



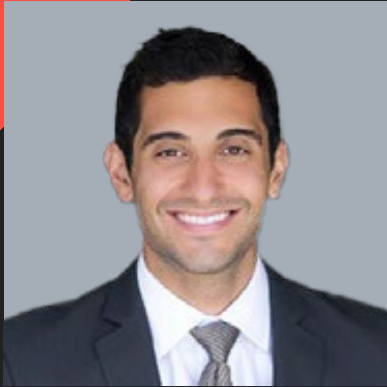
INVESTMENT OPPORTUNITY

Fast Pace Health

1910 N Main St, Franklin, LA 70538



EXCLUSIVELY LISTED BY:

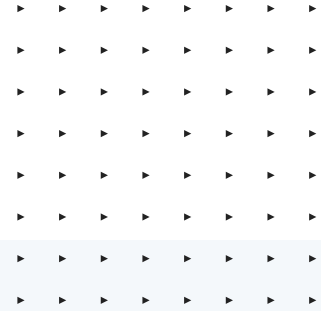


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Investment Summary

Helios Investment Services is Pleased to Present Exclusively For Sale the 3,600 SF Fast Pace Health Urgent Care Located at 1910 N Main St, Franklin, Louisiana. This Opportunity Includes an Ideal 1031 Exchange Opportunity on a New Construction 13 Year Long-Term Lease, Providing For a Unique Investment.



OFFERING SUMMARY

PRICE

\$2,128,266

PRICE PER SF

\$591.19

CAP RATE

6.75%

GUARANTOR

FP UC Holdings, Inc.

NOI

\$143,658

PROPERTY SUMMARY

ADDRESS

1910 N Main St, Franklin, LA 70538

COUNTY

St. Mary

BUILDING AREA

3,600 SF

LAND AREA

0.78 AC

YEAR BUILT

2020



INVESTMENT HIGHLIGHTS

- › Triple Net (NNN) Lease With Minimal Landlord Responsibilities For Structure and Load Bearing Walls
- › 13 Years Remaining on a Fast Pace Health Urgent Care
- › Corporate Guarantee From FP UC Holdings, LLC
- › Average Household Income of \$54,217 Within a 5-Mile Radius
- › Located Directly on Main St Which Sees Over 22,163 VPD
- › Three (5) Year Option Periods with 10% Rental Increases at Year 6 and 11 & Option Periods
- › Stable Regional Tenant Undergoing Rapid Growth
- › Ideal 1031 Exchange Opportunity
- › Fast Pace Health Has Adopted Telehealth Services as an Option For Their Patients and is Expanding the Service Throughout Its Network of Clinics
- › As an Industry Leader, Fast Pace Has Evolved and Adapted Within the Healthcare Sector By Expanding Their Services and Updating Their Name to Fast Pace Health Urgent Care
- › In 2016, Revelstoke Capital Partners Completed Its Fast Pace Acquisitions as Its Private Equity Sponsor; This Represents More Than \$1.2 Billion of Total Enterprise Value For Revelstoke
- › In 2018, CRG (a Leading Healthcare Investment Firm) Partnered With Fast Pace Urgent Care and Revelstoke, Resulting in Additional Capital For Continued Growth of the Concept
- › Urgent Care is a \$16 Billion Industry With 3.5% Annual Growth; Approximately 9,300 Clinics in Operation in the U.S. as of November 2015 Employing Approximately 73,000 Healthcare Professionals*
- › Urgent Care Clinics Handle About 89 Million Patient Visits Each Year, Which Includes More Than 29% of All Primary Care Visits in the U.S., and Nearly 15% of All Outpatient Physician Visits” – CEO Urgent Care Association**
- › Neighboring Tenants Include: O’Reilly Auto Parts, McDonald’s, Burger King, Dollar General, Family Dollar, Chase, AutoZone Auto Parts, Sherwin Williams Paint Store, Sonic Drive-In, and Many More!

