fastpace health

1020 Hwy 62 E, Mountain Home, AR 72653

Healthcare Investment Opportunity

Offering Memorandum

300+ Unit Operator | Constructed in 2024 | Corporate Guaranty | 7.25% Cap Rate | 2.00% Annual Rent Increases | Favorable Depreciation

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PROPERTY OVERVIEW

Fast Pace Health Urgent Care
1020 Hwy 62 E, Mountain Home, AR 72653

EXECUTIVE SUMMARY

The Opportunity

Matthews™ Healthcare Division is pleased to present to qualified investors the opportunity to acquire a brand-new, state-of-the-art Fast Pace Urgent Care clinic located at 1020 Hwy 62 E, Mountain Home, Arkansas. The property is offered at a purchase price of $3,133,214 , reflecting a 7.25% cap rate. The 2,820-square-foot facility, constructed in 2024, sits on approximately 0.64 acres and is secured by a NNN lease with over 13 years remaining that features 2% annual rental increases and a corporate guaranty from FP UC Holdings, Inc. Under the lease terms, the tenant is responsible for the roof and all interior/exterior maintenance, while the landlord is solely responsible for the building's structural elements.

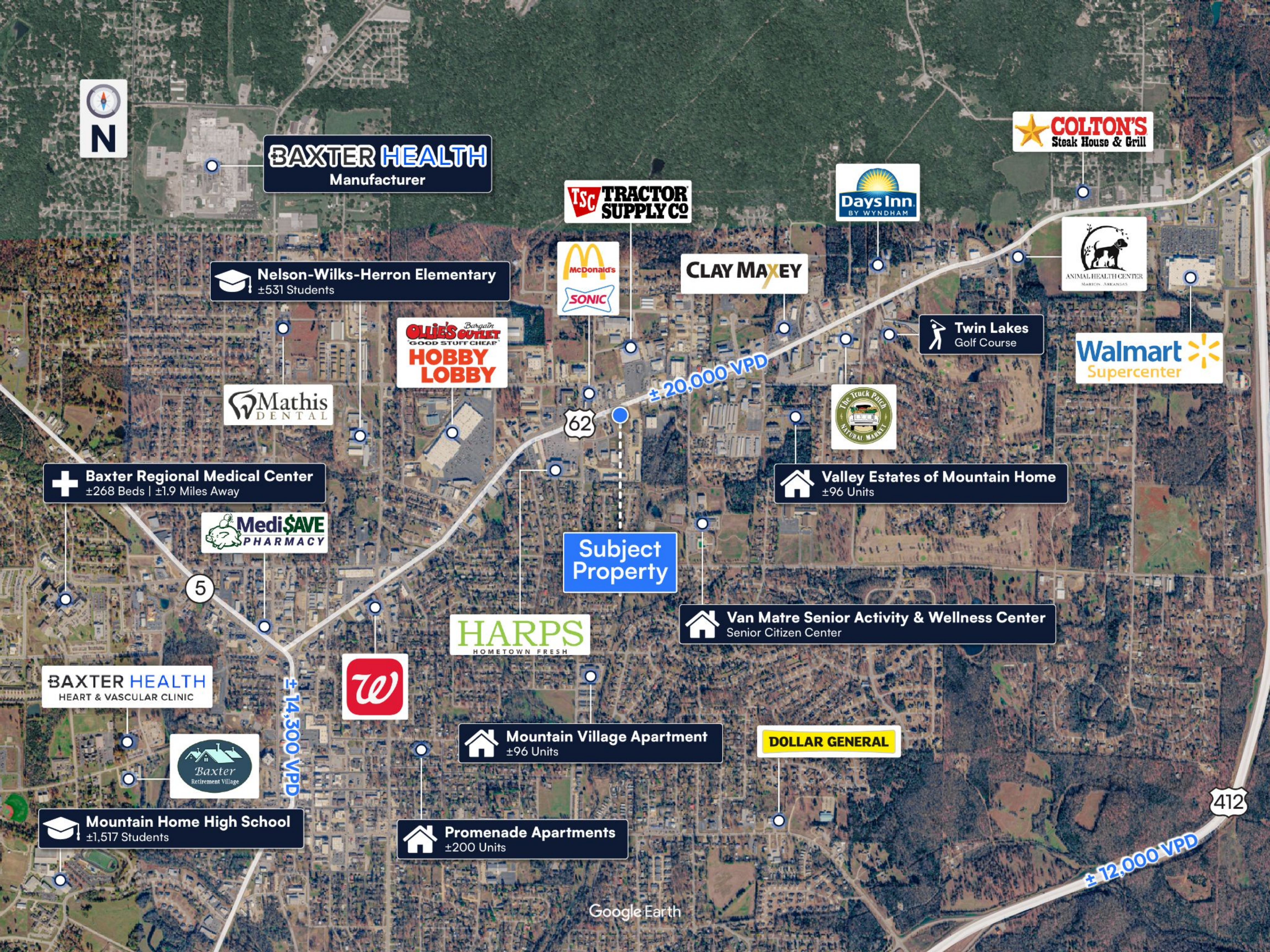
The investment is backed by one of the nation's largest and fastest-growing urgent care providers, with Fast Pace Health operating over 300 locations across eight (8) states. Strategically situated along a major east/west artery with traffic counts of 20,000 cars per day, the property benefits from high visibility and a central location within a regional retail hub. It is positioned just down the street from major national retailers including Walmart Supercenter, Home Depot, and Lowe's, and is only 1.5 miles from the award-winning Baxter Regional Medical Center, which employs 2,000 people.

