

INVESTMENT
OPPORTUNITY



FAST PACE HEALTH

104 1st Avenue South, Collinwood, TN 38450

ÀCRE
PARTNERS

Contents

03	Investment Summary
04	Property Overview
05	Investment Highlights
07	Location Collinwood, TN
09	Industrial & Economic Development
10	Location Highlights
13	Financial Summary
14	Tenant Overview

EXCLUSIVELY LISTED BY:

BRIAN BROCKMAN

Broker

513-898-1551

bor@bangrealty.com

Bang Realty-Tennessee, Inc

Lic #343847

PRIMARY DEAL CONTACTS:

KAVEH EBRAHIMI

805-889-7837

Kaveh@aicrepartners.com

Lic #01896322

MILES ELAM

949-374-1163

melam@aicrepartners.com

CA DRE #02105134

Disclaimer:

©2026 AiCRE Partners. The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. AiCRE Partners does not doubt its accuracy; however, AiCRE Partners makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. AiCRE Partners encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



Investment Summary



AiCRE Partners, as exclusive investment sales advisor to Seller, is pleased to offer the opportunity to acquire the fee simple interest of Fast Pace Health Urgent Care in Collinwood, TN.

This offering presents the opportunity to acquire a 3,600 SF single-tenant urgent care facility built in 2019 and situated on a 0.61-acre parcel along 1st Avenue South in Collinwood, Tennessee. The property is located along Tennessee State Route 13, the primary corridor through downtown Collinwood near its interchange with the Natchez Trace Parkway, and holds particular significance as a market with deep roots for the tenant — Collinwood is the town where Fast Pace Health opened its first-ever clinic in 2009, and the company has continuously operated in the community ever since, with the current 3,600 SF facility constructed in 2019 as a build-to-suit replacement.

The asset is 100% leased to Fast Pace Health, a leading rural healthcare provider across the Southeast and Midwest, operating under a 12-year NNN lease with approximately 4.7 years remaining on the primary term and two (6-year) renewal options. Landlord retains responsibility for roof, structure, parking lot resurfacing and capital expenditures, while Tenant is responsible for interior maintenance, HVAC, and reimbursement of taxes and insurance — a low-management ownership profile.

The property is positioned along 1st Avenue South in the heart of downtown Collinwood, near Collinwood Hardware and other long-standing local businesses, and serves as an established healthcare anchor for Wayne County and the surrounding rural, tri-state trade area near the Alabama and Mississippi borders.

Fast Pace Health is a Tennessee-based healthcare provider operating a network of 300+ urgent care, primary care, and specialty clinics across eight states in the Southeast and Midwest. Founded in 2009 in Collinwood, TN and headquartered in Franklin, TN, the company delivers convenient outpatient medical services to rural and underserved communities, including urgent care, primary care, behavioral health, dermatology, orthopedics, and telehealth. The platform is supported by private equity firm Revelstoke Capital Partners, a Denver-based, healthcare-focused private equity firm with over \$6 billion in assets under management, which has helped accelerate the brand's growth since 2018.

\$1,183,000
List Price

7.50%
Cap Rate

\$88,764
NOI

Property Overview

Property Address:	104 1st Avenue South, Collinwood, TN 38450
Tenant:	Fast Pace Health Urgent Care
Bldg SF:	3,600 SF
Lot Size:	0.61 AC
Year Built:	2019
Net Operating Income:	\$88,764
Primary Lease Term:	12 years
Lease Term Remaining:	4.7 Years +/-
Lease Guarantor:	FP Urgent Care, LLC (Corporate)
Lease Commencement:	4/26/19
Lease Expiration:	4/26/31
Lease Type:	NNN w/ Limited Landlord Responsibilities
Rental Increases:	5% in Each Option
Ownership:	Fee Simple (Land & Building)
Renewal Options:	Two, 6-Year



Investment Highlights



FLAGSHIP LOCATION — BIRTHPLACE OF FAST PACE HEALTH

The property is the site of Fast Pace Health's very first clinic, opened in Collinwood, TN in October 2009. What began as a single walk-in clinic has since grown into a network of 300+ healthcare centers across eight states, making this location a foundational piece of the company's history and brand identity. The site is located along Tennessee State Route 13, the main corridor through downtown Collinwood, near its interchange with the Natchez Trace Parkway.

