OFFERING MEMORANDUM
5 Fast Pace Urgent Care Clinics
Sold Individually or as a Portfolio

JDS Real Estate Services, Inc.
MS Lic. # #21201
EXCLUSIVELY MARKETED BY:

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## INVESTMENT SUMMARY

Sold Individually or as a Portfolio

### TOTAL INVESTMENT

<table>
<thead>
<tr>
<th>Location</th>
<th>Price</th>
<th>Cap</th>
<th>NOI</th>
<th>Price Per SF</th>
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<td>Columbia, MS</td>
<td>$1,365,000</td>
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<td>$102,417</td>
<td>$379.17</td>
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<td>Wiggins, MS</td>
<td>$1,306,000</td>
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<td>$98,013</td>
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<td>McComb, MS</td>
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<td><strong>$496,555</strong></td>
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HIGHLIGHTS

- 5 New Construction Fast Pace Urgent Care Clinics For Sale Individually or as a Portfolio
- Corporate Guarantee From FP Urgent Care, LLC
- Fast Pace Urgent Care Currently 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
- Ideal 1031 Exchange Opportunity

Long-Term Leases in Place With ~12 Years Remaining

- 1.25% Annual Increases
- Ellisville’s Location is an Absolute Triple Net (NNN) Lease Investment With No Landlord Responsibilities – All Other Locations are Triple Net Leases With Landlord Responsible For Roof/Structure Only
- Stable Regional Tenant Undergoing Rapid Growth
- Most Clinics Are Located Along Regional Arterials With Fast Food and Other Surrounding Retail as Neighboring Tenants
- Urgent Care is a $16 Billion Industry With 3.5% Annual Growth. Approximately 9,300 Clinics In Operation in the U.S as of Nov. 2015 Employing Approximately 73,000 Healthcare Professionals*

*(Business Insider | Markets Insider | April 2017)
LOCATION MAP
HAZLEHURST, MS

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,600 SF Fast Pace Urgent Care Located at 533 Lake Street in Hazlehurst, Mississippi. This Corporate Guaranteed Triple Net Lease With ~12 Years Remaining, Provides for a Secure Investment.

<table>
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<tr>
<th>OFFERING SUMMARY</th>
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<tbody>
<tr>
<td>PRICE</td>
</tr>
<tr>
<td>CAP</td>
</tr>
<tr>
<td>NOI</td>
</tr>
<tr>
<td>PRICE PER SF</td>
</tr>
<tr>
<td>YEARS REMAINING</td>
</tr>
<tr>
<td>LEASE GUARANTY</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROPERTY SUMMARY</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS</td>
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<tr>
<td></td>
</tr>
<tr>
<td>COUNTY</td>
</tr>
<tr>
<td>BUILDING AREA</td>
</tr>
<tr>
<td>LAND AREA</td>
</tr>
<tr>
<td>BUILT</td>
</tr>
</tbody>
</table>
LEASE SUMMARY

TENANT: Fast Pace Urgent Care

PREMISES: A Building of Approximately 3,600 SF

LEASE COMMENCEMENT: February 1, 2019

LEASE EXPIRATION: January 31, 2031

LEASE TERM: ~12 Years Remaining

RENEWAL OPTIONS: 3 x 5 Years

RENT INCREASES: 1.25% Annually

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
Fast Pace Urgent Care | 533 Lake Street | Hazlehurst, MS 39083
## DEMOGRAPHICS

**Fast Pace Urgent Care | 533 Lake Street | Hazlehurst, MS 39083**

<table>
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<tr>
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<th>3-MILE</th>
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<th>10-MILE</th>
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</thead>
<tbody>
<tr>
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<td>19,500</td>
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<td>Average Household Income</td>
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<td>$50,443</td>
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**Fast Pace Urgent Care**

- **533 Lake Street**
- **Hazlehurst, MS 39083**

**Fast Pace Urgent Care Clinic**

- Located near Hazlehurst High School
- VPD: 13,000
CITY OVERVIEW
Hazlehurst | Copiah County | Mississippi

**Hazlehurst, MS**

Hazlehurst is the county seat of Copiah County in the state of Mississippi. The city’s 2017 estimated population is about 3,852 residents. The city is located about 30 miles south of the state capital Jackson, along Interstate 55. Hazlehurst is part of the Jackson Metropolitan Statistical Area, which has a population of about 539,057 residents. The county’s area is bordered to the east by the Pearl River. Copiah County is known as a tomato and cabbage producing area, and for many years was called the “Tomato Capital of the World.”

