



FRESENIUS MEDICAL CARE
Fairhaven Dialysis



HORVATH & TREMBLAY

SINGLE TENANT
NET LEASED
OPPORTUNITY



FRESENIUS MEDICAL CARE

Fairhaven Dialysis

LEAD AGENTS



TODD TREMBLAY
Executive Vice President
Direct: (781) 776-4001
ttremblay@htretail.com



BOB HORVATH
Executive Vice President
Direct (781) 776-4003
rhorvath@htretail.com



RICHARD E. BARNES
CIC Real Estate Advisors
Direct: (508) 965-1870
rickbarnes1870@gmail.com

DISCLAIMER

Horvath & Tremblay has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than Horvath & Tremblay and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change.



FRESENIUS MEDICAL CARE

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase the single-tenant, net-leased Fresenius Medical Care ("Fresenius") property located at 216 Huttleston Avenue (U.S. Route 6) in Fairhaven, Massachusetts (the "Property"). Constructed in 2015, the free-standing medical office Property has a gross leasable area of 10,380 square feet and sits on a 2.27-acre parcel. The corporate guaranteed lease has 12 years of term remaining, plus three (3), 5-year renewal options.

The Property shares a shopping center with two stand-alone properties, Walgreens and Frontera Grill. All three parcels are governed by a Declaration of Easements, Covenants, Conditions and Restrictions for the benefit of each parcel owner and/or tenant. The Walgreens and Frontera Grill properties are also available for individual sale.

- **LONG LEASE TERM REMAINING:** The Fresenius lease has 12 years of term remaining, plus (3), 5-year renewal options.
- **FIXED RENT INCREASES:** The rent increases by 1.7% annually both in the current term and option periods.
- **INVESTMENT GRADE CREDIT:** Fresenius Medical Care North America boasts an investment-grade credit rating of BBB- (S&P) and Baa3 (Moody's). Fresenius Medical Care generated revenues of more than \$20.68 billion in 2017.
- **STRATEGIC LOCATION:** The Property is strategically located at the junction of primary highways U.S. Route 6 and MA Route 240. The Property sits adjacent to a free-standing Walgreens and Frontera Grill in the center of the retail trade area. The location provides easy access for area residents.
- **TRAFFIC COUNTS:** Approximately 18,100 vehicles per day pass the Property on U.S. Route 6 (Huttleston Ave).
- **STRONG DEMOGRAPHICS:** Over 124,000 people live within a 5-mile radius of the Property with an average household income of \$67,727.
- **RETAIL TRADE AREA:** Additional retailers drawing consumers to the trade area include: Super Stop & Shop, Walmart, Staples, Marshalls, Rocky's Ace Hardware, Town Fair Tire, AutoZone, 99 Restaurant, McDonald's, Burger King, Wendy's, Taco Bell and the immediately adjacent to Walgreens and Frontera Grill (both available for individual sale).



PROPERTY TYPE:	Single Tenant Net Leased
OWNERSHIP INTEREST:	Fee Simple
YEAR BUILT:	2015
LOT SIZE:	2.27 Acres
BUILDING AREA:	10,380 SF
TENANT:	Fresenius Medical Care Fairhaven
LEASE GUARANTOR:	Corporate
CORPORATE CREDIT RATING:	BBB-/Baa3 (S&P/ Moody's)
LEASE STRUCTURE:	Double-Net
ROOF & STRUCTURE:	Landlord
CURRENT ANNUAL RENT:	\$244,823
RENT INCREASES:	1.7% Annually (Current Term & Options)
RENT COMMENCEMENT DATE:	11/24/2015
LEASE EXPIRATION DATE:	11/30/2030
LEASE TERM REMAINING:	12 Years
RENEWAL OPTIONS:	3, 5-Year Options

216 HUTTLESTON AVE, FAIRHAVEN, MA 02719



**FRESENIUS
MEDICAL CARE**

 **LIST PRICE: \$4,257,795**

 **CAP RATE: 5.75%**

 **NOI: \$244,823**



FRESENIUS MEDICAL CARE

ABOUT THE TENANT

Fresenius Medical Care is the world's leading provider of products and services for people with chronic kidney failure. Worldwide, approximately 3.2 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. Fresenius Medical Care is the nation's 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.

Fresenius Medical Care is a division of the global parent company, Fresenius Medical Care AG of Germany. Worldwide we have provided more than 48 million dialysis treatments in our global network of 3,815 dialysis clinics. At the same time, we operate more than 40 production sites on all continents, to provide dialysis products such as dialysis machines, dialyzers and related disposables. With 110,530 employees and 3,815 clinics worldwide, Fresenius Medical Care offers dialysis products and services in more than 120 countries. By 2020, it is estimated there will be 3.8 million kidney dialysis patients worldwide due to kidney failure diseases such as diabetes and high blood pressure.

