



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM  
Multi-Tenant Lease Investment Opportunity

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129 N Locust Ave | Lawrenceburg, TN 38464



# EXCLUSIVELY MARKETED BY:

2



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS

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# INVESTMENT SUMMARY

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Sands Investment Group is Pleased to Exclusively Offer For Sale the 8,700 SF Fast Pace Multi-Tenant Center Located at 129 N Locust Avenue in Lawrenceburg, Tennessee. This Investment Includes Three Tenants In One Building.



Actual Property Image

## OFFERING SUMMARY

PRICE	\$1,920,000
CAP	7.50%
NOI	\$144,000
PRICE PER SF	\$220.69
YEARS REMAINING	Varies
LEASE GUARANTY	Varies

## PROPERTY SUMMARY

ADDRESS	129 N Locust Avenue Lawrenceburg, TN 38464
COUNTY	Lawrence
BUILDING AREA	8,700 SF
LAND AREA	0.86 AC
BUILT	1965/1995

# HIGHLIGHTS



Corporate Guarantee From FP Urgent Care, LLC



Fast Pace Urgent Care Operates Over 90 Clinics Across 3 States



Parent Company, Revelstoke, Recently Completed 23 Fast Pace Acquisitions Representing More Than \$1.2 Billion of Total Enterprise Value



Fast Pace Urgent Care Has a Triple Net (NNN) Lease With Landlord Responsible For Roof/Structure - the Other Two Tenants Have a Triple Net (NNN) Lease With Landlord Responsible For Roof/Structure and Property Taxes



Covington Credit and Jimi's Shelter Insurance Operate Thriving Businesses and Have Occupied the Space For Over 10 Years