**Economy**

The economy of Hazlehurst employs about 1,442 people, and is specialized in Agriculture, Forestry, Fishing, Hunting, and Manufacturing. The area’s main economy is based on agriculture, particularly tomatoes and cabbage. Due to the cities close proximity, Jackson’s economy affects Hazlehurst’s. Jackson is home to major industries, including electrical equipment and machinery, processed food, and fabricated metal products. Many companies are headquartered in Jackson included: Cal-Maine Foods, Inc., EastGroup Properties Inc. and Trustmark Corporation.

**Contemporary Life**

Hazlehurst is a short 25 minute drive to Jackson, making it the perfect city for a day trip. Jackson is home to the statewide Mississippi Freedom Trail, which encompasses a number of historic sites that were significant in the civil rights movement, including the Mississippi State Capitol building. The city is also home to the LeFleur’s State Park and the Mississippi Museum of Natural Science, which includes an aquarium and nature trails. The city includes the Fondren District, which has art galleries, local stores for shopping, cute cafes, bakeries and awesome restaurants.
COLUMBIA, MS

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,600 SF Fast Pace Urgent Care Located at 1050 U.S. Highway 98 in Columbia, Mississippi. This Corporate Guaranteed Triple Net Lease With ~12 Years Remaining, Provides for a Secure Investment.

OFFERING SUMMARY

<table>
<thead>
<tr>
<th>PRICE</th>
<th>$1,365,000</th>
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<tbody>
<tr>
<td>CAP</td>
<td>7.50%</td>
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<tr>
<td>NOI</td>
<td>$102,417</td>
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<tr>
<td>PRICE PER SF</td>
<td>$379.17</td>
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<tr>
<td>YEARS REMAINING</td>
<td>~12 Years</td>
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<tr>
<td>LEASE GUARANTY</td>
<td>Corporate Guarantee From Fast Pace Urgent Care, LLC</td>
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PROPERTY SUMMARY

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<tr>
<th>ADDRESS</th>
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<tr>
<td>COUNTY</td>
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<tr>
<td>BUILDING AREA</td>
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<tr>
<td>BUILT</td>
<td>2018</td>
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LEASE SUMMARY

TENANT: Fast Pace Urgent Care

PREMISES: A Building of Approximately 3,600 SF

LEASE COMMENCEMENT: January 17, 2019

LEASE EXPIRATION: January 16, 2031

LEASE TERM: ~12 Years Remaining

RENEWAL OPTIONS: 3 x 5 Years

RENT INCREASES: 1.25% Annually

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
### DEMOGRAPHICS

Fast Pace Urgent Care | 1050 U.S. Highway 98 | Columbia, MS 39429

<table>
<thead>
<tr>
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<th>3-MILE</th>
<th>5-MILE</th>
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</thead>
<tbody>
<tr>
<td>Population</td>
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<td>Average Household Income</td>
<td>$56,305</td>
<td>$56,991</td>
<td>$55,506</td>
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</table>
Columbia, MS
Columbia is the county seat of Marion County in Mississippi. The city is named after Columbia, SC, from which many of the early settlers came from. The population was estimated to be 6,037 residents as of the 2017 census. Marion County has an estimated population of 25,069 residents. Columbia is located on the east bank of the Pearl River and is 81 miles south of Jackson, MS, 32 miles from Hattiesburg, MS, and 103 miles north of New Orleans, LA. The city’s nickname is “The City of Charm on the River Pearl”.

