



FRESENIUS KIDNEY CARE TEMPLE

2915 SAULSBURY DRIVE
TEMPLE, TX 76504

Josh Snyder BRE #01940165

Advisor
310.425.3377
josh.snyder@svn.com
CalDRE #01940165

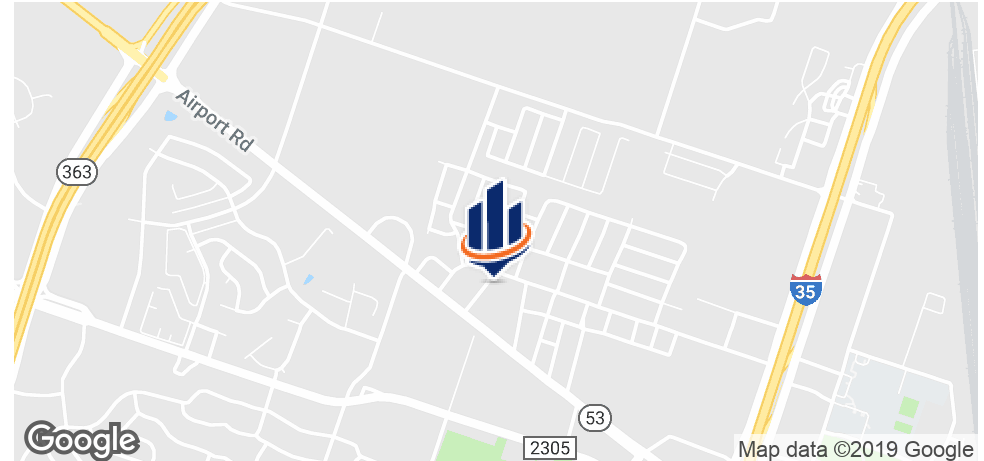
Jeff Albee, CCIM, BRE#00969071

Executive Vice President
818.227.8000
jeff.albee@svn.com
CalDRE #00969071

Glen Berhow

Managing Director
469.828.1950
glen.berhow@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,800,000
Cap Rate:	6.5%
NOI:	\$117,000
Lot Size:	1.07 Acres
Year Built:	1999
Building Size:	6,000 SF
Zoning:	GR
Market:	Killeen/Temple/Fort Hood
Price / SF:	\$300.00

PROPERTY OVERVIEW

SVN is pleased to present 2915 Saulsbury Drive in Temple, Texas. The property is a net-leased passive investment opportunity, which includes a 6,000 square-foot medical office property leased to Fresenius Medical Care. Due to the strength of the facility's operation, the lease was recently extended for seven years. The property benefits from annual two-percent rent increases. There are two, five year options at the end of the lease. The lease is guaranteed by Bio-Medical Applications of Texas, a wholly-owned subsidiary of Fresenius. The lease is double-net; Landlord is responsible for roof, structure and parking lot. However, all costs and expenses for parking lot maintenance and repair are fully reimbursed by the tenant. The property also benefits from being in an income-tax free state.

PROPERTY HIGHLIGHTS

- 7.5 Years Remaining in the Lease Term, with Two, Five-Year Options
- 2% Annual Escalations Provide for Attractive Rent Growth
- Corporately Guaranteed by wholly owned subsidiary of FMC
- Only Dialysis Clinic in 3-mile radius
- 2.5 Miles from Baylor Scott & White Continuing Care Hospital
- Located One Hour from Austin in Income Tax-Free State