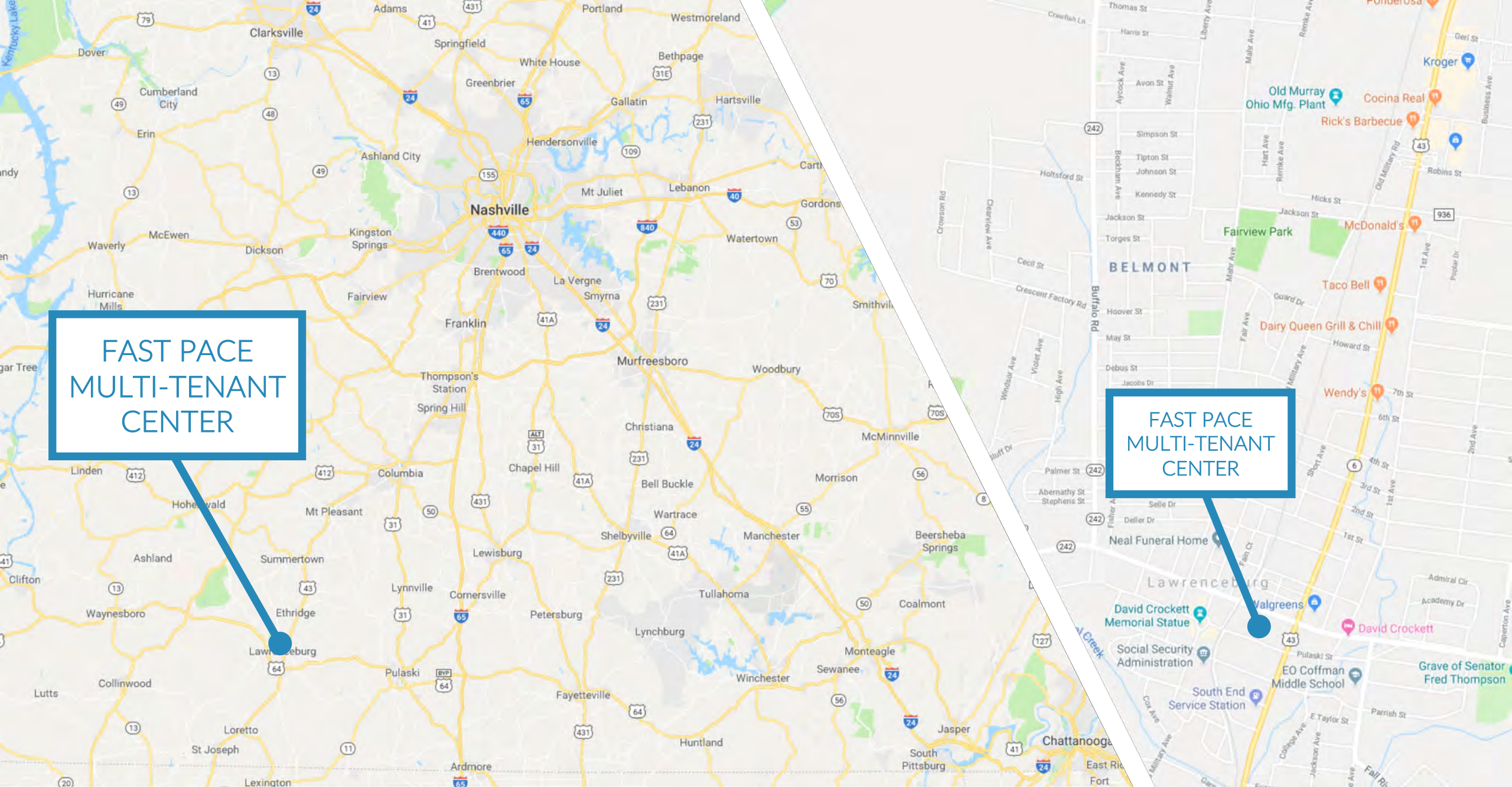


Population of 17,423 Residents With an Average Household Income of \$51,851 Within a 5-Mile Radius



Nearby Tenants Include: Wendy's, McDonald's, Pizza Hut, AutoZone, CVS, Walgreens, Kroger and Walmart Supercenter





FAST PACE  
MULTI-TENANT  
CENTER

FAST PACE  
MULTI-TENANT  
CENTER

Fast Pace Multi-Tenant Center | 129 N Locust Ave | Lawrenceburg, TN 38464



Lawrenceburg Donuts



OneMain Financial.  
LENDING DONE HUMAN



Frances A. Berry-Brown, M.D.

Cut N Up



Groucho's Tires

Sanders Automotive

Medical Billing Solutions

Children's Closet

General Dentistry



Democrat Union

Gibbs Furniture Outlet

Bedford's Check Cashing



FAST PACE MULTI-TENANT CENTER

Gaines St.

Pulaski Street  
Church of Christ

Quality First Home Care

Fields Auto Sales



Jennifer "The Salon"



City Cleaners and Laundry



Methvin Motors



FAST PACE  
MULTI-TENANT  
CENTER



Gaines St.

CITGO  
SHELL  
DOLLAR GENERAL

DOMINO'S

CVS pharmacy

NAPA

DOLLAR GENERAL

LONG JOHN SILVER'S

Kroger  
Arby's  
Speedway  
Krystal  
Little Caesars  
SUBWAY  
Advance Auto Parts

O'Reilly  
AUTO PARTS

SUNTRUST  
RITE AID

SONIC  
ZAXBY'S

True Value

Walgreens

FIRST TENNESSEE

DQ

McDonald's  
Wendy's

Exxon  
TACO BELL  
cricket

DOLLAR TREE  
Save a lot  
DUNKIN' DONUTS  
Aaron's  
goodwill

AutoZone  
burkes OUTLET  
GOODY'S  
BIG LOTS!  
TSC TRACTOR SUPPLY CO  
SHOE SHOW  
DOLLAR GENERAL  
AMERICAS  
BEST VALUE INN & SUITES  
AT&T  
CATO  
SHERWIN-WILLIAMS  
Kentucky Fried Chicken

SHELL

Walmart Supercenter  
BURGER KING  
HIBBETT SPORTS  
MURPHY USA



# CITY OVERVIEW

Lawrenceburg | Lawrence County | Tennessee



## Lawrenceburg, TN

Lawrenceburg is the county seat of Lawrence County in Tennessee. The city is named after War of 1812 American Navy officer James Lawrence. According to the U.S. estimate census, the city's population was 10,772 residents in 2017. Lawrenceburg is the largest city on the state line between Chattanooga and Memphis. The city is situated on the banks of Shoal Creek, and it is also located around 80 miles southwest of Nashville at the junction of U.S. Routes 43 and 64. Lawrenceburg is nicknamed the "Crossroads of Dixie."



## Economy

Lawrenceburg employs about 3,555 people, and is specialized in Utilities, Transportation, Warehousing, and Construction. Due to the cities proximity, Nashville's economy also affects Lawrenceburg's. As the "home of country music", Nashville has become a major music recording and production center. Nashville has been the second-largest music production center in the U.S. Nashville's music industry is estimated to have a total economic impact of \$6.4 billion per year and to contribute 19,000 jobs to the Nashville area.