Lease Summary

TENANT

Fast Pace Health

PREMISES

A Building Consisting of 3,600 SF

LEASE COMMENCEMENT

October 29, 2021

LEASE EXPIRATION

October 28, 2036

LEASE TERM

13 Years Remaining

RENEWAL OPTIONS

3 x 5 Year

RENT INCREASES

10% At Year 6 and 11 & Option Periods

LEASE TYPE

Triple Net (NNN)

USE

Medical

SQUARE FOOTAGE

3,600 SF

ANNUAL BASE RENT

\$143,658

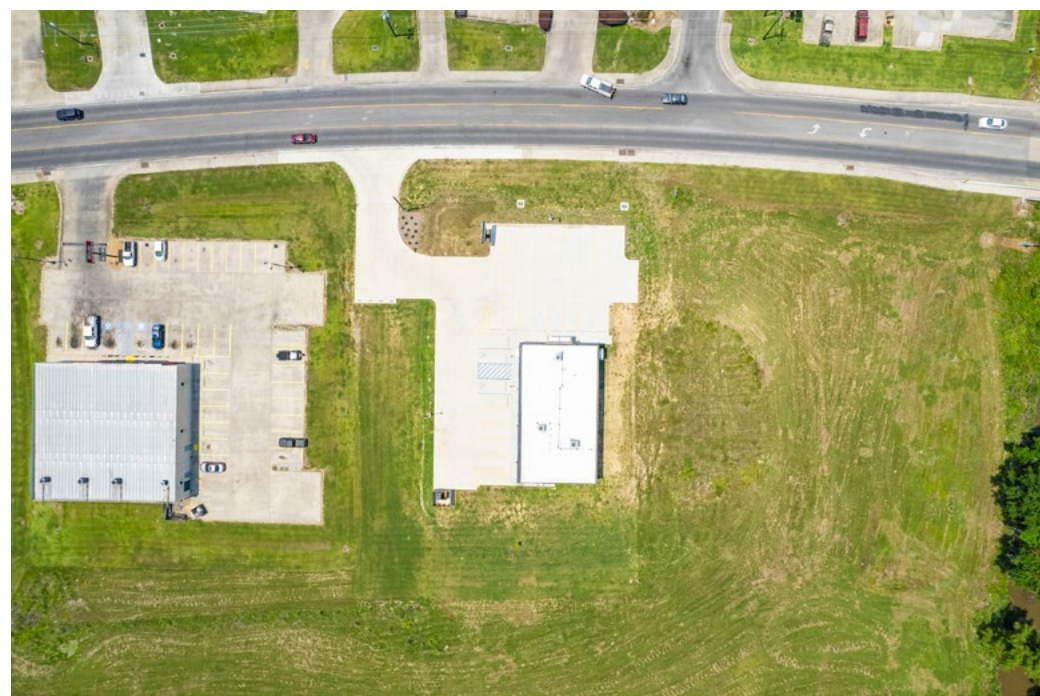
RENT PER SF

\$39.90

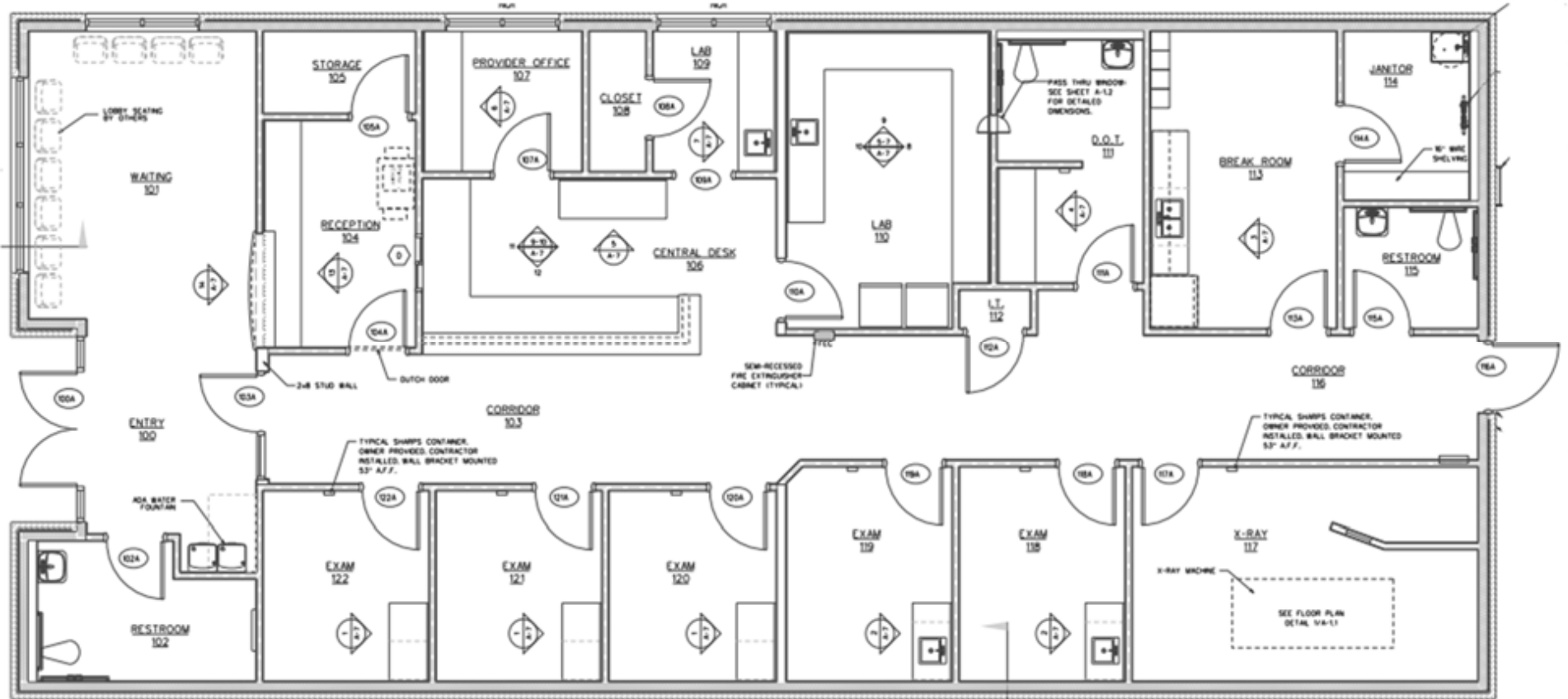
RESPONSIBILITIES

Responsibility	Tenant	Landlord
Property Taxes	X	
Insurance	X	
Common Area	X	
Roof & Parking Lot	X	
Structure & Load Bearing Walls		X
Repairs & Maintenance	X	
HVAC	X	
Utilities	X	





FLOORPLAN



Location

The City of Franklin Department of Community Development is responsible for supporting the community and voluntary sectors in Human Resource Management. Specifically, developers