RURAL HEALTHCARE NECESSITY PROVIDER

Collinwood is a small, service-oriented community in Wayne County, Tennessee, with limited competing healthcare alternatives in the immediate trade area. Fast Pace Health's clinic model — extended hours, walk-in accessibility, and a broad range of services — positions the property as an essential, necessity-based healthcare resource for the surrounding rural population.

2019 BUILD-TO-SUIT MEDICAL FACILITY

The property features a 3,600 SF build-to-suit urgent care facility completed in 2019, specifically designed to accommodate Fast Pace Health's operational and medical requirements, including exam rooms and an X-ray suite. The modern construction includes a functional healthcare layout and contemporary building systems, providing a high-quality, purpose-built medical asset.



Investment Highlights

NNN W/ LIMITED LL RESPONSIBILITIES

With approximately 4.7 years remaining on the primary term, the lease keeps ownership refreshingly hands-off. Tenant covers interior maintenance, parking lot upkeep, snow removal, utilities, HVAC and reimbursement of taxes and insurance — leaving Landlord responsible only for the maintenance/replacement of roof/structure, foundation, and parking lot resurfacing.

BUILT-IN RENT GROWTH AT RENEWAL

Base rent steps up approximately 5% in each of the two 6-year renewal options, providing built-in income growth.

STRONG HEALTHCARE TENANT WITH PRIVATE EQUITY BACKING

The property is leased to Fast Pace Health (operating as Fast Pace Urgent Care), a leading rural healthcare provider with 300+ clinics across eight states. The platform is backed by Revelstoke Capital Partners, a Denver-based, healthcare-focused private equity firm with over \$6 billion in AUM, reinforcing operational strength and long-term growth strategy.

RECESSION-RESISTANT HEALTHCARE ASSET

Urgent care is a necessity-based medical service providing non-discretionary healthcare. The sector has demonstrated resilience through economic cycles and benefits from increasing demand for convenient, cost-effective medical treatment.



Location

Collinwood, TN



Collinwood is a small city in Wayne County, in south-central Tennessee, situated directly along the Natchez Trace Parkway roughly halfway between Nashville and Tupelo, Mississippi. The city sits at the junction of Tennessee State Route 13 and State Route 203, providing regional connectivity for Wayne County and the surrounding tri-state area near the Alabama and Mississippi borders.

With a broader Wayne County population of roughly 16,400, Collinwood functions as a local service center for the surrounding rural area. The economy is supported by healthcare, agriculture, timber, tourism tied to the Natchez Trace Parkway, and regional retail and service activity. The property is located along 1st Avenue South near the town's commercial core, close to Tennessee State Route 13, the primary corridor through downtown Collinwood. The nearby Natchez Trace Parkway interchange draws steady visitor and cyclist traffic through the area, supplementing demand from the local and county population.

Overall, Collinwood represents a stable, small-town Tennessee market anchored by essential rural services and supported by its position along the Natchez Trace Parkway and Tennessee State Route 13.