## Contemporary Life

Lawrenceburg is home to the David Crockett State Park, which commemorates the historical activities of the famous frontiersman David Crockett in the local area. The city is about an hour and a half drive to Nashville, making it the perfect day trip city. Nashville is home to the melodious attractions like the Country Music Hall of Fame, the Musicians Hall of Fame & Museum, and the Grand Ole Opry. The city is also home to The Parthenon, a replica of the famous Greek structure that represents Nashville's role as the Athens of the South.



# DEMOGRAPHICS

Fast Pace Multi-Tenant Center | 129 N Locust Ave | Lawrenceburg, TN 38464



## Population

3-MILE	5-MILE	10-MILE
12,145	17,423	30,245



## Average Household Income

3-MILE	5-MILE	10-MILE
\$50,087	\$51,851	\$52,393





# TENANT PROFILE



Fast Pace is the independent largest provider of urgent care and primary care services in Tennessee and one of the fastest growing companies in the industry. Since partnering with Shore Capital in 2012, The clinic has grown from its initial seven employees to more than 500 clinical staff and about 102 locations across Middle and West Tennessee, Kentucky and Mississippi, with plans for future expansion.

With expansion comes the convenience of being able to be treated at any of the Fast Pace locations without the hassle of transferring insurance and payment information or medical history. The clinics are electronically linked so that if you have to be seen at a clinic miles from home your information is available to healthcare professionals on the spot. Fast Pace is headquartered in Waynesboro, TN and provides convenient and affordable healthcare services to rural markets throughout Tennessee, Kentucky, and Mississippi. Fast Pace provides treatment for a wide range of illnesses, injuries, and common conditions, in addition to diagnostic and screening services.



COMPANY TYPE  
Private



FOUNDED  
2011



# OF LOCATIONS  
102



HEADQUARTERS  
Waynesboro, TN



WEBSITE  
fastpaceurgentcare.com





# REVELSTOKE CAPITAL PARTNERS

**Revelstoke** is a private equity firm formed by experienced investors who focus on building industry-leading companies. Revelstoke strives to partner with management teams to execute on a disciplined organic and acquisition strategy to build exceptional companies. Since the firm's inception in mid-2013, Revelstoke has raised in excess of \$700 million in equity commitments across its various investing entities. [www.revelstokecp.com](http://www.revelstokecp.com).

August 24, 2016 - Revelstoke Capital Partners ("Revelstoke"), a Denver-based private equity firm, has completed its investment in Fast Pace Urgent Care. ("Fast Pace" or the "Company"), a portfolio company of Shore Capital Partners. With its investment in Fast Pace, Revelstoke has now completed 23 acquisitions, which includes eight platform investments and 15 add-on acquisitions, representing more than \$1.2 billion of total enterprise value.

Highlighted below are seven things to know about the transaction as well as urgent care growth.

1. One of the players in the transaction is Brentwood, Tenn.-based Fast Pace, a provider of urgent care and primary care services. Since 2013, the company has grown from seven clinics in Tennessee to 36 clinics in Tennessee and Kentucky. The growth came primarily through opening 26 new locations and acquiring three locations. Fast Pace is a portfolio company of Shore Capital, a Chicago-based private equity firm focused exclusively on microcap healthcare investments.

2. The other player in the transaction is private equity firm Revelstoke, which focuses on building healthcare and business services companies. Since the firm's inception in mid-2013, Revelstoke has raised more than \$700 million in equity commitments across its various investing entities and has completed 23 acquisitions totaling over \$1.2 billion in enterprise value, according to an announcement of the transaction.

3. Houlihan Lokey advised Fast Pace on the acquisition. The company said its healthcare group provides advice to healthcare services, managed care, seniors housing, biopharmaceutical and life sciences companies. Including Fast Pace, Houlihan Lokey has advised on four urgent care transactions.

5. Scott Becker, publisher of Becker's Healthcare, said, "The deal is reflective of the high amount of interest in the urgent care area."

6. For instance, Nashville, Tenn.-based Hospital Corporation of America in November acquired Urgent Care Extra's Nevada operations, which include 14 urgent care centers in Las Vegas.

In February, San Francisco-based Dignity Health announced it is teaming up with Atlanta-based GoHealth Urgent Care in a joint venture to bring consumer-focused urgent care to the Bay Area. And Last August, Boston-based Partners HealthCare announced plans to open up to 12 urgent care clinics in the next three years to cater to patients who need medical care, but don't need to go to an emergency room.

7. These investments are driven partly by the rise in active patients older than 50 who desire convenient care for injuries and illness, but want to be connected to a larger system where their regular physician may practice and where urgent visits can become part of their medical record, Tom Charland, CEO of consulting firm Merchant Medicine, told The Wall Street Journal.