facilitate the building of healthy, sustainable and empowered communities that are better equipped and skilled to tackle their local concerns and to relate positively with other communities.

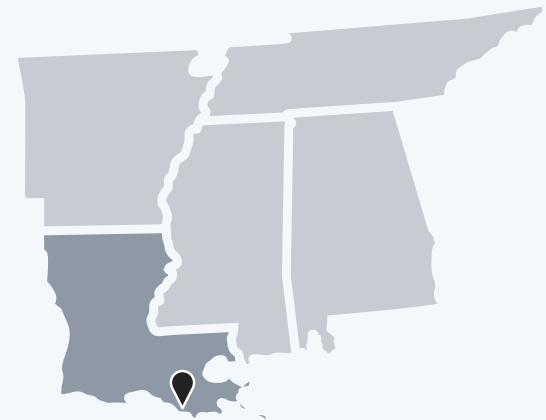
Franklin's Main Street Program aims to make downtown viable and fun and is critical to the future of downtown revitalization efforts. Our Main Street Program has the vision of building on downtown's inherent assets such as its rich architecture, personal service, traditional values, and most of all, its great sense of place. Our annual Harvest Moon Festival, Soul Food Festival and Black Bear Festival accentuate these core values and highlight the best of Franklin, La. Our monthly Bayou to Main Marketplace on the first Saturday of March, April, May, September, October, November has over 40 vendors partnered with the Franklin Merchants Association.

