

SOLD!!!

FAST PACE HEALTH URGENT CARE

ROCHESTER, IN



BRAND NEW 15-YR. NNN LEASE,
RARE 2% ANNUAL INCREASES



SITUATED AT ENTRANCE TO NEW
WALMART SUPERCENTER AND
ACROSS FROM KROGER



JUST OFF SR 31 WITH 29,000
CARS/DAY, DIRECT ACCESS TO
SOUTH BEND AND INDIANAPOLIS



FULTON COUNTY AIRPORT

LAKE MANITOU

Auto Zone



Walmart



WINGS ETC. GRILL & PUB



12,500 VPD

Wendy's

MAIN ST



ROCHESTER CROSSING DR

Pilot

DUNKIN'



ROCHESTER COMMUNITY MIDDLE SCHOOL
407 STUDENTS

PEACE TREE VILLAGE



12,500 VPD

MAIN ST



ROCHESTER CROSSING DR





31

29,000 VPD



MAIN ST



12,500 VPD

ROCHESTER CROSSING DR



FAST PACE HEALTH URGENT CARE

 394 ROCHESTER CROSSING DR,
ROCHESTER, IN 46975

\$2,847,000
5.50% CAP RATE



GROSS LEASABLE AREA
3,726 SF



LOT SIZE
0.68 ACRES



YEAR BUILT
2022



NOI
\$156,606.96

LEASE SUMMARY

| | |
|-------------------|---|
| LEASE TYPE | Modified NNN |
| GUARANTOR | FP UC Holdings, Inc. |
| ROOF & STRUCTURE | Tenant Responsible (Roof) / LL Responsible (Structure) |
| TENANT | FPMCM, LLC dba Fast Pace Health Urgent Care |
| LEASE TERM | 15.4 Years |
| RENT COMMENCEMENT | Est. 10/15/2022 |
| RENT EXPIRATION | Est. 10/31/2037 |
| INCREASES | 2% Annual Increases & In Options |
| OPTIONS | Three, 5-Year |

RENT SUMMARY

| TERM | MONTHLY | ANNUAL |
|----------|--------------|---------------|
| Year 1 | \$13,050.58 | \$156,606.96 |
| Year 2 | \$13,311.59 | \$159,739.10 |
| Year 3 | \$13,577.82 | \$162,933.88 |
| Year 4 | \$13,849.38 | \$166,192.56 |
| Year 5 | \$14,126.37 | \$169,516.41 |
| Year 6 | \$14,408.89 | \$172,906.74 |
| Year 7 | \$14,697.07 | \$176,364.87 |
| Year 8 | \$14,991.01 | \$179,892.17 |
| Year 9 | \$15,290.83 | \$183,490.01 |
| Year 10 | \$15,596.65 | \$187,159.81 |
| Year 11 | \$15,908.58 | \$190,903.01 |
| Year 12 | \$16,226.76 | \$194,721.07 |
| Year 13 | \$16,551.29 | \$198,615.49 |
| Year 14 | \$16,882.32 | \$202,587.80 |
| Year 15 | \$17,219.96 | \$206,639.56 |
| Option 1 | \$17,564.36* | \$210,772.35* |
| Option 2 | \$19,392.48* | \$232,709.70* |
| Option 3 | \$21,410.86* | \$256,930.32* |

*2% Annual Increases

INVESTMENT HIGHLIGHTS



SECURE INCOME STREAM

- 15-Yr. Modified NNN Lease, Tenant Responsible for Roof
- 2% Annual Rent Increases, Including Renewal Options
- Corporate Guarantee from Fast Pace Health, 179 Locations and Growing
- Fast Pace Health Achieved Highest Level of Creditation from the Urgent Care Association
- In 2020, Urgent Care Clinics Saw a 58% Increase in Visit Volumes with New Customers Making Up Over 50% of These Visits
- Urgent Care Industry Revenue Great at an Annualized Rate of 5.9% to \$38.5 billion (2016-2021)



PROXIMITY

- 18,354 Residents in Primary Trade Area with an Average Household Income of \$66,583
- Excellent Access and Visibility to 12,500 VPD Along Main Retail Corridor with Direct Access to South Bend
- Situated at the Entrance to a New Walmart Supercenter and Across from Kroger Grocery Anchored Center
- Just Off SR 31 with 29,000 VPD, Connects to Downtown Indianapolis
- Strong Daytime Population, Over 9,000 Employees in Trade Area
- South of Lake Michigan with Millions of Annual Visitors
- 3 Miles to Fulton County Airport (RCR), 10 Miles to Friedrich Airport and 14 Miles to Mentone Airport

DRONE FOOTAGE



CLICK TO WATCH



GLA
3,762
SQUARE FEET

LOT SIZE
0.68
Acres

PARKING
39
Spaces

ADDITIONAL PHOTOS



TENANT OVERVIEW

FAST PACE HEALTH URGENT CARE

Fast Pace is headquartered in Franklin, TN and provides convenient and affordable healthcare services to rural markets throughout some Southern states. Fast Pace provides treatment for a wide range of illnesses, injuries, and common conditions, in addition to diagnostic and screening services. Fast Pace Health's "patient first" mentality has guided its mission to provide convenient and compassionate care to the communities it serves. Since 2009, Fast Pace Health has grown from 1 clinic in Collinwood, TN to 154 clinics throughout Tennessee, Kentucky, Mississippi, Louisiana, and Indiana with plans for future expansion.

