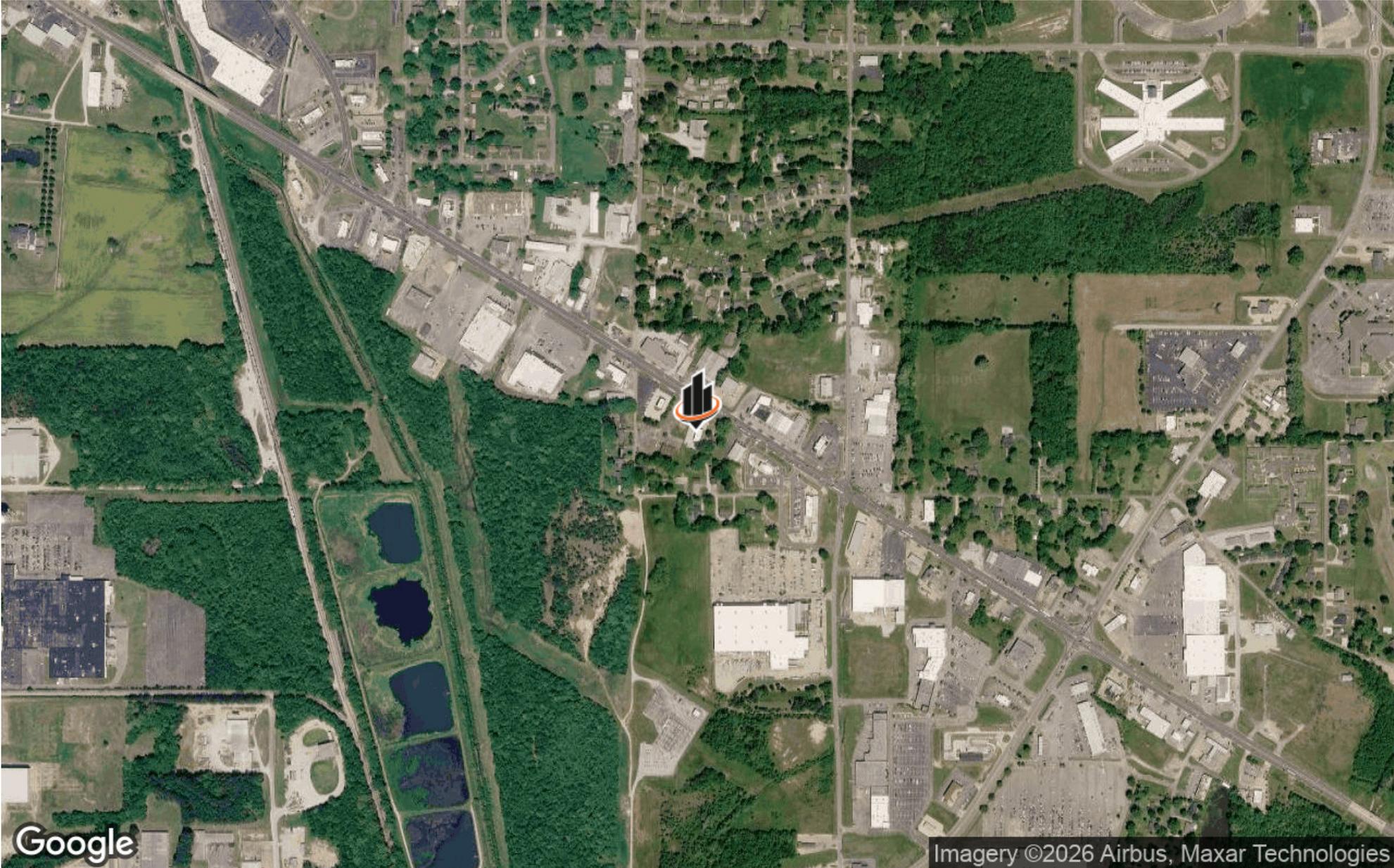
REGIONAL MAP



LOCATION MAP



AERIAL MAP



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

FAST PACE HEALTH URGENT CARE

| | |
|----------------------------|-------------|
| PRICE | \$1,934,500 |
| PRICE PER SF | \$722 |
| PRICE PER UNIT | \$1,934,500 |
| GRM | 15 |
| CAP RATE | 6.67% |
| CASH-ON-CASH RETURN (YR 1) | 6.67% |
| TOTAL RETURN (YR 1) | \$128,936 |

OPERATING DATA

FAST PACE HEALTH URGENT CARE

| | |
|------------------------|-----------|
| GROSS SCHEDULED INCOME | \$128,936 |
| TOTAL SCHEDULED INCOME | \$128,936 |
| GROSS INCOME | \$128,936 |
| NET OPERATING INCOME | \$128,936 |
| PRE-TAX CASH FLOW | \$128,936 |

INCOME & EXPENSES

INCOME SUMMARY

FAST PACE HEALTH URGENT CARE

| | |
|---------------------|------------------|
| RENTAL INCOME | \$128,936 |
| VACANCY COST | \$0 |
| GROSS INCOME | \$128,936 |

EXPENSES SUMMARY

FAST PACE HEALTH URGENT CARE

| | |
|--------------------|-----|
| OPERATING EXPENSES | \$0 |
|--------------------|-----|

| | |
|-----------------------------|------------------|
| NET OPERATING INCOME | \$128,936 |
|-----------------------------|------------------|

RENT ROLL

| SUITE | SIZE SF | PRICE / SF / YEAR | ANNUAL RENT | LEASE END | COMMENTS |
|-----------------|-----------------|--------------------------|---------------------|------------------|--------------------|
| - | 2,681 SF | \$48.09 | \$128,936.00 | 1/2033 | Two 6-year Options |
| TOTALS | 2,681 SF | \$48.09 | \$128,936.00 | | |
| AVERAGES | 2,681 SF | \$48.09 | \$128,936.00 | | |

FAST PACE HEALTH
URGENT CARE



1400

