

# FOR SALE

## FAST PACE HEALTH URGENT CARE

132 Well Road

West Monroe, Louisiana 71291



# EXCLUSIVE

— REALTY —



### INVESTMENT HIGHLIGHTS:

- NN Lease/Minimal Landlord Responsibilities
- 5,525 square feet on 0.93 Acres of Land
- Corporate Guaranteed Lease
- 154 Walk-In Locations
- New Build
- 11 Years Remaining on Lease
- E-commerce Resistant
- Densely populated area with over 125,000 Residents within a 10 Mile Radius
- Average Annual Household Income exceeds \$64,000 within a 5 Mile Radius

PRICE:	\$2,569,886
AVERAGE NOI:	\$157,277
AVERAGE CAP RATE:	6.12%
LEASE TYPE:	NN
PRIMARY LEASE TERM:	13 YEARS
OPTIONS:	3 (5) YEAR OPTIONS

**FOR MORE INFO CONTACT: STEVE SAGMANI/ANGELO IACOBELLI**

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### INVESTMENT OFFERING

Exclusive Realty is pleased to present this 5,525 SF Fast Pace Health Urgent Care located in West Monroe, Louisiana. The property has a NN Lease, leaving minimal Landlord Responsibilities. The lease is corporately guaranteed by Fast Pace Health.

The five mile average household income exceeds \$64,000 per year, making this location ideal for a Fast Pace Health Urgent Care.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant.



### INVESTMENT SUMMARY

LIST PRICE:	\$2,569,886
AVERAGE NOI:	\$157,277
AVERAGE CAP RATE:	6.12%
BUILDING SIZE:	5,525 sq. ft.
LAND ACREAGE:	0.93 Acres
ZONING:	Commercial
YEAR BUILT:	New Build
TENANT:	Fast Pace Health Urgent Care
LEASE TYPE:	NN
PRIMARY LEASE TERM:	13 Years
LEASE YEARS REMAINING:	11 Years
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE:	Landlord Responsibility
LEASE START DATE:	February 2020
LEASE EXPIRATION DATE:	February 2033
OPTIONS:	3 (5) Year Options
INCREASES:	10% every 5 Years
LEASE GUARANTOR:	Fast Pace Health
WEBSITE:	<a href="http://www.fastpacehealth.com">www.fastpacehealth.com</a>

### FOR MORE INFORMATION CONTACT:

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### DISCLOSURE:

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### ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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### TENANT PROFILE



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 one clinic in Collinwood, TN to clinics throughout Tennessee, Kentucky, Mississippi, Louisiana, and Indiana, with plans for future expansion.

Fast Pace Health clinics provide treatments for a wide range of illnesses, injuries, and common conditions and provide a variety of wellness, diagnostic, and screening services. Open seven days a week with extended hours, Fast Pace Health offers patients the convenience of short wait times, daily urgent care services, and the ability to be seen by a primary care provider without an appointment. Fast Pace Health accepts most insurance providers and offers affordable self-pay prices for uninsured patients. Each Fast Pace Health clinic features multiple exam rooms, on-site lab testing, and X-ray capabilities.

### TENANT OVERVIEW

Company:	Fast Pace Health
Founded:	2009
Total Revenue:	\$131.2 M
Headquarters:	Waynesboro, Tennessee
Website:	<a href="http://www.fastpacehealth.com">www.fastpacehealth.com</a>

### TENANT HIGHLIGHTS

- Fast Pace Health has added orthopedics to its growing list of services
- Fast Pace Health is Meeting the Need for Annual Wellness Care in Rural Communities
- Fast Pace Health is meeting patient needs and challenges during the midst of the COVID-19 environment and beyond

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## DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
Well Rd & I-20 S	19,072	Total Population	28,035	53,592	125,570
I-20 & Downing Pines Rd W	48,484	Total Households	11,600	22,380	48,285
Thomas Rd & Mc Millan Rd N	30,595	Average HH Income	\$64,073	\$64,802	\$60,359

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West Monroe is a city in Ouachita Parish, Louisiana, United States. It is situated on the Ouachita River, across from the neighboring city of Monroe. The two cities are often referred to as the Twin Cities of northeast Louisiana.

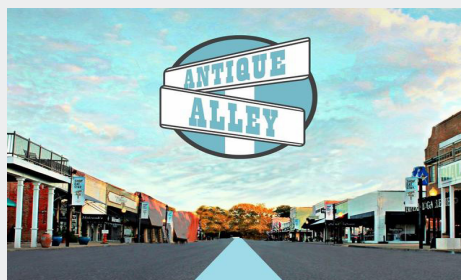
Originally laid out in 1837 as Byron by John Campbell at the foot of the ferry landing to Monroe, the town flourished and Campbell went bankrupt. The area was bought by Christopher Dabbs, a doctor from Virginia who submitted the plans for Cotton Port in 1854; it was officially recognized in 1859. It too languished until the arrival of the Vicksburg, Shreveport, & Texas Railroad and the construction of the bridge over the Ouachita. Cotton Port boomed as a river port and rail depot.

1022nd Engineer Company (Vertical) of the 527th Engineer Battalion of the 225th Engineer Brigade is located in West Monroe.



### Kiroli Park

150 acres of nature's beauty. Within park you can enjoy several playgrounds, a unique conservatory, a dog park, tennis courts, numerous gardens, picnic areas, fishing ponds and hiking trails. Most of park is wooded and accessible through paved streets and trails that hold surprises like a suspension bridge, covered bridge, observation tower, and elevated walkways.



### Antique Alley

Located in the Cotton Port Historic District of Downtown West Monroe, Louisiana, on the banks of the Ouachita River. Antique Alley features a diverse shopping experience including antique malls, individual antique stores, boutiques, specialty shops, restaurants, a bed and breakfast, events and meeting spaces.



### Duck Commander

This warehouse, gift shop & museum is owned by the Robertson family of "Duck Dynasty" fame. Duck Commander was built on passion, pride and faith. We have a line of duck calls that go back to 1972 when Phil patented the first double reed system. We have both low-end and high-end calls as well as calls for several different species of ducks.



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