

FAST PACE HEALTH **URGENT CARE**

1118 N Gateway Ave, Rockwood, TN 37854

Healthcare
Investment Opportunity

Offering Memorandum

320+ Unit Operator | Corporate Guaranty | 7.75% Cap Rate | Walmart Outparcel



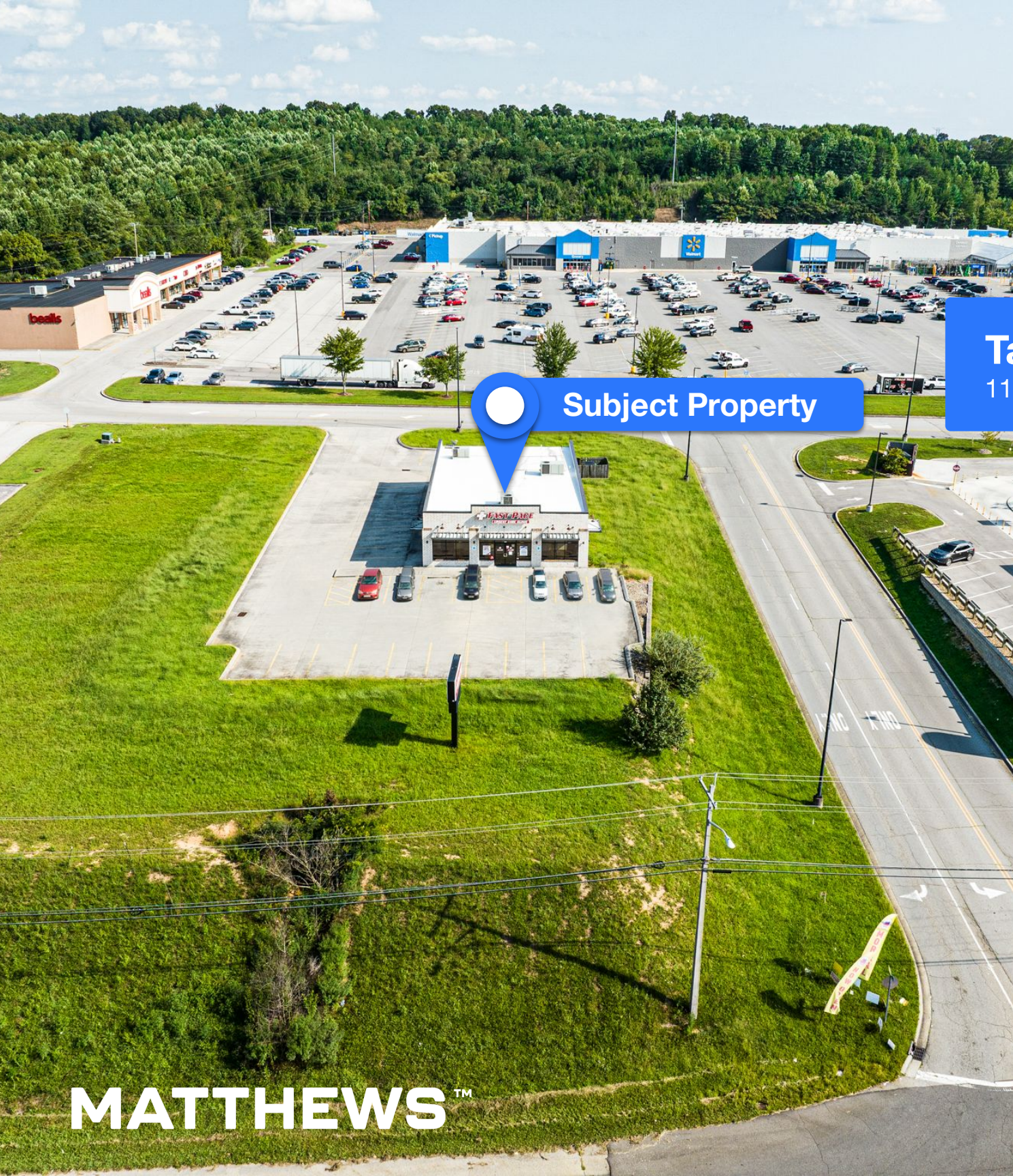


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Financial Summary

\$1,573,000

List Price

7.75%

Cap Rate

NN+

Lease Type

320+

Location Operator

Property Details

Tenant Trade Name	Fast Pace Health
Address	1118 N Gateway Ave, Rockwood, TN 37854
Built	2018
Square Feet	±3,600
NOI	\$121,935
Lease Type	Double Net (NN)
Landlords Responsibilities	Roof & Structure
Lease Remaining	±3.5 Years
Lease Commencement	Feb 16, 2018
Lease Expiration	Feb 15, 2030
Renewal Options	Two, Six-Year Options with Annual CPI Increases
Rental Increases	1.25% Annually in the Primary Term

Face Pace Health Urgent Care

Matthews is pleased to present an opportunity to acquire a net-leased healthcare asset in Rockwood, Tennessee, the commercial and service hub of western Roane County. The property is leased to Fast Pace Health, a leading urgent care provider with more than 320 locations across eight states, and offers investors stable cash flow, annual 1.25% rent increases, and exposure to the growing outpatient healthcare sector. Positioned as a Walmart Supercenter outparcel on N Gateway Avenue (US-70), Rockwood's primary retail corridor, the asset benefits from strong daily traffic, a nearby industrial employment base, increasing healthcare demand, and long-term income growth potential.



Exclusively Listed By

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Property Overview

Fast Pace Health

1118 N Gateway Ave, Rockwood, TN 37854



Subject Property

Location Highlights

- Along N Gateway Avenue / US-70
- Near Walmart Supercenter
- Strong Retail & Dining Corridor
- Excellent Visibility & Access
- Near Major Industrial Employers
- Convenient Roane County Location