As a Main Street America Affiliate, Franklin Main Street is part of a national network of more than 1,200 neighborhoods and communities who share both a commitment to creating high-quality places and to building stronger communities through preservation-based economic development.



LOCATION HIGHLIGHTS

- > Easy access to an abundance of waterways
- > Over 400 historical properties in downtown historic district
- > Named in the top 100 small towns in America by Norman Crampton







DOLLAR TREE

ANYTIME FITNESS

AutoZone

Gulf

McDonald's

Shell

The FIRST NATIONAL Bank
EST. 1905

SONIC

O'Reilly AUTO PARTS

QUALITY

FAST PACE HEALTH
URGENT CARE

DOLLAR TREE

BURGER KING



Super 1 Foods

Walmart
Save money. Live better.

Walgreens



BW Best Western

DOLLAR GENERAL

POPEYES



FAST PACE HEALTH
URGENT CARE



SUBWAY



ANYTIME FITNESS

AutoZone

DOLLAR TREE



O'Reilly AUTO PARTS

SONIC



DOLLAR TREE

FAST PACE HEALTH URGENT CARE

DOLLAR GENERAL

Walgreens

POPEYES

Walmart
Save money. Live better.



FAMILY DOLLAR



Super 1 Foods

Walmart
Save money. Live better.