13,000+

Natchez Trace Parkway
Annual Regional Visitors

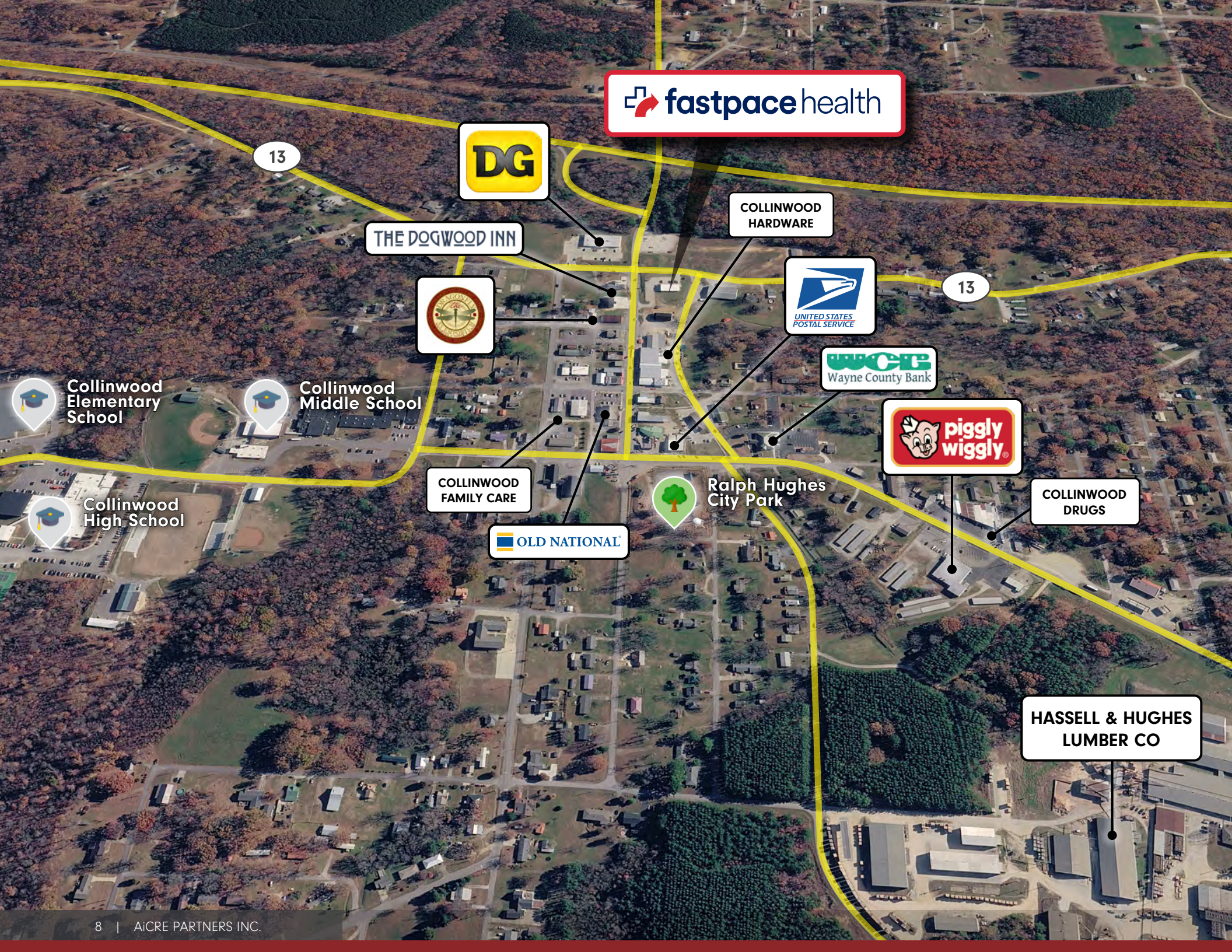


16,800+
Wayne County
Total Population

1,000+
Collinwood City
Population

\$71,216
Avg Hh Income

0%
State Income Tax
(Tennessee Tax Advantage)



 **fastpace health**

DG

THE DOGWOOD INN

**COLLINWOOD
HARDWARE**


UNITED STATES
POSTAL SERVICE

WAYNE COUNTY BANK
Wayne County Bank

 **piggy
wiggly**

**COLLINWOOD
DRUGS**

**HASSELL & HUGHES
LUMBER CO**

 **OLD NATIONAL**

**COLLINWOOD
FAMILY CARE**

 **Ralph Hughes
City Park**

 **Collinwood
Elementary
School**

 **Collinwood
Middle School**

 **Collinwood
High School**

HASSELL & HUGHES
LUMBER CO



COLLINWOOD
DRUGS



COLLINWOOD
355 MOTEL

COLLINWOOD
HARDWARE

COLLINWOOD
FAMILY CARE



THE DOGWOOD INN



13



 **fastpace** health

COLLINWOOD FIRE
DEPARTMENT

DG

THE DOGWOOD INN

COLLINWOOD
HARDWARE

COLLINWOOD
355 MOTEL

13



Industrial & Economic Development

The most substantial driver of growth in the area is the development of the Collinwood Technology Park, a large-scale data center campus proposed by Crystal Peaks Data Centers immediately outside the city. The project represents one of the largest private investments in Wayne County's history and is expected to generate lasting economic benefits for the surrounding community, including the immediate trade area served by the Property.