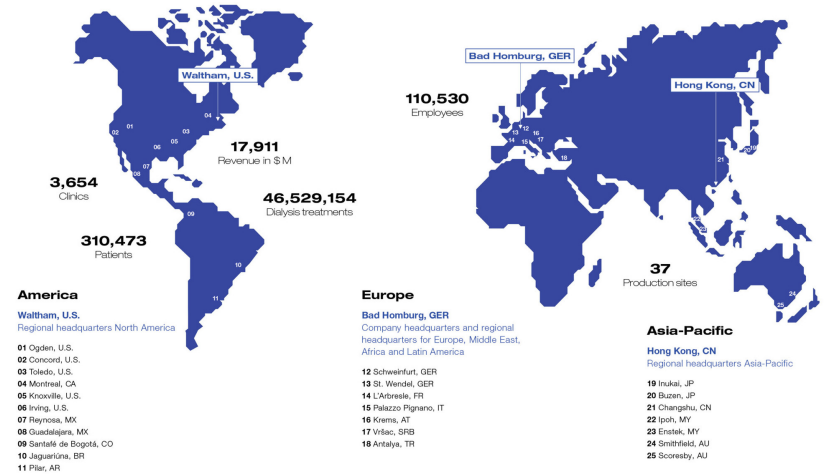
Rent Roll

TENANT NAME	UNIT SIZE [SF]	LEASE TERM	LEASE END	LEASE TERM	MONTHLY RENT	ANNUAL RENT	PRICE PER SF/YR	RECOVERY TYPE	COMMENTS
Bio-Medical Applications of Texas	6,000	7/1/2019	6/30/2026	Current	\$12,395.00	\$148,740	\$24.79	NNN	Due to the upcoming rent reduction set to take place in July of 2019, the 6.5% Cap Rate is based on the \$117,000 NOI; therefore, the new owner will receive an additional \$2,645.00 in monthly rent if purchased prior to July 2019.
				7/1/2019	\$9,750.00	\$117,000	\$19.50		
				7/1/2020	\$9,945.00	\$119,340	\$19.89		
				7/1/2021	\$10,143.90	\$121,740	\$20.29		
				7/1/2022	\$10,346.78	\$124,140	\$20.69		
				7/1/2023	\$10,553.71	\$126,660	\$21.11		
				7/1/2024	\$10,764.79	\$129,180	\$21.53		
				7/1/2025	\$10,980.08	\$131,760	\$21.96		
Totals/ Averages	6,000					\$148,740	\$24.79		

Tenant Profile



**FRESENIUS
MEDICAL CARE**



OVERVIEW

Company:	Fresenius Medical Care
Founded:	1912
Total Revenue:	\$16+ Billion
Net Worth:	\$22.50 Billion
Credit Rating	BBB
Headquarters:	Waltham, MA
Stock Symbol	FMS & FME (German)

TENANT HIGHLIGHTS

- Employs 60,000+ people in North America
- Offer Dialysis Services and products in more than 120 countries
- Provides a Dialysis Treatment every 0.8 seconds across the globe

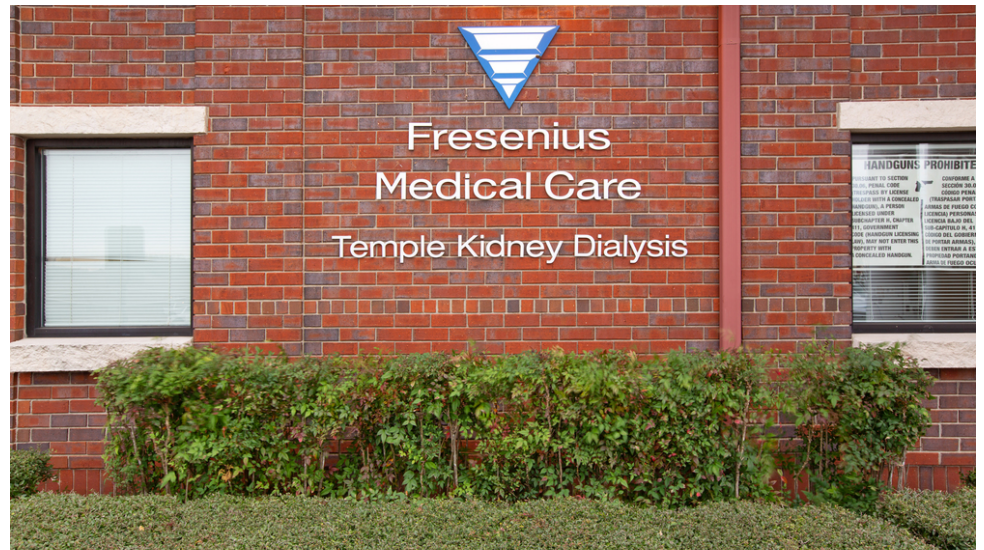
FRESENIUS MEDICAL CARE

Worldwide, more than 2.5 million patients with this disease regularly undergo dialysis therapy, a vital blood cleansing procedure that substitutes the function of the kidney in the case of kidney failure.

