



NET LEASE INVESTMENT OFFERING



Fast Pace Health

1320 W State Rd 2
La Porte, IN 46350





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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Fast Pace Health property located in La Porte, Indiana. The property was constructed in 2023 specifically for Fast Pace and features a 15-year lease that expires in May 2039. The lease is triple net with landlord responsibilities limited to structure only. Additionally, there are 10% rental escalations every five years throughout the primary term and three 5-year options. The lease is guaranteed by the Fast Pace corporate entity.

The 3,726 square-foot building benefits from its position along State Road 2 which experiences approximately 14,000 vehicles per day, runs through downtown La Porte, and connects to South Bend, Indiana. The subject is located on a shopping center outparcel that is anchored by Rural King and Dunham's Sports. Nearby traffic draws include La Porte High School (1,800+ students), Northwest Health (84-Beds), and Franciscan Physician Health Center. Neighboring retailers include Walgreens, Ace Hardware, Advance Auto Parts, Burger King, Dollar General, and Biggby Coffee. Additionally, there are over 33,200 people living within a five-mile radius that earn an average household income of \$94,332.

Fast Pace Urgent Care embraces the belief that residents of America's rural communities— many of whom are uninsured, underinsured, using Medicare or Medicaid — not only need but deserve accessible and quality healthcare. The mission is to improve the health of the communities we serve by offering a wide variety of medical services in underserved communities, including urgent care, primary care, orthopedic services, behavioral health, dermatology, and telehealth. Each Fast Pace Health clinic features multiple exam rooms, on-site lab testing, and x-ray capabilities. Fast Pace began in 2009 with one clinic in Collinwood, TN, and has since grown to a network of 250+ healthcare centers in Tennessee, Kentucky, Louisiana, Mississippi, and Indiana.

Investment Highlights

- » Fast Pace has grown to over 250 locations across Tennessee, Kentucky, Louisiana, Mississippi, Alabama, and Indiana
- » Shopping center outparcel
- » 2023 construction
- » 14+ years remaining on the primary lease term
- » 10% rental escalations every five years
- » Medical tenant – E-commerce resistant
- » NNN lease – minimal landlord responsibilities (no roof exposure)
- » Corporate guaranty
- » Located along State Road 2 (13,850 VPD)
- » Over 33,200 people live within a five-mile radius
- » Average household income within five miles is \$94,332
- » Neighboring tenants include Rural King, Dunham's Sports, Walgreens, Ace Hardware, Advance Auto Parts, Burger King, Dollar General, & several others
- » Proximity to La Porte High School, Northwest Health, & Franciscan Physician Health Center



Property Overview



PRICE
\$3,005,878



CAP RATE
6.55%



NOI
\$196,885

LEASE COMMENCEMENT DATE:	1/9/2024
LEASE EXPIRATION DATE:	5/31/2039
RENEWAL OPTIONS:	Three 5-year
RENTAL ESCALATION:	10% every 5 years
LEASE TYPE:	NNN – Structure only
TENANT:	Fast Pace Urgent Care
GUARANTY:	Corporate
YEAR BUILT:	2023
BUILDING SIZE:	3,726 SF
LAND SIZE:	0.93 AC

Photographs



Aerial




Northwest Health
La Porte
(84-Beds)

 **fastpace health**
urgent care




The helpful place.

DOLLAR GENERAL

 La Porte High School
(1,800+ Students)