This offering presents investors with the opportunity to acquire a newly constructed asset with significant curb appeal leased to a strong operator under a long-term, passive NNN lease structure. The lease features annual rent escalations and a corporate guaranty, providing a built-in hedge against inflation and enhanced credit profile. Lastly, investors may benefit from accelerated depreciation and potential tax advantages through a cost segregation study (subject to consultation with their CPA).

INVESTMENT HIGHLIGHTS

Property Highlights

- **Long-Term Passive income:** The investment opportunity offers investors a brand new 15-year lease with over 13 years remaining.
- **Built-In Rent Growth:** The lease features 2% annual increases which ensures investors annual income appreciation and serves as a great hedge against inflation.
- **Minimal Landlord Oversight:** The lease features a modified NNN lease structure with tenant responsible for the roof and landlord only responsible for the structural elements of the property.
- **New Construction:** This opportunity offers investors a property with attractive real estate and recent construction, thus ensuring minimal capital expenditures for the foreseeable future.
- **High-Caliber Tenant:** The property s operated by one of the nation's largest and fastest growing urgent care providers, operating over 300 locations across eight (8) states.
- **Favorable Depreciation:** Due to the extensive build out of this facility, this investment opportunity offers investors the ability to capture favorable depreciation and tax benefits through a cost segregation study. **Investors to consult with their CPA.*
- **Retail Synergy:** The property is positioned within a regional retail hub near major retail tenants including Walmart Supercenter, Home Depot, Lowe's, Hobby Lobby, and TJ Maxx.
- **Proximity to Medical Hub:** Situated only ±1.5 miles from the award-winning Baxter Regional Medical Center which employs 2,000 people.



N
BAXTER HEALTH
Manufacturer
TSC TRACTOR SUPPLY CO
Days Inn BY WYNDHAM
COLTON'S Steak House & Grill
Nelson-Wilks-Herron Elementary
±531 Students
McDonald's
SONIC
CLAY MAXEY
ANIMAL HEALTH CENTER
OLLIE'S Bargain OUTLET "GOOD STUFF CHEAP"
HOBBY LOBBY
Twin Lakes
Golf Course
Walmart Supercenter
Mathis DENTAL
± 20,000 VPD
62
The Truck Patch NATURAL MARKET
Baxter Regional Medical Center
±268 Beds | ±1.9 Miles Away
Valley Estates of Mountain Home
±96 Units
MediSAVE PHARMACY
Subject Property
5
Van Matre Senior Activity & Wellness Center
Senior Citizen Center
HARPS HOMETOWN FRESH
BAXTER HEALTH
HEART & VASCULAR CLINIC
± 14,300 VPD
Mountain Village Apartment
±96 Units
DOLLAR GENERAL
Baxter Retirement Village
412
Mountain Home High School
±1,517 Students
Promenade Apartments
±200 Units
± 12,000 VPD
Google Earth