With the demand for dialysis growing, investors have found dialysis-related properties to be an attractive investment. Additional security inherent in the investment comes from the tenant build-out of the property which includes expensive, specialty trade fixtures that makes it less likely that the tenant will leave at lease expiration. In addition, the very nature of Fresenius' business, kidney dialysis, requires clients to visit routinely and consistently, which produces a reliable income stream for the Tenant.



FAIRHAVEN | MA



124,500+
PEOPLE WITHIN 5 MILES



\$77,000+
AVERAGE HOUSEHOLD INCOME
WITHIN 10 MILES



18,100 VPD
US ROUTE 6 (HUTTLESTON AVE)

OVERVIEW

Located on the south coast of Massachusetts, Fairhaven is a seaside town on Buzzards Bay, immediately adjacent to the city of New Bedford. It is located 50 miles south of Boston and 35 miles east of Providence, Rhode Island. Fairhaven is bisected from east to west by U.S. Route 6, which is connected to New Bedford by the New Bedford-Fairhaven Bridge, a swing-span truss located 1.5 miles west of the Property on Route 6. Massachusetts Route 240, a short, 1-mile divided highway, connects Interstate 195 to the intersection of Route 6 (at the site of the Property). The town's retail center is located at this intersection and includes many national stores, markets, and restaurants. The retail trade area serves the neighboring city of New Bedford and is also the primary shopping area for the neighboring towns of Acushnet and Mattapoisett.

At the request of the area towns and MassDOT, the Southeastern Regional Planning and Economic Development District (SRPEDD) is embarking on a study of the Route 6 corridor due to increased usage and development. This study will examine the current traffic conditions, intersection operations, bicycle, pedestrian, and public transportation facilities, land uses, and overall traffic and safety along the Route 6 corridor from Route 240 in Fairhaven to High Street in Wareham. In addition, the study will include potential future improvements for the roadway and corridor based on data analyses, stakeholder input, and comments or suggestions provided by the public.

	3 MILES	5 MILES	10 MILES
POPULATION			
2023 Projection	56,081	126,383	186,917
2018 Estimate	55,772	124,983	183,699
2010 Census	57,241	124,728	177,792
HOUSEHOLDS			
2023 Projection	23,262	52,063	72,850
2018 Estimate	23,103	51,452	71,557
2010 Census	23,601	51,281	69,221
INCOME			
Average Household Income	\$59,560	\$67,727	\$77,490
Median Household Income	\$39,571	\$48,014	\$57,867