Walgreens

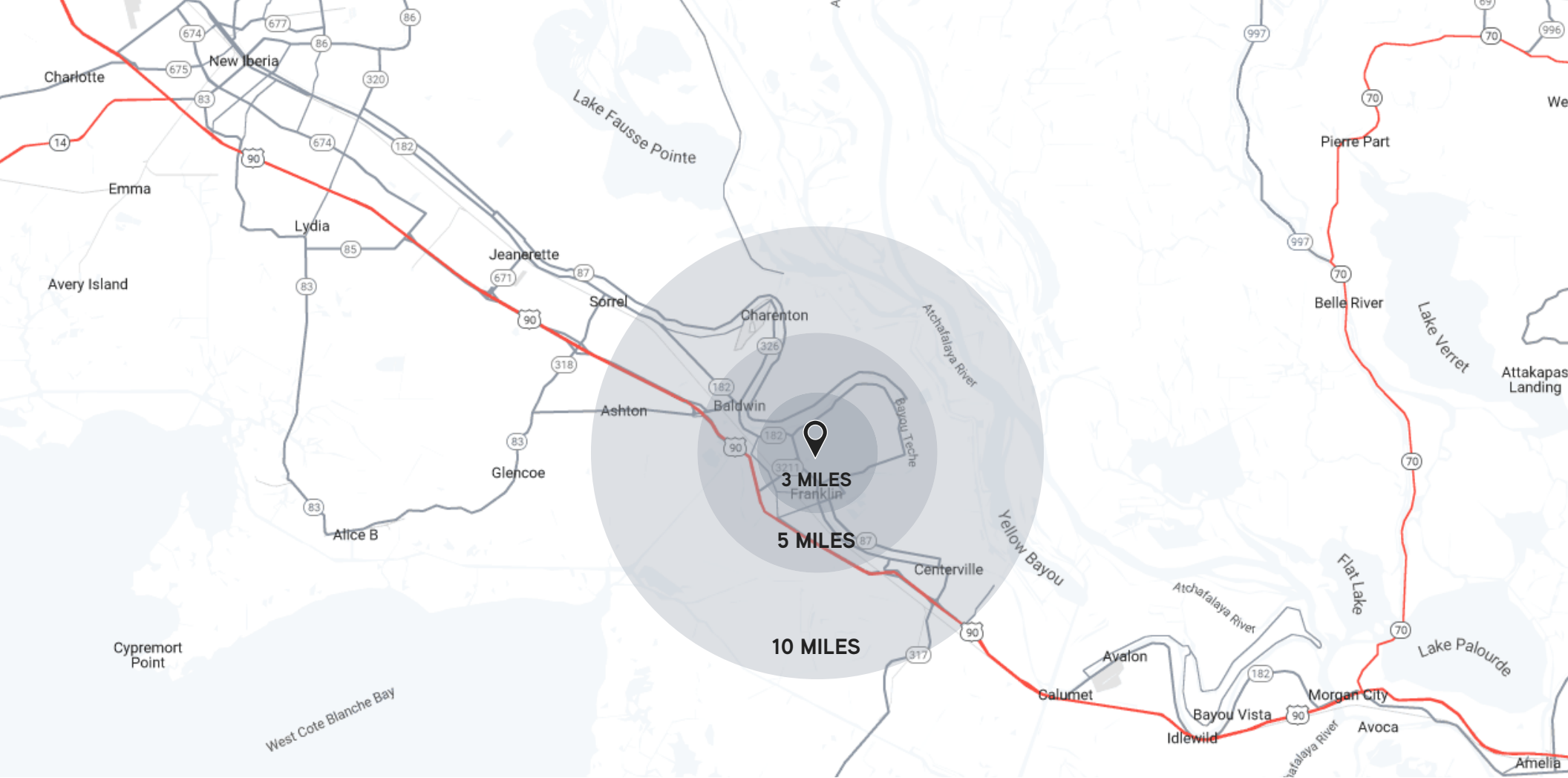
Best Western

POPEYES

FAST PACE HEALTH
URGENT CARE



O'Reilly AUTO PARTS



DEMOGRAPHICS



Population

3 Miles	8,895
5 Miles	11,782
10 Miles	17,054



Average Household Income

3 Miles	\$53,330
5 Miles	\$54,217
10 Miles	\$57,033



Area Feel



Tenant Profile

Our commitment to providing quality, affordable and accessible care to underserved communities began on October 7, 2009, with the opening of the first Fast Pace Urgent Care Clinic in Collinwood, Tennessee. Our team realized immediately that small cities and towns need far more than just urgent care services.

Since then, we've been working hard to provide a greater number of rural communities with quality and convenient healthcare services. Today, our company is a network of 170+ healthcare centers in Tennessee, Kentucky, Louisiana, Mississippi, and Indiana that provide services such as urgent care, primary care, orthopedic services, behavioral health, dermatology, and telehealth. We also have expanded our offerings to include on-site lab testing, diagnostic technologies, and x-ray machines on-site.

To better reflect our broad array of services and larger geographic footprint, we became Fast Pace Health in January 2020. Our goal is to address many healthcare needs near where rural residents live and work-on days and at times that are convenient to them. As part of a multi-state network of medical providers, our patients can be seen at any Fast Pace Health location without the hassle of transferring insurance and payment information or medical history. We also offer both in-person and virtual appointments for telehealth and behavioral health.

At Fast Pace Health, we want to make rural communities in the states we serve better by offering the type of quality health care each our patients not only need but deserve.



AT A GLANCE

INDUSTRY

Medical

SPECIALTY

Urgent Care Clinics

HEADQUARTERS

Franklin, TN

LOCATIONS

170+

FOUNDED

2009

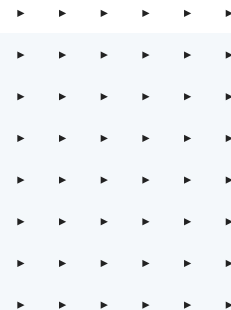
COMPANY TYPE

Private

WEBSITE

Fastpacehealth.com

Confidentiality Agreement



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 Helios Investment Services and should not be made available to any other person or entity without the written consent of Helios Investment Services.

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, and makes 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 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, Helios Investment Services has not verified, and will not verify, any of the information contained herein, nor has Helios Investment Services 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Helios Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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