# LEASE SUMMARY

TENANT	Fast Pace Urgent Care
PREMISES	A Building of Approximately 4,695 SF
LEASE COMMENCEMENT	November 16, 2018
LEASE EXPIRATION	November 15, 2030
LEASE TERM	~12 Years Remaining
RENEWAL OPTIONS	2 x 6 Years
RENT INCREASES	5% Every 6 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Medical
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



Actual Property Image



# TENANT PROFILE



Shelter Insurance Company is a mutual insurance company which focuses on Auto, Property, Business, and Life Insurance. It operates in fifteen U.S. states and the headquarters are located in Columbia, Missouri. Shelter was founded in 1946 as the insurance subsidiary of the Missouri Farmers Association, and was called MFA Mutual Insurance Company. The Shelter name came from the company's most famous slogan, "M.F.A is your Shield of Shelter". In 1981, the name was changed to Shelter Insurance Companies.

The company has more than 1,400 licensed agents, with their own offices, in 15 different states. Each agent provides professional advice to customers, and helps them make insurance choices that work for their needs and budgets. The company's friendly and professional way of doing business has transformed them into one of the top regional insurance companies in the country. Shelter consistently receives high ratings from the A.M. Best Company.



**COMPANY TYPE**  
Subsidiary



**FOUNDED**  
1946



**# OF LOCATIONS**  
1,400+



**HEADQUARTERS**  
Columbia, MO



**WEBSITE**  
shelterinsurance.com





# LEASE SUMMARY

TENANT	Jimi Moore Shelter Insurance
PREMISES	A Building of Approximately 1,000 SF
LEASE COMMENCEMENT	April 1, 2018
LEASE EXPIRATION	March 31, 2021
LEASE TERM	2+ Years Remaining
RENEWAL OPTIONS	N/A
RENT INCREASES	N/A
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Retail
PROPERTY TAXES	Landlord's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility





# TENANT PROFILE



Servicing small loan needs since 1981, Covington Credit is the place to go for instant cash. Whether people need assistance with dealing with loss of income, catching up from a previous loan, or even home repairs, Covington has the answer. Covington Credit is the leading provider for easy cash.

With Covington small personal loans are great for paying off cash flow issues or credit card bills, so clients no longer have to worry about sudden expenses. Their loan amounts range from \$300 up to \$1,400 depending on clients state. With over 275 branches across the Southeast, the company is always just around the corner. Covington Credit installment loans will help get people back on their budget after an unexpected or sudden expense. With a 90% customer approval rating, people know they can trust Covington Credit quick personal loans.



**COMPANY TYPE**  
Subsidiary



**FOUNDED**  
1981



**# OF LOCATIONS**  
275+



**HEADQUARTERS**  
Greenville, SC



**WEBSITE**  
mygotomoney.com





# LEASE SUMMARY

TENANT	Covington Credit
PREMISES	A Building of Approximately 1,000 SF
LEASE COMMENCEMENT	June 1, 2014
LEASE EXPIRATION	May 31, 2019
LEASE TERM	~6 Months Remaining
RENEWAL OPTIONS	N/A
RENT INCREASES	N/A
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Bank
PROPERTY TAXES	Landlord's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility





# RENT ROLL

Fast Pace Multi-Tenant Center | 1351 Tie Camp Road | Waynesboro, TN 38485

TENANT NAME	SIZE		ANNUAL RENT				LEASE TERM		OPTIONS
	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	
Fast Pace Urgent Care	4,695 SF	54%	\$123,600	\$26.33	5%	Every 6 Years	11/16/2018	11/15/2030	2 x 6 Years
Vacant	2,005 SF	23%	-	-	-	-	-	-	-
Jimi Moore Shelter Insurance	1,000 SF	11.50%	\$10,200	\$10.20	-	-	04/01/2018	03/31/2021	-
Covington Credit	1,000 SF	11.50%	\$10,200	\$10.20	-	-	06/01/2014	05/31/2019	-
<b>OCCUPIED</b>	<b>6,695 SF</b>	<b>77%</b>	<b>\$144,000</b>						
<b>VACANT</b>	<b>2,005 SF</b>	<b>23%</b>	<b>-</b>						
<b>TOTAL</b>	<b>8,700 SF</b>	<b>100%</b>	<b>\$144,000</b>						





# 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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment 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, 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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment 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.

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 Sands Investment Group 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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Actual Property Image



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