BIGGBY COFFEE



 **Franciscan**
HEALTH
Franciscan Physician Network
LaPorte Health Center



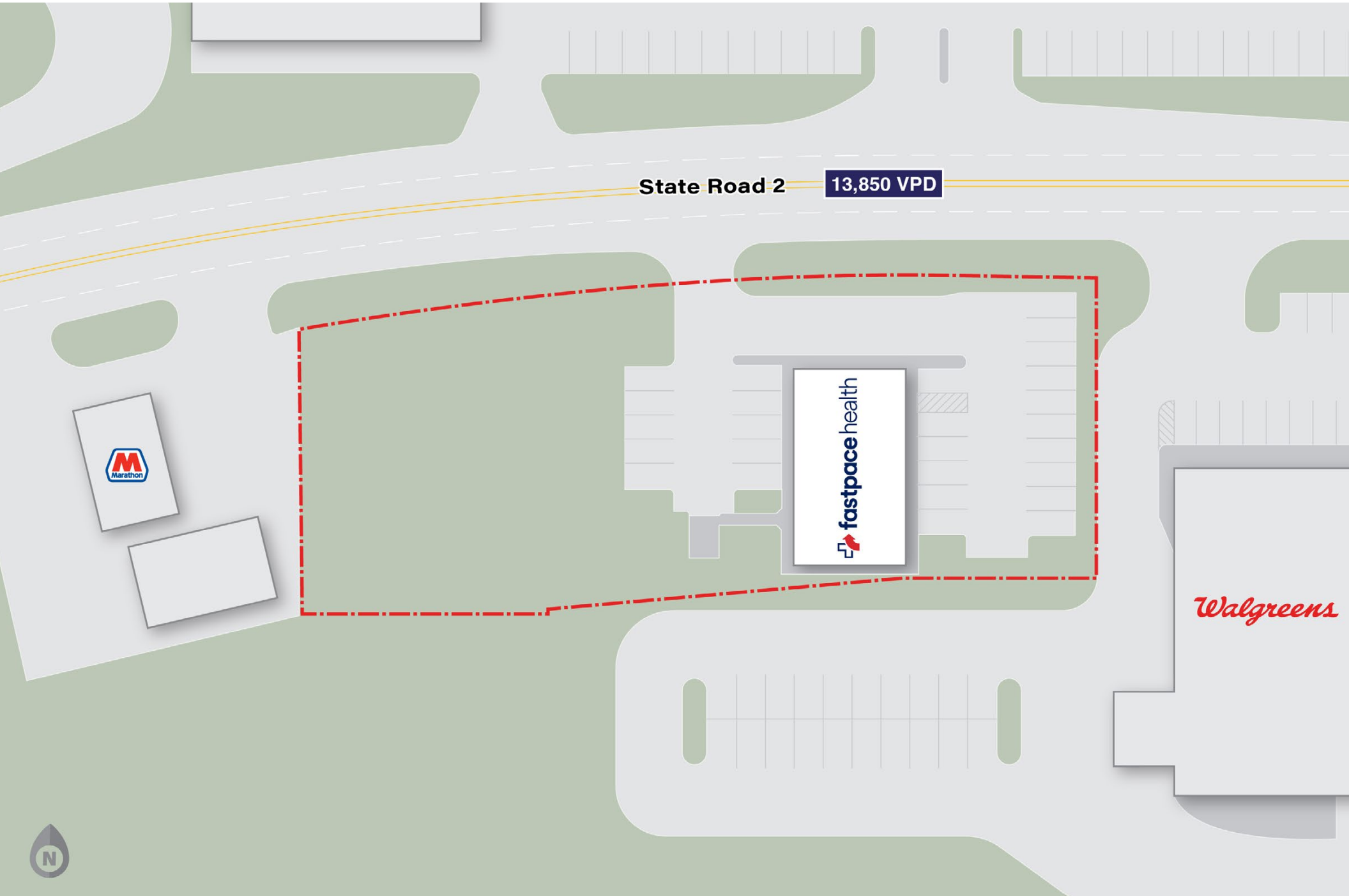
EST'D 1960
RURAL KING
AMERICA'S FARM & HOME STORE
Dunham's
SPORTS