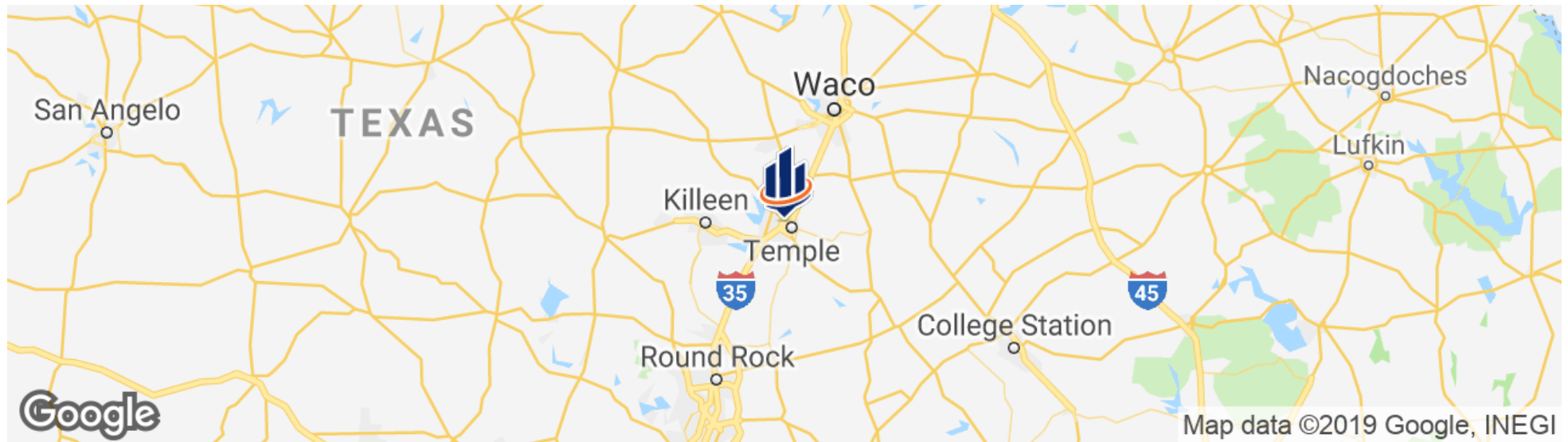
Through our industry-leading network of more than 2,200 dialysis facilities, outpatient cardiac and vascular labs, and urgent care centers, as well as the country's largest practice of hospitalist and post-acute providers, Fresenius Medical Care provides coordinated health care services at pivotal care points for hundreds of thousands of chronically ill customers throughout the continent. As the world's only vertically integrated renal company, we also offer specialty pharmacy and laboratory services, as well as manufacturing and distributing the most comprehensive line of dialysis equipment, disposable products and renal pharmaceuticals.

Our integrated approach helps to not only improve patients' health outcomes, but also reduce the total cost of care.