WWW.FASTPACEHEALTH.COM

COMPANY HIGHLIGHTS

- » Fast Pace is the largest independent provider of urgent care and primary care services in Tennessee and one of the fastest growing companies in the industry.
- » Fast Pace Health has adopted telehealth services as an option for their patients and is expanding the service throughout its network of clinics.

INDUSTRY HIGHLIGHTS

- » 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 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 Physical Visits"
- » In 2021, the urgent care segment has grown to be a \$38.5 billion industry — more than doubling since the last time it was reported on this in 2017 when the industry was at \$15 billion. The segment already was experiencing rapid growth, which was accelerated by the COVID-19 pandemic, leading to an expected 3.4% increase in market size this year.
- » Having an open urgent care center in a ZIP code reduced the total number of ED visits by residents in the ZIP code by 17.2%



REPRESENTATIVE PHOTO

HEADQUARTERS
FRANKLIN
TENNESSEE

LOCATIONS
154

FOUNDED
2011

COMPANY TYPE
PRIVATE

ROCHESTER, INDIANA



THE CITY OF FRIENDSHIP AND PRIDE

Rochester, Indiana is named after the well-known Rochester, New York. Rochester, Indiana is located in Fulton county, 41 miles South of South Bend Indiana and 89 miles North of Indianapolis, Indiana. Rochester is located in Fulton County, a county that was formed in 1835. The county was named after Robert Fulton, the inventor of the steamboat. In 1853 the village became a town, and soon after, in 1909 the town became the City of Rochester. Lake Manitou was annexed into the city later in the 1980s. Originally, this lake was named Devil's Lake since local Native Americans believed that a monster lived in it, and the area was uninhabited until the 18th century. Now Lake Manitou is surrounded by a park and nature preserves, it's perfect for all water activities such as fishing, boating, water skiing, swimming and kayaking.



ATTRACTIONS

There is much beauty to be seen within the City of Rochester. One of the main attractions within the city is the Round Barn Museum. This barn was knocked down by a tornado in 1989 and 2015. It has since been rebuilt and displays resilience to the people in Fulton County. Inside is a museum of old farm equipment and tools. Prairie Edge National Park is a site to behold with lightly trafficked loop trails and opportunities to see wildlife, specifically bird watching. Manitou is another must see place in Rochester. Surrounded by a park and nature preserves, the spring and ground water fed lake covers 775 acres and provides recreation and relaxation for residents and visitors alike. This charming all-sport lake, located 45 miles south of South Bend, provides activities such as fishing, boating, water skiing, swimming and kayaking.



EDUCATION

Within Rochester there are four public schools and one private schools. The four public schools serving 1,790 student and 119 staff in Rochester Community School Corp School District. The Private school, Sunny Ridge School has 32 students enrolled.



ECONOMY

The economy of Rochester employs over 2,000 people. The largest industries in Rochester are Manufacturing, Retail Trade, and Health Care & Social Assistance. The highest paying industries are Information, Construction and Accommodation & Food Service.



TRANSPORTATION

There are three airports that are near the County of Fulton, Fulton County Airport (RCR) which is 3 miles away, Friedrich Airport which is 10 miles away and Mentone Airport which is 14 miles away.

DEMOGRAPHICS



| POPULATION | 5 MI | 7 MI | 10 MI |
|--------------------------|--------------|---------------|---------------|
| 2021 Total | 8,544 | 12,466 | 18,354 |
| Total Daytime Population | 9,095 | 11,911 | 16,776 |

