

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

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

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Rent Roll

	UNIT						PRICE		
TENANT	SIZE	LEASE	LEASE	LEASE	MONTHLY	ANNUAL	PER	RECOVERY	
NAME	(SF)	TERM	END	TERM	RENT	RENT	SF/YR	TYPE	COMMENTS
Bio-Medical	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
Applications				7/1/2019	\$9,750.00	\$117,000	\$19.50		in July of 2019, the 6.5% Cap Rate is based on the
of Texas				7/1/2020	\$9,945.00	\$119,340	\$19.89		\$117,000 NOI; therefore, the new owner will receive an
				7/1/2021	\$10,143.90	\$121,740	\$20.29		additional \$2,645.00 in monthly rent if purchased prior
				7/1/2022	\$10,346.78	\$124,140	\$20.69		to July 2019.
				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/ 6,000

Averages

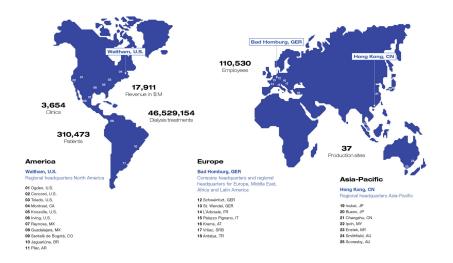
\$148,740 \$24.79

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Tenant Profile





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.

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 Dlalysis Services and products in more than 120 countries
- Provides a Dialysis Treatment every 0.8 seconds across the globe

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Additional Photos

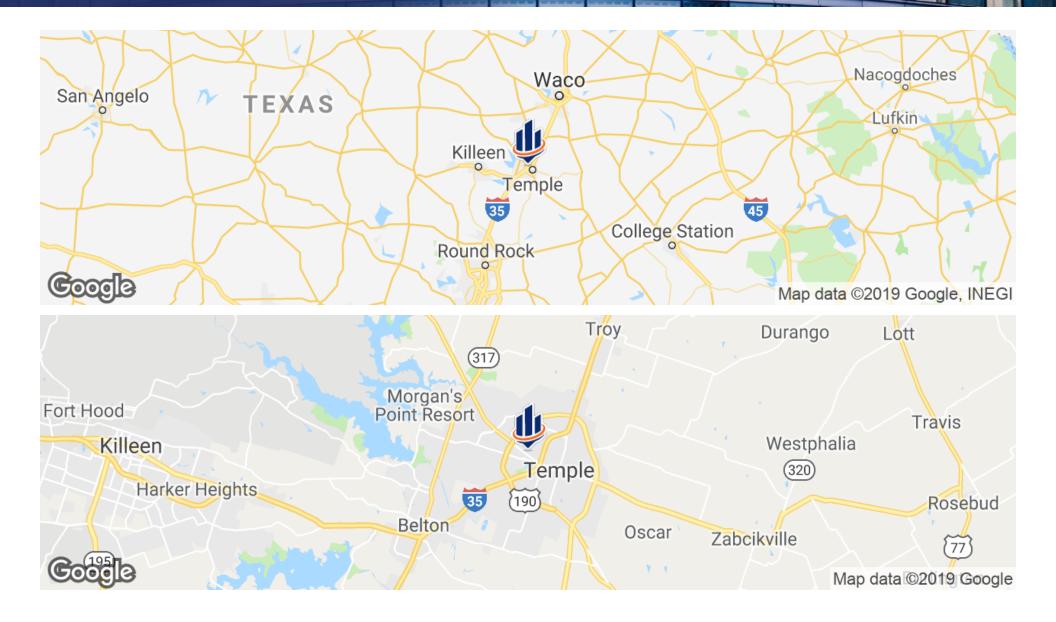




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Regional Maps



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Location Map

Belmont W Nugent Ave Cearley Rd Osage Madison Westbury Wild Wood Abbey Ridge Brookhaven Dr John Paul Jones Dr Roanoke Dr Burlington Bellmont Ticonderoga Dr. Stoneham Oakot Trenton Dr. Airport Rd Celeste Trail Bunker Hill Dr private On Whispering Oaks Liberty Dr PartPlun orktown Dr Valley Forge Ave Salisbury Betsy Ross Dr BVIE e D principal city in the Killeen–Temple–Fort Hood Metropolitan Statistical Area, which as of 2015 had a population of 450,051. Located off Interstate 35, Templo is 65 miles north of Austin and 34 miles south of Waco Woodbridg Van Dyck Dr Hancock Dr Saulsbury Dr Dodge Dr Temple has developed as a small city with a number of arts and retail amenities not typically associated with a smaller community. The primary economic drivers are the extensive medical community (mostly due to Scott & White Medical Center) and goods distribution based on its central location between the 49th St Dallas-Fort Worth, San Antonio, and Houston metro areas, and proximity to larger (53) neighbors Austin and Waco. Church St Map data ©2019 Google 2305

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Retailer Map

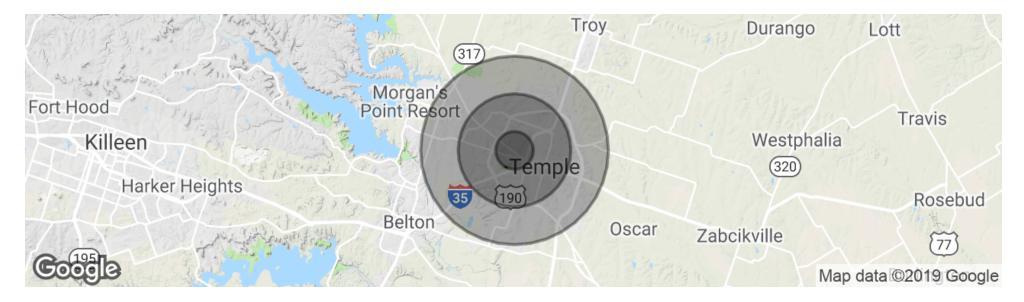


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Demographics Map & Report



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
HOUSEHOLDS & INCOME Total households	1 MILE 1,388	3 MILES 13,737	5 MILES 23,989
Total households	1,388	13,737	23,989



* Demographic data derived from 2010 US Census

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



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