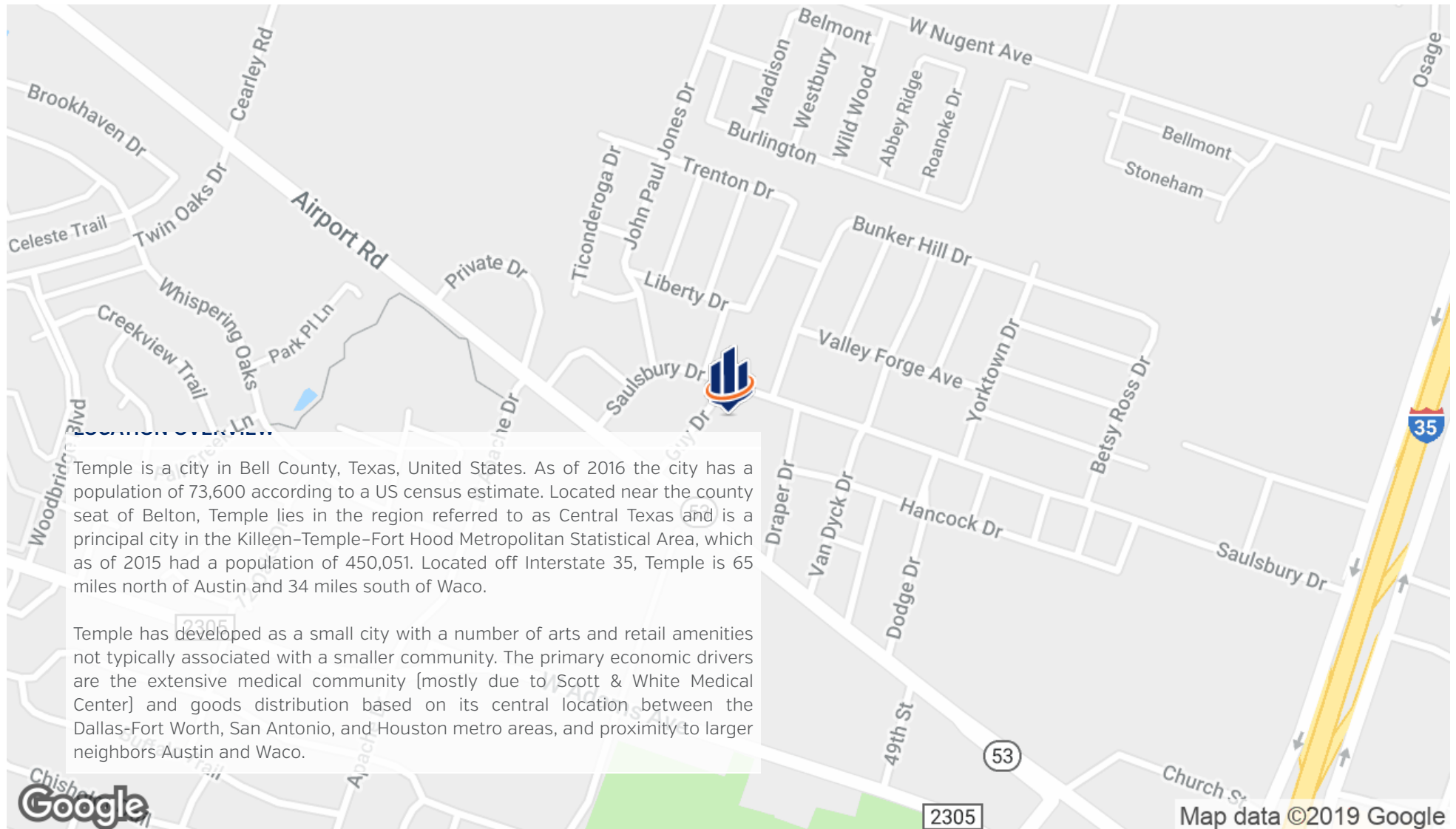
Additional Photos



Regional Maps



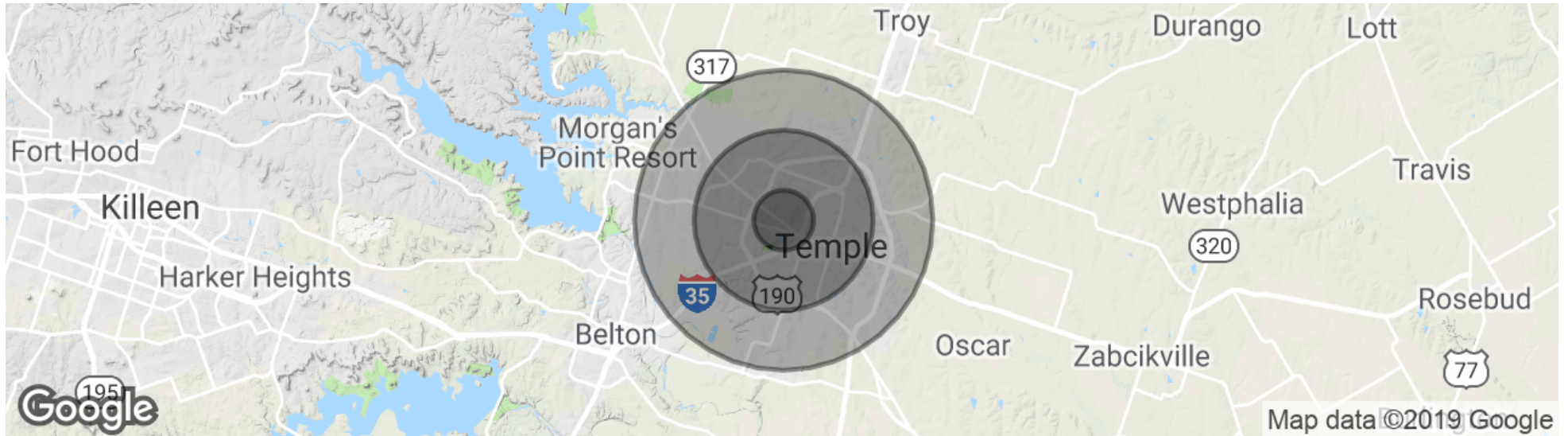
Location Map



Retailer Map



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,844	36,549	64,382
Median age	34.7	37.4	38.2
Median age (Male)	35.0	36.3	37.3
Median age (Female)	33.2	37.5	38.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,388	13,737	23,989
# of persons per HH	2.8	2.7	2.7
Average HH income	\$58,268	\$56,196	\$65,329
Average house value	\$161,722	\$148,540	\$149,098

* Demographic data derived from 2010 US Census





10940 Wilshire Blvd., Suite 1600
Los Angeles, CA 90024
310.425.3377
www.lasvn.com



SVN | Net Lease Texas
2215 Cedar Springs Road,
Dallas, TX 75201
469.828.1950
svn.com