Investment Highlights

Property Highlights

Retail, Dining & Everyday Services

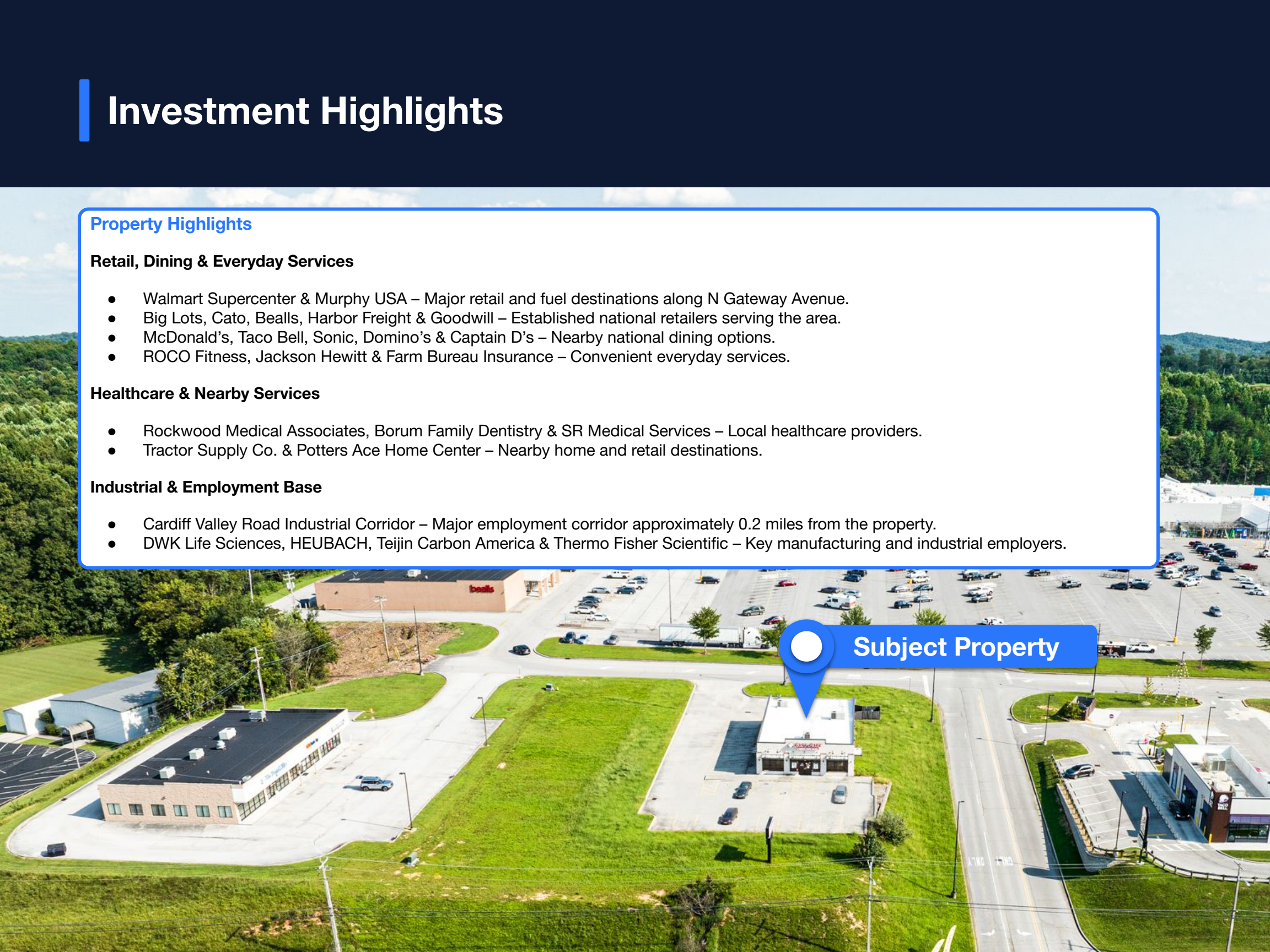
- Walmart Supercenter & Murphy USA – Major retail and fuel destinations along N Gateway Avenue.
- Big Lots, Cato, Bealls, Harbor Freight & Goodwill – Established national retailers serving the area.
- McDonald's, Taco Bell, Sonic, Domino's & Captain D's – Nearby national dining options.
- ROCO Fitness, Jackson Hewitt & Farm Bureau Insurance – Convenient everyday services.

Healthcare & Nearby Services

- Rockwood Medical Associates, Borum Family Dentistry & SR Medical Services – Local healthcare providers.
- Tractor Supply Co. & Potters Ace Home Center – Nearby home and retail destinations.

Industrial & Employment Base

- Cardiff Valley Road Industrial Corridor – Major employment corridor approximately 0.2 miles from the property.
- DWK Life Sciences, HEUBACH, Teijin Carbon America & Thermo Fisher Scientific – Key manufacturing and industrial employers.