KEY PROJECT DETAILS INCLUDE:

- » **Job Creation:** the project is anticipated to bring over 1,000 construction jobs during its peak building phase and establish more than 120 permanent careers in operations, maintenance, and skilled trades.
- » **Footprint:** the campus spans over 200 acres within Wayne County, representing a substantial expansion of the local industrial and commercial tax base.
- » **Tax Revenue:** the project is structured to generate new property tax revenue supporting Wayne County schools, public safety, roads and bridges, parks and recreation, and other community services – without increasing local residents' electricity bills, as the facility is designed to generate its own power on-site.
- » **Community Integration:** developers have actively held open houses and are forming a Community Advisory Task Force – comprised of residents, educators, business owners, and civic leaders – to help shape a Community Benefit Agreement (CBA) directing long-term investment toward local public safety, schools, infrastructure, parks, and workforce training.



JOB CREATION

1,000+ CONSTRUCTION JOBS

Plus **120+** permanent careers in operations & trades



CAMPUS FOOTPRINT

200+ ACRES

Substantial expansion of local industrial & commercial tax base



TAX REVENUE

NEW TAX STREAM

Funds schools, roads & safety with 0% resident rate hike (On-site power)



COMMUNITY INTEGRATION

ACTIVE CBA

Task force guiding long-term local infrastructure & workforce investment

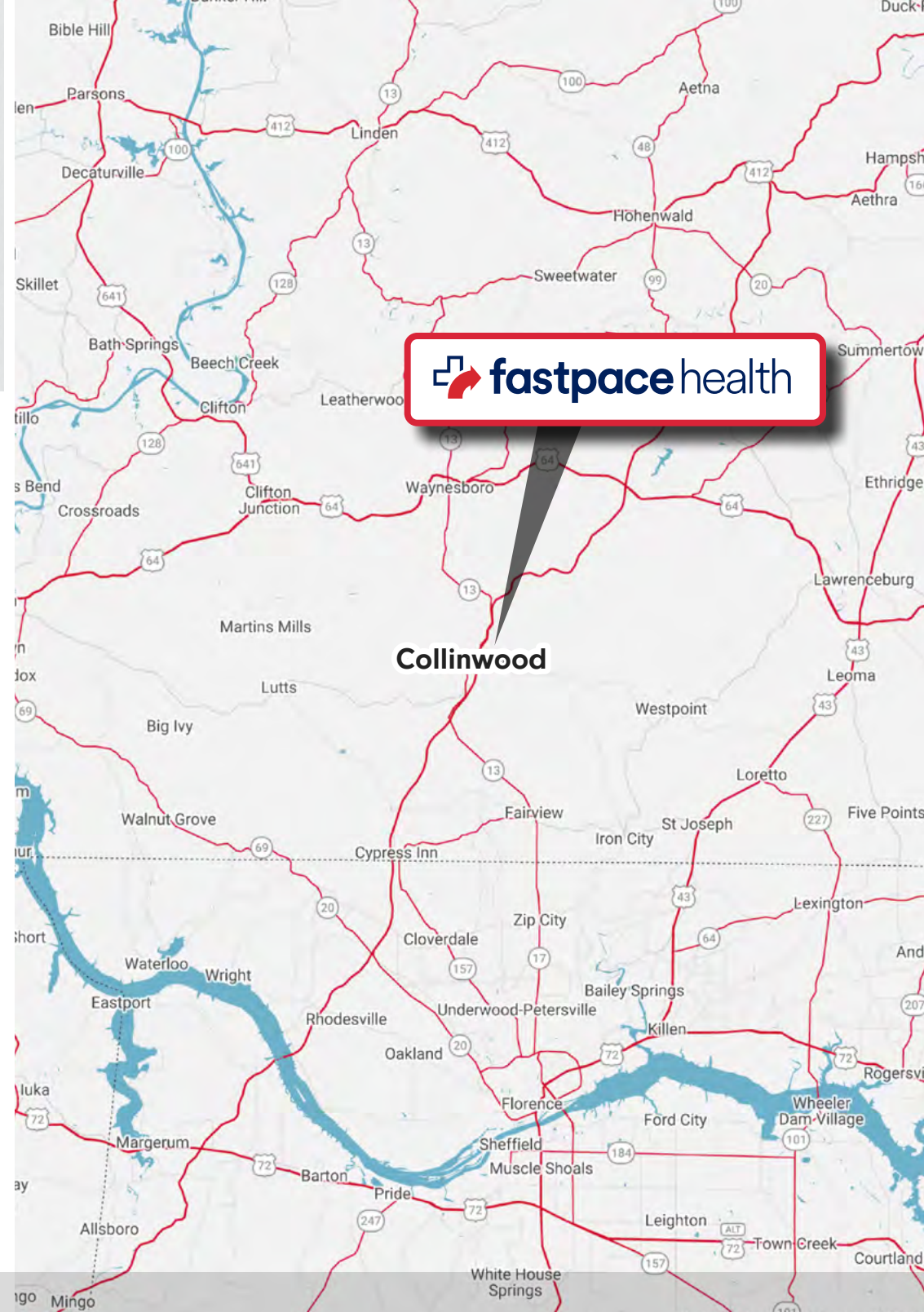
For a rural community of Collinwood's size, a project of this scale represents a meaningful and durable increase in local employment, household income, and municipal investment. As construction workers, permanent operations staff, and associated service providers move through the area, necessity-based retailers and healthcare providers – including the subject Property – stand to benefit from incremental daytime population and consumer spending within the immediate trade area.