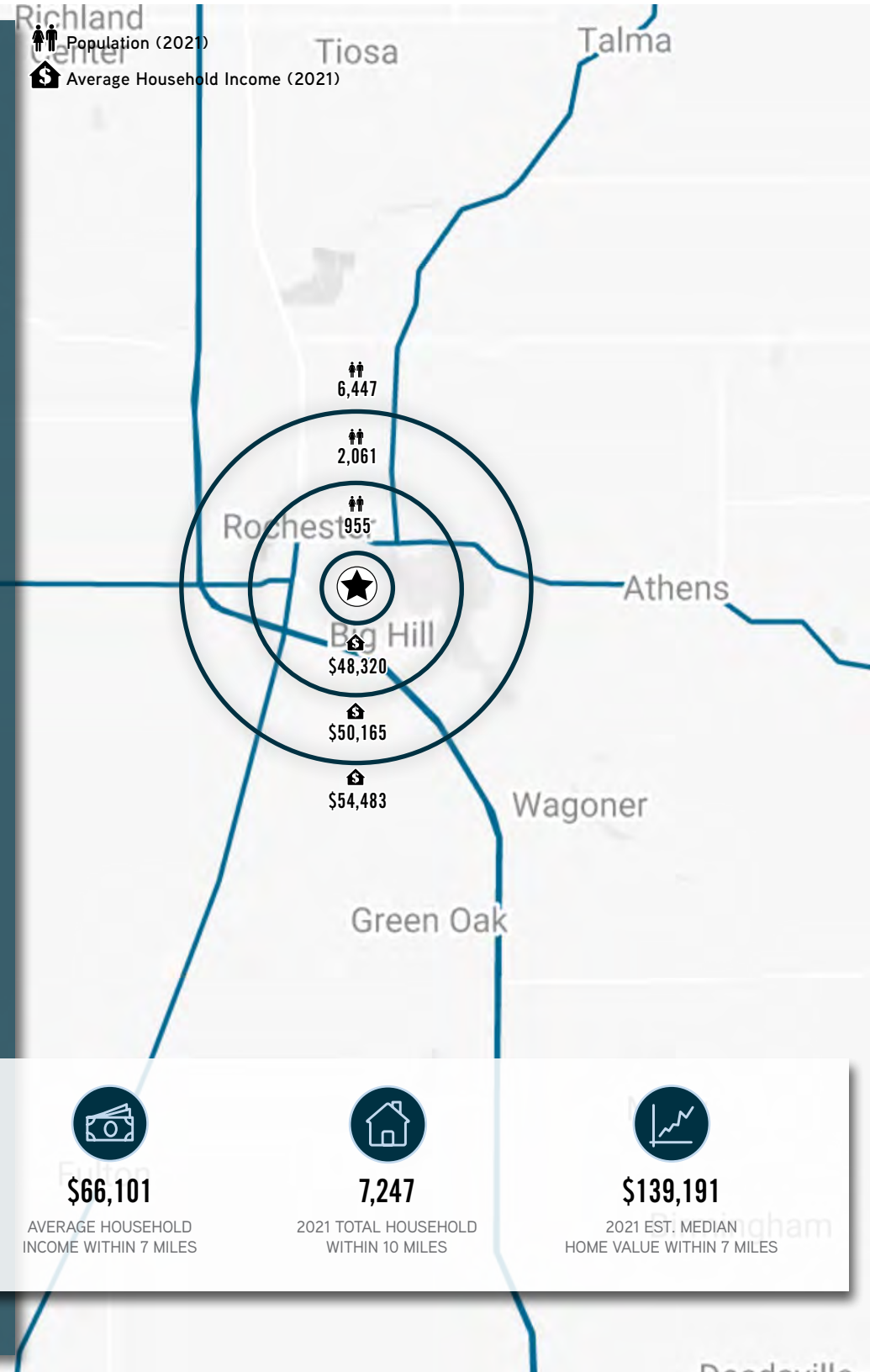
| HOUSEHOLDS | 5 MI | 7 MI | 10 MI |
|------------------------------|--------------|--------------|--------------|
| 2021 Total Households | 3,590 | 5,063 | 7,247 |

| INCOME | 5 MI | 7 MI | 10 MI |
|----------------------------|-----------------|-----------------|-----------------|
| 2021 Median Income | \$53,466 | \$54,666 | \$54,627 |
| 2021 Average Income | \$65,121 | \$66,101 | \$66,583 |

| AGE/HOME VALUE | 5 MI | 7 MI | 10 MI |
|------------------------------------|------------------|------------------|------------------|
| 2021 Est. Median Age | 43.2 | 43.0 | 42.1 |
| 18 and Older | 79.6% | 78.8% | 77.9% |
| 2021 Est. Median Home Value | \$124,047 | \$139,191 | \$135,138 |
| 2026 Est. Median Home Value | \$141,574 | \$174,350 | \$165,066 |

| EDUCATION | 5 MI | 7 MI | 10 MI |
|-----------------------------|-------|-------|-------|
| Bachelor's Degree or Higher | 17.2% | 17.3% | 16.2% |

 Population (2021)
 Average Household Income (2021)



16,776

TOTAL DAYTIME POPULATION
WITHIN 10 MILES



17.2%

INDIVIDUALS WITH A BACHELOR'S
DEGREE OR HIGHER WITHIN 5 MILE



18,354

2021 TOTAL POPULATION
CONSENSUS WITHIN 10 MILES



\$66,101

AVERAGE HOUSEHOLD
INCOME WITHIN 7 MILES



7,247

2021 TOTAL HOUSEHOLD
WITHIN 10 MILES



\$139,191

2021 EST. MEDIAN
HOME VALUE WITHIN 7 MILES

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ACTUAL SITE



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