



## Investment Summary

Columbus Dream Ventures is excited to present an exclusive investment opportunity: a **Fast Pace Urgent Care facility** located at 1101 Indianapolis Road in Greencastle, Indiana. This prime property boasts approximately 3,600 rentable square feet of building space on a 0.48-acre parcel of land. The urgent care center is secured by a robust 15-year triple-net (NNN) lease, which commenced on October 30th, 2023. Currently, the property generates an annual rent of \$190,000, with scheduled 2% annual increases, extending through the base term and each of the three, five-year renewal options.

## About the Investment

- Long-Term, 15-Year Modified Triple Net (NNN) Lease
- 2% Annual Rental Increases Starting from Lease Commencement
- Three (3), Five (5)-Year Tenant Renewal Options, Extending Potential Lease Term to 30 Years
- Corporate Guarantee from FP UC Holdings, Inc. (265+ Locations)

## Investment Highlights

- **Shareholder Details:**
  - Each Share: \$50,000.00
  - Total Shares: 17



Projections based on Sale of the Property after 5 years in October 2029:

Purchase Price	\$2,520,000 - \$55,000( Seller Credit ) = \$2,465,000	
Annual Rent	\$190,000 with 2% annual increments every year	
Rent Per Month	\$15,833.33	
Downpayment & Closing Costs	\$850,000*	
Monthly Mortgage payment	11,134.64*	
Expected Dividend Year 1	\$3,000.00* per share per year	
Expected Dividend Year 2	\$3,200.00* per share per year	
Expected Dividend Year 3	\$3,400.00* per share per year	
Expected Dividend Year 4	\$3,600.00* per share per year	
Expected Dividend Year 5	\$3,800.00* per share per year	
Expected Sale in 5 years	7% CAP Rate	6.5% CAP Rate
Expected Sale Price in 2029	\$2,996,785**	\$3,227,307***
Expected Sale revenue per share	\$77,000.00**	\$89,000***
Total expected revenue per share after sale	\$94,000.00**	\$106,000***
*Projection based on confirmed loan interest rate of 6.48% currently		
** Conservative Projection based on Sale at 7% Cap Rate		
*** Optimistic Projection Based on Sale at 6.5% Cap Rate		

- Holding company share: 2% of the annual revenue and 3% of the sales profit.
- Investors will not possess decision-making authority concerning property transactions, including purchases or sales. All property-related decisions will be exclusively made by the Operating company.
- Investors are not allowed to transfer their shares to any third party without board approval.
- No loan guarantee is required from the investors
- Excellent opportunity to invest and participate in recession-proof commercial real estate investment.

# Potential Upside



- **More than 6% returns** during the property hold period (2024-2029). Returns increase every year. (For land investments you typically don't get anything during the hold period)
- **About 17% to 22% total returns** after the sale of the property.
- Triple Net (NNN) Lease with minimal landlord responsibilities.
- Refinancing Opportunity: Higher returns expected (over **17%**) if interest rates decrease.
- Sale at Lower Cap Rate: Opportunity to sell the property at a lower cap rate in 5 years for increased returns.
- Audited Financials to all investors annually.

## Tax Benefits:

- Depreciation and Aggregation Available to Reduce Tax Liability.
- All investors will get a K1 annually

# Risks



- **Credit Risk:** Tenant default or Bankruptcy may result in vacancies and financial losses.
- **Market Risk:** Economic downturns could affect demand and rental rates.
- **Liquidity Risk:** Real estate Investments can Be illiquid, posing challenges in accessing capital quickly.

# Demographics



- 1 mile from DePauw University
- 26 miles from Hendricks Regional Health Hospital
- 42 miles from Indianapolis

	3-Miles	5-Miles	7-Miles
2022 Population	11,975	15,342	20,055
2027 Population	12,025	15,438	20,136
2022 Households	4,270	5,527	6,494
2027 Households	4,354	5,636	6,627
2022 Average Household Income	\$80,887	\$82,825	\$83,289
2022 Number of Employees in Area	6,215	7,063	7,859

**About Fast Pace Health:** Fast Pace Health is a renowned provider of high-quality, accessible, and compassionate healthcare services to rural communities. Founded in 2009, Fast Pace Health has grown to over 265 healthcare centers across Tennessee, Kentucky, Louisiana, Mississippi, Indiana, and Alabama. They offer a comprehensive range of services, including primary care, dermatology, orthopedics, physical therapy, and behavioral health.

## Strong Asset & Tenant:

- Compelling unit-level fundamentals.
- Large, rapidly expanding healthcare provider with 265+ locations.
- Brand new, state-of-the-art clinic.

## Location Overview:

The Fast Pace Urgent Care property in Greencastle, Indiana, is strategically positioned within a bustling retail corridor, surrounded by national and local businesses. With strong traffic counts and proximity to key amenities like DePauw University, this location presents an attractive investment opportunity in a thriving community.

## Why Invest with Us?

- **Expertise:** Our team of professionals ensures diligent management and optimization of your investment.
- **Transparency:** We provide regular updates and maintain open communication with our investors.

## Disclaimers:

- All investments are subject to holding period requirements and are tailored for investors who do not require immediate liquidity. Investing in private LLCs may be considered highly speculative and involves risk, including the risk of loss of investment. Investors must be able to afford the loss of their entire investment. Investing involves risk. Principal loss is possible.
- Investors should carefully consider the investment objectives, risks, charges, and expenses.
- Because Columbus Dream Ventures is a private LLC, there are no standard disclosures. Therefore, all investments are considered risky.

- We are not responsible for your decisions, gains, and/or losses on this investment. Every one of you here will transact with the holding Company independently on your own. Please do your own due diligence and research on the investment and holding Company before signing up, as you are solely responsible for any gains or losses on your investment.

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