1020 Hwy 62 E
Mountain Home, AR 72653

±2,820 SF
GLA

7.25%
Cap Rate

±20,000
Vehicles Per Day

NNN
Lease Type

2024
Year Built

FINANCIAL OVERVIEW

Fast Pace Health Urgent Care
1020 Hwy 62 E, Mountain Home, AR 72653

FINANCIAL SUMMARY

$3,133,214 List Price	**7.25%** Cap Rate	**NNN** Lease Structure	**$227,158*** NOI

Property Details

Tenant Trade Name	Fast Pace Health
Type of Ownership	Fee Simple
Lease Guarantor	FP UC Holdings, Inc.
Lease Type	NNN
Original Lease Term	15 Years
Rent Commencement Date	8/1/2024
Lease Expiration Date	8/1/2039
Term Remaining on Lease	±13.4 Years
Increases	2% Annual
Options	Three, 5-Year Options
Roof	Tenant
Structure	Landlord

***Rent as of September 1st 2026 rent bump**

TENANT OVERVIEW

fastpace health

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
300+

Website
fastpacehealth.com

MARKET OVERVIEW

MOUNTAIN HOME, AR

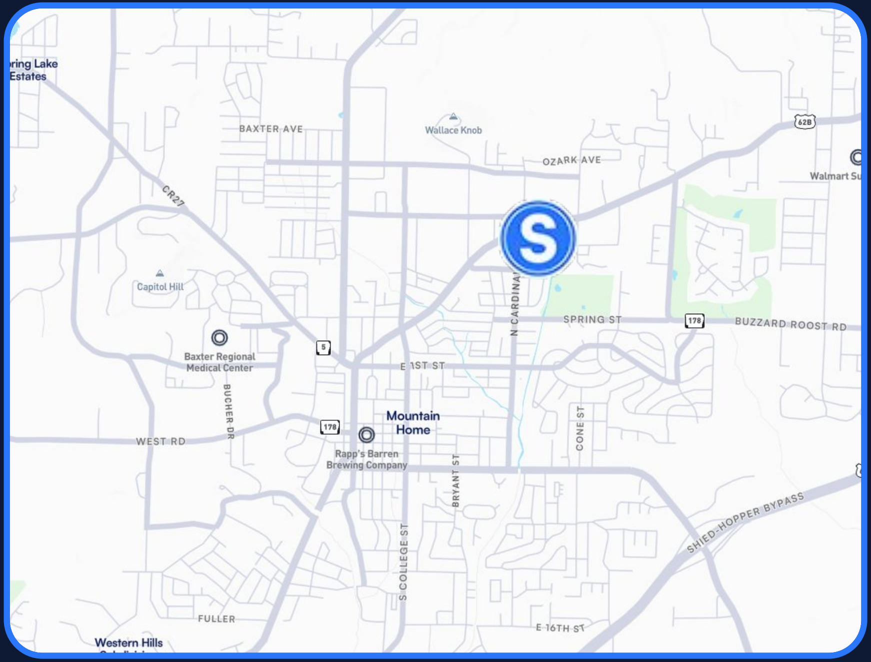
Market Demographics

12,800
Total Population

$46,000
Median HH Income

5,800
# of Households

50 Years
Median Age



Local Market Overview

Mountain Home, Arkansas is a scenic North Central Arkansas community known for its high quality of life, natural beauty, and steady population stability. Positioned near the Ozark Mountains and bordered by Norfork and Bull Shoals Lakes, the area attracts both permanent residents and seasonal visitors seeking outdoor recreation, including fishing, boating, and hiking. The local economy benefits from a mix of healthcare services, tourism, and small business activity, supporting a balanced and resilient community profile. Its affordability, low cost of living, and relaxed pace continue to draw retirees and families looking for a quieter alternative to larger metropolitan areas.

The city serves as a regional hub for Baxter County, offering access to essential services, retail, and healthcare facilities that support surrounding rural communities. Educational institutions and workforce training programs contribute to a stable labor base, while infrastructure connectivity via regional highways links Mountain Home to larger economic centers such as Springfield, Missouri, and Little Rock. Continued interest in outdoor lifestyle markets and remote work flexibility has further supported housing demand and local economic activity, positioning the area as an appealing destination for long-term residential growth.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,297	16,759	22,720
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	2,017	7,814	10,576
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$64,149	$70,073	$73,888

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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 1020 Hwy 62 E, Mountain Home, AR, 72653 ("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 Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. 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.

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Owner and Matthews Real Estate Investment Services™. 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 Real Estate Investment Services™. 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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.