Subject Property

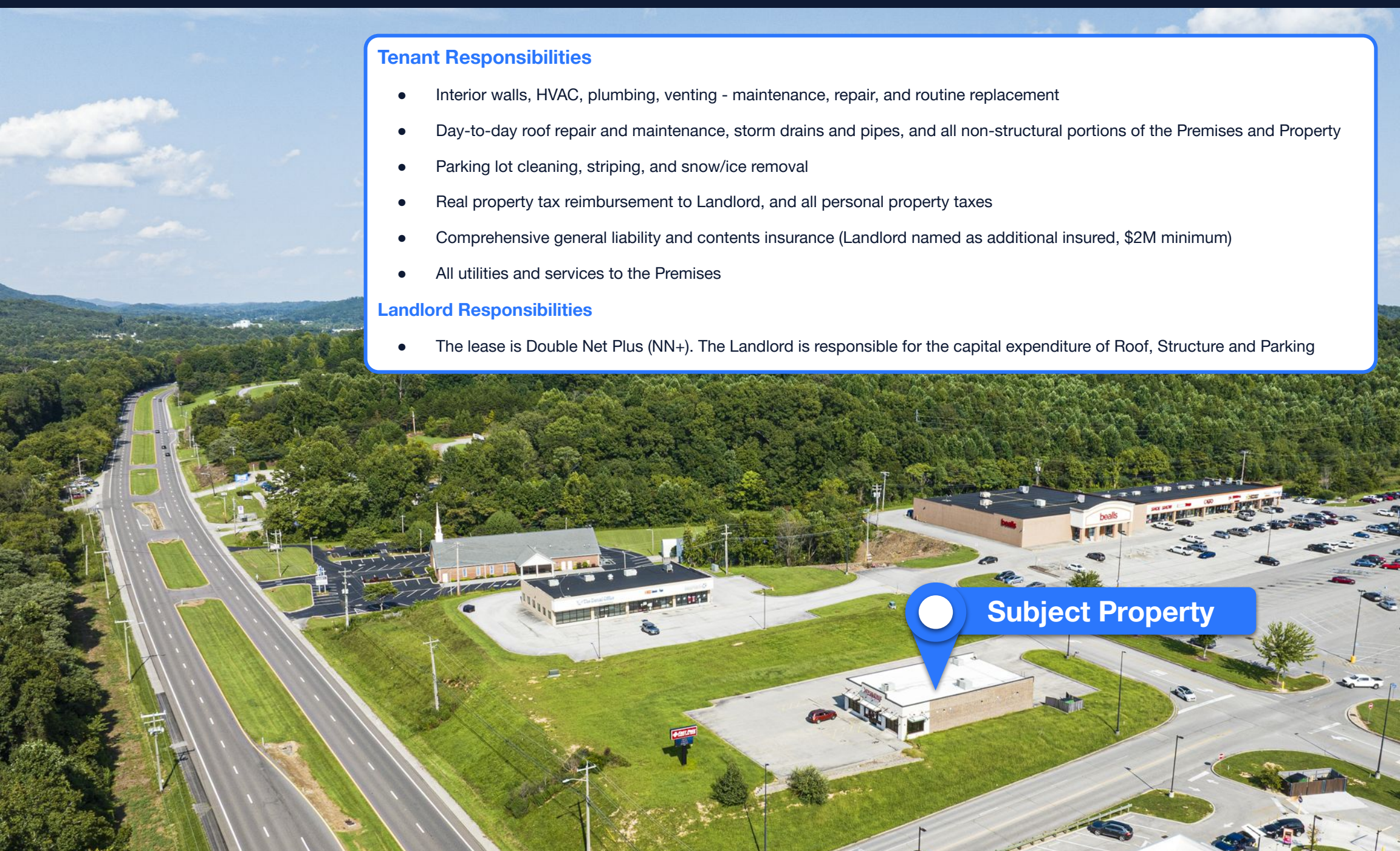
Investment Highlights

Tenant Responsibilities

- Interior walls, HVAC, plumbing, venting - maintenance, repair, and routine replacement
- Day-to-day roof repair and maintenance, storm drains and pipes, and all non-structural portions of the Premises and Property
- Parking lot cleaning, striping, and snow/ice removal
- Real property tax reimbursement to Landlord, and all personal property taxes
- Comprehensive general liability and contents insurance (Landlord named as additional insured, \$2M minimum)
- All utilities and services to the Premises

Landlord Responsibilities

- The lease is Double Net Plus (NN+). The Landlord is responsible for the capital expenditure of Roof, Structure and Parking