Economy
The economy of Columbia employs about 2,094 people and is specialized in Mining, Quarrying Oil, Agriculture, Forestry, Fishing, and Hunting. Due to the cities close proximity, Hattiesburg’s economy affects Columbia’s. Hattiesburg is headquarters to the International Filing Company and hosts branches of Kohler Engines and BAE Systems Inc., Berry Plastics, the Coca-Cola Bottling Company, the Pepsi Cola Bottling Co., and Budweiser Distribution Co. Companies. The University of Southern Mississippi, with 14,554 students enrolled, is located in the city.

Contemporary Life
Columbia is only a 35 minute drive to Hattiesburg, making it the perfect city for a day trip. The area is home to the Timberton Golf Course, one of four of Hattiesburg’s champion greens. The city is also home to the Okatoma Creek; there people can enjoy rolling on the river in kayaks or tubes. The city has live music at Live at Five in Town Square Park and local art at Oddfellow’s Gallery. The area is also home to Longleaf Terrace, which is a nature trail where guests can hike, bike or horseback ride down the serene canopy of trees.
WIGGINS, MS

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,600 SF Fast Pace Urgent Care Located at 1130 W Frontage Drive in Wiggins, Mississippi. This Corporate Guaranteed Triple Net Lease With ~12 Years Remaining, Provides for a Secure Investment.

OFFERING SUMMARY

| PRICE | $1,306,000 |
| CAP | 7.50% |
| NOI | $98,013 |
| PRICE PER SF | $362.78 |
| YEARS REMAINING | ~12 Years |
| LEASE GUARANTY | Corporate Guarantee from Fast Pace Urgent Care, LLC |

PROPERTY SUMMARY

| ADDRESS | 1130 W Frontage Drive |
| COUNTY | Stone |
| BUILDING AREA | 3,600 SF |
| BUILT | 2018 |
LEASE SUMMARY

TENANT
Fast Pace Urgent Care

PREMISES
A Building of Approximately 3,600 SF

LEASE COMMENCEMENT
January 18, 2019

LEASE EXPIRATION
January 17, 2031

LEASE TERM
~12 Years Remaining

RENEWAL OPTIONS
3 x 5 Years

RENT INCREASES
1.25% Annually

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
DEMOGRAPHICS

Fast Pace Urgent Care | 1130 W Frontage Drive | Wiggins, MS 39577

Population

3-MILE 5-MILE 10-MILE
5,502 8,607 16,078

Average Household Income

3-MILE 5-MILE 10-MILE
$55,025 $53,976 $58,591
Wiggins, MS

Wiggins is the county seat of Stone County in the state of Mississippi. The city had an estimated population of 4,543 residents in the 2017 census. Wiggins is part of the Gulfport-Biloxi, Mississippi Metropolitan Statistical Area. The area’s estimated population is about 246,190 residents. Wiggins is located in the middle of two big cities being Hattiesburg and Biloxi. Wiggins is 25 miles from Hattiesburg and 39 miles to Biloxi.

Economy

The economy of Wiggins employs about 1,502 people and is specialized in Agriculture, Healthcare, and Wholesale Trade. Due to the cities close proximity, Biloxi’s economy also affects Wiggins’. Biloxi is home to several casino resort hotels, with 24-hour gambling, concert shows, and several restaurants. The biggest casinos are the Beau Rivage Resort & Casino, the Golden Nugget Biloxi, the Hard Rock Hotel & Casino, and the Harrah’s Gulf Coast.

Contemporary Life

Wiggins is home to the Flint Creek Water Park, which is a summer favorite for people to go swimming and boating. Biloxi is a 30 minute drive from Wiggins, making it perfect for a day trip. Biloxi is home to the Gulf Islands National Seashore which offers recreation opportunities and preserves natural and historic resources along the Gulf of Mexico barrier islands. Biloxi is also home to numerous luxurious hotels with casinos, pools, spas, eclectic dining & buzzy bars.
Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,600 SF Fast Pace Urgent Care Located at 305 Hill Street in Ellisville, Mississippi. There are ~12 Years Remaining on this Absolute Triple Net Lease With No Landlord Responsibilities.
LEASE SUMMARY