Location Highlights

 Demographics	1 Mile	3 Mile	5 Mile
2020 Population	1,149	1,850	2,684
2025 Population	1,082	1,795	2,653
2030 Population Projection	1,073	1,795	2,665

 Households	1 Mile	3 Mile	5 Mile
2020 Households	500	789	1,129
2025 Households	468	761	1,111
2030 Household Projection	462	757	1,110

 Income	1 Mile	3 Mile	5 Mile
Avg Household Income	\$64,988	\$68,904	\$71,216
Median Household Income	\$43,999	\$48,636	\$51,121



Financial Summary



Lease Year	Annual Rent	Monthly Rent	Rent PSF	Increase
Current Term Lease Years 7-12 (Current - 4/26/31)	\$88,764	\$7,397	\$24.66	N/A
Option 1 Option Years 13-18 (4/27/31 - 4/26/37)	\$93,202	\$7,767	\$25.89	5.0%
Option 2 Option Years 19-24 (4/27/37 - 4/26/43)	\$97,862	\$8,155	\$27.18	5.0%



Tenant Overview

Fast Pace Health is a rural healthcare provider headquartered in Franklin, Tennessee, operating a growing network of urgent care, primary care, and specialty clinics across the Southeast and Midwest. Founded in 2009 with its first clinic in Collinwood, TN, the company focuses on providing convenient, accessible healthcare services to communities that are often overlooked.

The platform operates **300+ healthcare centers across eight states**, serving rural and suburban markets across Tennessee, Kentucky, Louisiana, Mississippi, Indiana, Alabama, North Carolina, and Arkansas with extended operating hours and walk-in accessibility. Clinics generally operate seven days a week and provide a broad range of services including urgent care, primary care, behavioral health, dermatology, orthopedics, occupational health, and telehealth.



The urgent care industry continues to experience strong growth driven by increasing patient demand for convenient, cost-effective alternatives to hospital emergency departments. Fast Pace Health's clinic model is designed for **high-frequency outpatient visits**, enabling efficient delivery of care while maintaining lower costs relative to traditional healthcare settings. With a focus on patient experience, extended hours, and accessible walk-in care, Fast Pace Health has established itself as a **recognized rural healthcare provider across the Southeast and Midwest**, serving patients across numerous communities and continuing to expand its clinic network.

PRIVATE
COMPANY TYPE

FP URGENT CARE, LLC
PARENT COMPANY

URGENT CARE CLINICS
SPECIALTY

300+
LOCATIONS

2009
FOUNDED

FRANKLIN, TN
HEADQUARTERS

REVELSTOKE
CAPITAL PARTNERS

\$6B+
IN ASSETS UNDER MANAGEMENT

EXCLUSIVELY LISTED BY:

BRIAN BROCKMAN

Broker

513-898-1551

bor@bangrealty.com

Bang Realty-Tennessee, Inc

Lic #343847

PRIMARY DEAL CONTACTS:

KAVEH EBRAHIMI

805-889-7837

Kaveh@aicrepartners.com

Lic #01896322

MILES ELAM

949-374-1163

melam@aicrepartners.com

CA DRE #02105134