 **FRESENIUS
KIDNEY CARE**

 **FRONTERA GRILL**
MEXICAN RESTAURANT

**AVAILABLE
FOR PURCHASE**

Walgreens

**AVAILABLE
FOR PURCHASE**

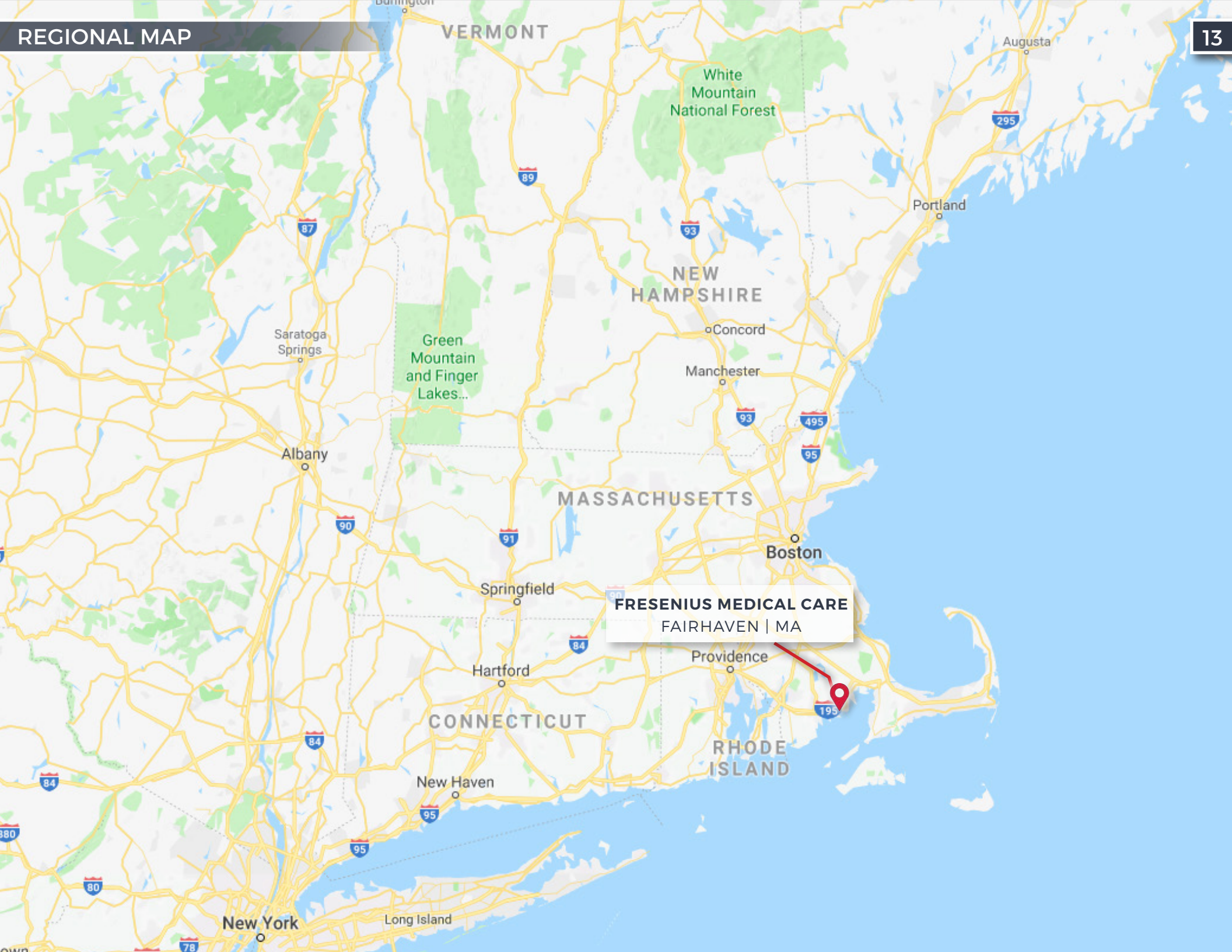
 **18,100**
VEHICLES PER DAY

240

6

HUTTESON AVENUE





RETAIL TEAM



BOB HORVATH
Executive Vice President
Direct: (781) 776-4003
rhorvath@htretail.com



TODD TREMBLAY
Executive Vice President
Direct: (781) 776-4001
ttremblay@htretail.com



MARK BROCKWELL
Executive Vice President
Direct: (305) 749-5212
mbrockwell@htretail.com



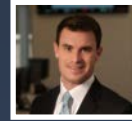
JEREMY BLACK
Vice President
Direct: (315) 663-1135
jblack@htretail.com



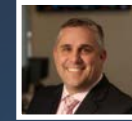
AARON HUNTLEY
Senior Associate
Direct: (781) 776-4012
ahuntley@htretail.com



MATTHEW NADLER
Senior Associate
Direct: (781) 776-4006
mnadler@htretail.com



PETER BUTLER
Senior Associate
Direct: (704) 585-8005
pbutler@htretail.com



BRIAN AHRENS
Senior Associate
Direct: (781) 776-4010
bahrens@htretail.com



KYLE DANIELSON
Senior Associate
Direct: (202) 847-4200
kdanielson@htretail.com



RJ TULLER
Associate
Direct: (781) 776-4013
rtuller@htretail.com



BRAD CANOVA
Associate
Direct: (781) 776-4017
bcanova@htretail.com



ROBERT DIFRANCO
Associate
Direct: (201) 777-5002
rdifranco@htretail.com



CHRIS KING
Associate
Direct: (404) 260-0486
cking@htretail.com



LOGAN FITE
Associate
Direct: (614) 310-4893
lfite@htretail.com



MATTHEW PATRICK
Associate
Direct: (312) 281-6994
mpatrick@htretail.com



ANDREW JENKELUNAS
Associate
Direct: (860) 729-6967
ajenkelunas@htretail.com



JOSEPH DESALVO
Associate
Direct: (317) 973-0207
jdesalvo@htretail.com



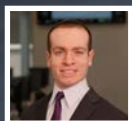
JUSTIN SPILLANE
Associate
Direct: (214) 269-0622
jspillane@htretail.com



LUKE THOMSON
Associate
Direct: (704)-233-3092
lthomson@htretail.com



BRENDAN CONWAY
Associate
Direct: (502)-324-1483
bconway@htretail.com



GEORGE TOURKAKIS
Associate
Direct: (781) 484-8166
gtourkakis@horvathtremblay.com



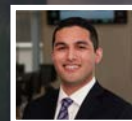
MIKE MCCARTHY
Managing Director
Direct: (781) 776-4520
mmccarthy@horvathtremblay.com



KEVIN DARLING
Senior Financial Analyst
Direct: (781) 776-4015
kdarling@horvathtremblay.com



LEIGH BARCAMONTE
Marketing Director
Direct: (781) 776-4008
lbarcamonte@horvathtremblay.com



JOSHUA VELEZ
Financial Analyst
Direct: (781) 776-4009
jvelez@horvathtremblay.com



MATTHEW BROCKMAN
Data Analyst
Direct: (860) 463-1000
mbrockman@horvathtremblay.com



1000+ TRANSACTIONS
IN 36 STATES



OVER \$4 BILLION CLOSED



RANKED #1
INDUSTRY LEADING TEAM

HORVATH & TREMBLAY