TENANT                        Fast Pace Urgent Care
PREMISES                      A Building of Approximately 3,600 SF
LEASE COMMENCEMENT           December 28, 2018
LEASE EXPIRATION             December 27, 2030
LEASE TERM                   ~12 Years Remaining
RENEWAL OPTIONS              3 x 5 Years
RENT INCREASES               1.25% Annually
LEASE TYPE                   Absolute Triple Net (NNN)
PERMITTED USE                Medical
PROPERTY TAXES                Tenant’s Responsibility
INSURANCE                     Tenant’s Responsibility
COMMON AREA                  Tenant’s Responsibility
ROOF & STRUCTURE             Tenant’s Responsibility
REPAIRS & MAINTENANCE        Tenant’s Responsibility
HVAC                         Tenant’s Responsibility
UTILITIES                    Tenant’s Responsibility
Fast Pace Urgent Care | 305 Hill Street | Ellisville, MS 39437
## DEMOGRAPHICS

Fast Pace Urgent Care | 305 Hill Street | Ellisville, MS 39437

<table>
<thead>
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<th>3-MILE</th>
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<tr>
<td>Population</td>
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<td>7,911</td>
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<td>Average Household Income</td>
<td>$41,522</td>
<td>$44,476</td>
<td>$46,476</td>
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![Map with Fast Pace Urgent Care location]
Ellisville, MS

Ellisville is the first county seat of Jones County in Mississippi. The city’s estimated population was 4,549 residents at the 2017 census. Ellisville is home to the Jones County Courthouse and most of the county government. The city is part of the Laurel Micropolitan statistical area, which has an estimated population of 85,716 residents. Ellisville is a vibrant town with an easy country living and various communities that preserve its past and promotes its future. The city is located 23 miles from Hattiesburg, MS.

Economy

Ellisville employs about 1,329 people and is specializes in several Educational Services, Manufacturing, and Retail Trade. Due to the cities close proximity, Hattiesburg’s economy affects Ellisville’s. Hattiesburg is headquarters to the International Filing Company and hosts branches of Kohler Engines and BAE Systems Inc., Berry Plastics, the Coca-Cola Bottling Company, the Pepsi Cola Bottling Co., and Budweiser Distribution Co. Companies. The University of Southern Mississippi, with 14,554 students enrolled, is located in the city.

Contemporary Life

Ellisville is only a 35 minute drive to Hattiesburg, making it the perfect city for a day trip. The area is home to the Timberton Golf Course, one of four of Hattiesburg’s champion greens. The city is also home to the Okatoma Creek; there people can enjoy rolling on the river in kayaks or tubes. The city has live music at Live at Five in Town Square Park and local art at Oddfellow’s Gallery. The area is also home to Longleaf Terrace, which is a nature trail where guests can hike, bike or horseback ride down the serene canopy of trees.
MCCOMB, MS

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,600 SF Fast Pace Urgent Care Located at 1038 Northwest Ave in McComb, Mississippi. This Corporate Guaranteed Triple Net Lease With ~12 Years Remaining, Provides for a Secure Investment.

<table>
<thead>
<tr>
<th>OFFERING SUMMARY</th>
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<tbody>
<tr>
<td>PRICE</td>
<td>$1,281,000</td>
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<tr>
<td>CAP</td>
<td>7.50%</td>
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<tr>
<td>NOI</td>
<td>$96,051</td>
</tr>
<tr>
<td>PRICE PER SF</td>
<td>$355.83</td>
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<tr>
<td>YEARS REMAINING</td>
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<tr>
<td>LEASE GUARANTY</td>
<td>Corporate Guarantee from Fast Pace Urgent Care, LLC</td>
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<table>
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<th>PROPERTY SUMMARY</th>
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<tbody>
<tr>
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<tr>
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<td>McComb, MS 39648</td>
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<tr>
<td>COUNTY</td>
<td>Pike</td>
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<tr>
<td>BUILDING AREA</td>
<td>3,600 SF</td>
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<tr>
<td>BUILT</td>
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LEASE SUMMARY