Subject Property



Fully Occupied Shopping Center



Domino's

SHOE
SHOW

BEALLS
— Live Life Local —

EL MORRAL
MEXICAN RESTAURANT

GameStop CATO

Walmart
Supercenter



The Dental Office Rockwood

BenchMark
PHYSICAL THERAPY

fastpacehealth

Subject Property

TACO
BELL

Auto
Zone



 **Deer Run Apartments**
±72 Units

 **Heritage Hill Apartments**
±72 Units
With Direct Access



 **Signature HealthCARE of Rockwood Rehab & Wellness Center**
±157 Beds

 **Rockwood High School**
±340 Students



Pattersons
HOME APPLIANCES



Tri-City's Auto Sales
Used Car Dealer



 **fastpace health**
Subject Property

N Gateway Ave ± 12,580 VPD



INTERSTATE 40 ± 35,410 VPD



TEIJIN CARBON



27 ± 12,580 VPD



Pattersons
HOME APPLIANCES

**ROCO
FITNESS**



**AMERICAN
OUTDOOR EQUIPMENT**

First Financial Bank



70 ± 4,790 VPD

Google Earth

Walmart Anchored Shopping Center



Financial Overview

Fast Pace Health

1118 N Gateway Ave, Rockwood, TN 37854



Financial Summary

\$1,573,000

List Price

7.75%

Cap Rate

NN+

Lease Type

Annualized Operating Data

Lease Year	Rate/SF	Monthly Base Rent	Annual Base Rent	Implied Cap Rate*
9 (current)	\$33.87	\$10,161.27	\$121,935.27	7.75%
10	\$34.29	\$10,288.29	\$123,459.46	7.85%
11	\$34.72	\$10,416.89	\$125,002.70	7.95%
12	\$35.16	\$10,547.10	\$126,565.23	8.05%



Tenant Overview



Tenant Overview

Fast Pace Health is a rapidly expanding healthcare provider specializing in urgent care, primary care, behavioral health, and telehealth services, with a strong presence across rural and underserved markets in the United States. Founded with a mission to improve access to quality healthcare in communities that are often overlooked by larger systems, the company has established itself as a trusted regional brand known for convenience, affordability, and patient-centered care. Its integrated service model and focus on accessibility position Fast Pace Health as a differentiated operator within the fragmented outpatient care sector.

Why Invest in Fast Pace Health?

- **Essential Healthcare Tenancy:** Provides critical, non-discretionary medical services, making it highly resilient across economic cycles and less susceptible to downturn-driven demand volatility.
- **Strong Growth Trajectory:** Demonstrates consistent expansion through both de novo clinic development and acquisitions, capitalizing on increasing demand for accessible outpatient care.
- **Underserved Market Focus:** Strategically targets rural and secondary markets with limited healthcare access, reducing direct competition and strengthening long-term patient loyalty.
- **Integrated Care Model:** Combines urgent care, primary care, behavioral health, and telehealth services, creating multiple revenue streams and enhancing patient retention.
- **Scalable Platform:** Standardized clinic model and operational infrastructure support efficient replication and continued geographic expansion.

Year Founded
2009

Headquarters
Franklin, TN

Ownership Status
Private

States
8

Locations
320+

Website
fastpacehealth.com

Growth & Geographic Footprint



- **Company Overview:** Fast Pace Health is a private equity-backed healthcare provider focused on affordable urgent care and primary care services in rural and underserved communities.
- **Services Offered:** Provides walk-in care, diagnostics, screenings, treatments, and accepts most major insurance plans while offering competitive self-pay options.
- **Founded & Headquarters:** Established in 2009 in Collinwood, Tennessee; headquartered in Franklin, Tennessee.
- **Geographic Footprint:** Operates 320+ clinics across Tennessee, Kentucky, Louisiana, Mississippi, Indiana, Alabama, Arkansas, and North Carolina, serving over 3 million patients annually.
- **Growth Strategy:** Initially focused on tertiary markets in Tennessee and Kentucky before expanding throughout the Southeast and into emerging markets such as North Carolina and Arkansas.