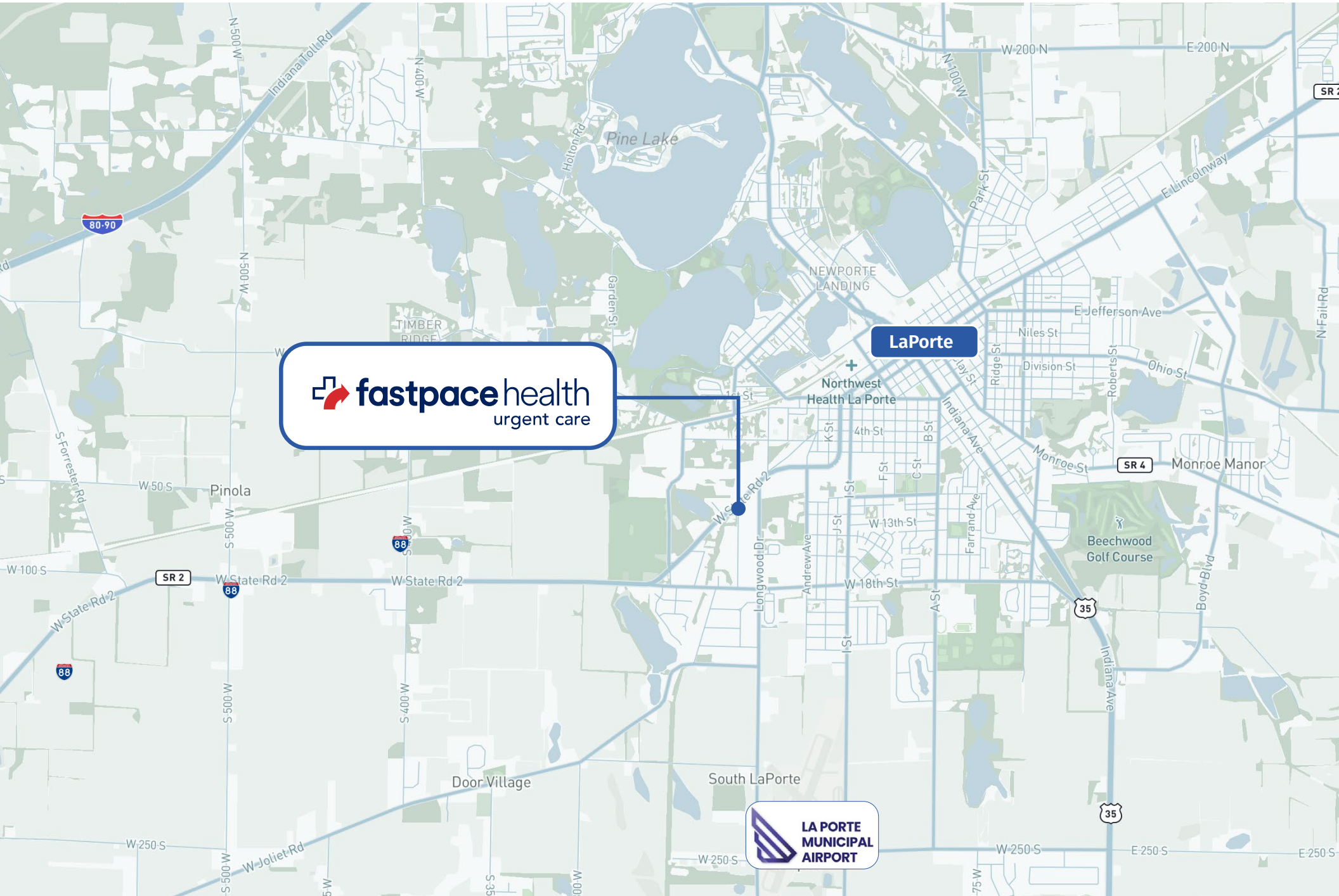


State Road 2
13,850 VPD

Site Plan



Map



 **fastpace health**
urgent care

LaPorte

 **LA PORTE MUNICIPAL AIRPORT**

Location Overview

LAPORTE, INDIANA

La Porte, Indiana, is a charming city located in the northwestern part of the state, serving as the county seat of LaPorte County. Known for its rich history and vibrant community, La Porte boasts a blend of small-town charm and modern amenities. Founded in 1832, the city has a deep historical heritage reflected in its well-preserved architecture, including numerous Victorian-era homes and historic buildings. La Porte's downtown area is a bustling hub featuring local shops, restaurants, and cultural venues, making it a focal point for both residents and visitors. With a population of approximately 21,500 residents, La Porte maintains a close-knit community atmosphere.

One of La Porte's standout features is its abundant natural beauty and recreational opportunities. The city is home to several picturesque lakes, including Pine Lake and Stone Lake, which offer a variety of water-based activities such as boating, fishing, and swimming. The surrounding parks and green spaces provide ample opportunities for hiking, picnicking, and enjoying the outdoors. La Porte's park system spans over 700 acres, offering residents and visitors access to numerous recreational facilities. The annual La Porte County Fair, one of the oldest in Indiana, is a testament to the community's agricultural roots and serves as a popular event attracting over 80,000 visitors each year.

Economically, La Porte benefits from a diverse and growing economy. The city's strategic location, with convenient access to major highways and railroads, makes it an attractive destination for businesses and industries. La Porte's economy is supported by a mix of manufacturing, healthcare, retail, and service sectors, providing a stable employment base for its residents. The city's unemployment rate is approximately 4.3%, which is lower than the national average. Additionally, the city's commitment to education and workforce development ensures a skilled labor force, further enhancing its appeal to potential investors and businesses. Overall, La Porte, Indiana, offers a unique blend of historical charm, natural beauty, and economic vitality, making it an ideal location for investment and development.

Demographics



POPULATION

1-MILE	9,825
3-MILE	25,952
5-MILE	33,264



HOUSEHOLDS

1-MILE	4,056
3-MILE	10,574
5-MILE	13,320



MEDIAN INCOME

1-MILE	\$53,984
3-MILE	\$58,905
5-MILE	\$66,513

AVERAGE INCOME

1-MILE	\$75,916
3-MILE	\$86,514
5-MILE	\$94,332

Tenant Overview



FAST PACE HEALTH

At Fast Pace Health, we're passionate about providing quality, convenient and compassionate patient-centered care to underserved rural communities. The journey began in 2009 with one clinic in Collinwood, TN, and has since grown to a network of 250+ healthcare centers in Tennessee, Kentucky, Louisiana, Mississippi, and Indiana.

Our company embraces the belief that residents of America's rural communities— many of whom are uninsured, underinsured, using Medicare or Medicaid — not only need but deserve accessible and quality healthcare. Our mission is to improve the health of the communities we serve by offering a wide variety of medical services in underserved communities, including urgent care, primary care, orthopedic services, behavioral health, dermatology, and telehealth. Each Fast Pace Health clinic features multiple exam rooms, on-site lab testing, and x-ray capabilities.

Though the growth continues, there is still very much the same "small town" feel. Each clinic is staffed by locals, and they also provide support staff – maintenance, landscaping, construction, and cleaning crews. Each clinic supports the community through membership in their local Chambers of Commerce and by sponsorships of everything from community events to local charities, to sports teams, and clinic staff is encouraged to volunteer wherever their interests lie.

Website: www.fastpacehealth.com
Headquarters: Waynesboro, TN
Number of Locations: 250+
Company Type: Private



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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum 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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.



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