TENANT: Fast Pace Urgent Care

PREMISES: A Building of Approximately 3,600 SF

LEASE COMMENCEMENT: February 22, 2019

LEASE EXPIRATION: February 21, 2031

LEASE TERM: ~12 Years Remaining

RENEWAL OPTIONS: 3 x 5 Years

RENT INCREASES: 1.25% Annually

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
# Demographics

Fast Pace Urgent Care | 1038 Northwest Ave | McComb, MS 39648

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<th>3-MILE</th>
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<tbody>
<tr>
<td>Population</td>
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<tr>
<td>Average Household Income</td>
<td>$46,995</td>
<td>$49,138</td>
<td>$49,881</td>
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[Map Image: Map showing Fast Pace Urgent Care location on Northwest St.]
McComb, MS

McComb is a city in Pike County in the state of Mississippi. The city’s estimated population is about 12,799 residents in the 2017 census. The city is the principal city of the McComb-Mississippi Micropolitan Statistical Area, which has about 210,875 residents. The city is located between two major cities being Jackson, MS and Baton Rouge, LA. McComb is approximately 80 miles south of Jackson, and 82 miles northeast of Baton Rouge.

Economy

McComb employs about 4,526 people and it specializes in Mining, Quarrying Oil, Gas Extraction, and Manufacturing. Due to the cities close proximity, Jackson’s economy also affects McComb’s. Jackson is home to several major industries. These include electrical equipment and machinery, processed food, and primary and fabricated metal products. Jackson is headquarters to Cal-Maine Foods, Inc., EastGroup Properties Inc., and Trustmark Corporation.

Contemporary Life

McComb is home to The McComb Railroad Depot Museum, which is a collecting of historical information on the railroad system in the state. Jackson is about an hour drive from McComb, making it the perfect day trip city. Jackson is home to the MS Museum of Art, the MS Museum of Natural Science, and the Old Capitol Museum. The Fondren District has entertainment spaces, art galleries, cute cafes, bakeries and awesome restaurants.
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, Mississippi and Kentucky. Fast Pace provides treatment for a wide range of illnesses, injuries, and common conditions, in addition to diagnostic and screening services.
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.

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.
<table>
<thead>
<tr>
<th>LOCATION</th>
<th>SQUARE FOOTAGE</th>
<th>% OF TOTAL</th>
<th>ANNUAL BASE RENT</th>
<th>RENT PER SF</th>
<th>RENTAL INCREASE</th>
<th>NEXT INCREASE DATE</th>
<th>LEASE BEGIN</th>
<th>LEASE END</th>
<th>OPTIONS</th>
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<tr>
<td>Hazlehurst, MS</td>
<td>3,600 SF</td>
<td>20%</td>
<td>$103,198</td>
<td>$28.67</td>
<td>1.25% Annually</td>
<td>February 2020</td>
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<tr>
<td>Columbia, MS</td>
<td>3,600 SF</td>
<td>20%</td>
<td>$102,417</td>
<td>$28.45</td>
<td>1.25% Annually</td>
<td>January 2020</td>
<td>01/17/2019</td>
<td>01/16/2031</td>
<td>3 x 5 Years</td>
</tr>
<tr>
<td>Wiggins, MS</td>
<td>3,600 SF</td>
<td>20%</td>
<td>$98,013</td>
<td>$27.23</td>
<td>1.25% Annually</td>
<td>January 2020</td>
<td>01/18/2019</td>
<td>01/17/2031</td>
<td>3 x 5 Years</td>
</tr>
<tr>
<td>Ellisville, MS</td>
<td>3,600 SF</td>
<td>20%</td>
<td>$96,876</td>
<td>$26.91</td>
<td>1.25% Annually</td>
<td>December 2019</td>
<td>12/28/2018</td>
<td>12/27/2030</td>
<td>3 x 5 Years</td>
</tr>
<tr>
<td>McComb, MS</td>
<td>3,600 SF</td>
<td>20%</td>
<td>$96,050.53</td>
<td>$26.68</td>
<td>1.25% Annually</td>
<td>February 2020</td>
<td>02/22/2019</td>
<td>02/21/2031</td>
<td>3 x 5 Years</td>
</tr>
</tbody>
</table>

**TOTAL**        | **18,000 SF**  | **100%**    | **$496,554.53**  |
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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, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG 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.

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