Key Milestones

- **2009:** Founded by Stan Bevis and Reams Powers; opened first clinic in Collinwood, Tennessee.
- **2012:** Shore Capital Partners invested, helping expand the platform from 7 to 36 locations.
- **2016:** Acquired by Revelstoke Capital Partners, a Denver-based healthcare-focused private equity firm.
- **2018:** Partnered with healthcare investment firm CRG, securing refinancing and additional growth capital.
- **2022:** Acquired 21 First Care clinics in Kentucky and Indiana, bringing the portfolio to approximately 200 locations.
- **2025:** Expanded to 320+ clinic locations across the Southeast.



Market Overview

Fast Pace Health

1118 N Gateway Ave, Rockwood, TN 37854

Major Cities

- Knoxville, TN 41.9 Miles Away
- Chattanooga, TN 67 Miles Away
- Nashville, TN 119 Miles Away

±42 Miles Away

Key Demographic Strengths:

- High Homeownership Rate
- Family-Oriented Community
- Affordable Cost of Living
- Stable Residential Population
- Access to the Greater Knoxville Region

Rockwood, TN



Local Market Overview

Rockwood, Tennessee, is a well-established community in Roane County, positioned between Knoxville and the Cumberland Plateau. The city benefits from convenient regional connectivity through U.S. Highway 27 and U.S. Highway 70, providing access to surrounding communities, employment centers, and major transportation corridors. Rockwood serves as a commercial and service hub for residents throughout western Roane County and the surrounding rural communities. The region also benefits from East Tennessee's established manufacturing and logistics base, supported by access to Interstate 40 and the broader Knoxville metropolitan area.

Retail activity is concentrated along Rockwood's primary commercial corridors, particularly U.S. Highway 27 and U.S. Highway 70, which feature grocery, dining, automotive, convenience, and everyday service uses. The city's combination of established residential neighborhoods, regional accessibility, and nearby employment provides consistent demand for essential retail and services, supporting Rockwood's role as a convenient commercial destination for the surrounding area.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,264	8,244	11,783
Current Year Estimate	1,221	7,960	11,368
2020 Census	1,209	7,717	10,916
Growth Current Year-Five-Year	3.52%	3.57%	3.65%
Growth 2020-Current Year	0.98%	3.15%	4.14%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	523	3,507	4,997
Current Year Estimate	512	3,425	4,878
2020 Census	494	3,216	4,539
Growth Current Year-Five-Year	2.21%	2.37%	2.42%
Growth 2020-Current Year	3.61%	6.52%	7.47%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$76,407	\$84,003	\$84,839

KNOXVILLE, TN MSA

Knoxville is a major city in the state of Tennessee and the county seat of Knox County. It is the third-largest city in Tennessee after Nashville and Memphis, with a population of just under $\pm 200,000$ residents. Ideal location in the Tennessee Valley and surrounded by the Great Smoky Mountains, Knoxville serves as a gateway to one of the most visited national parks in the United States. It is a key economic and cultural hub for East Tennessee, with a blend of historical significance, natural beauty, and modern development.

Knoxville holds a unique place in the region's history and identity. The city is home to the University of Tennessee's flagship campus, which contributes to a popular academic and sports culture, especially around the beloved Tennessee Volunteers. Downtown Knoxville is known for its revitalized urban core, filled with live music venues, art galleries, and award-winning restaurants. Attractions like Market Square, the Sunsphere from the 1982 World's Fair, and the Knoxville Museum of Art draw both residents and tourists year-round.

Knoxville plays an important role in energy research and technology. It is located near Oak Ridge National Laboratory, one of the largest science and energy national laboratories in the U.S., which has helped position the region as a center for innovation. Manufacturing, logistics, and healthcare are also major industries in the area. With its affordable cost of living, proximity to outdoor recreation, and growing economic opportunities, Knoxville continues to draw new residents and businesses. Here are more facts and highlights about Knoxville, its community, and its growing regional importance.

***Knoxville Has Approximately 7.4
Million Annual Visitors***



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1118 N Gateway Ave, Rockwood, TN, 37854** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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