

FRESENIUS MEDICAL CARE

3827 Bell Street | Loris, SC 29569



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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EXCLUSIVELY LISTED BY

ANDREW FAGUNDO

ASSOCIATE

DIRECT (310) 955-5834

MOBILE (818) 484-1658

andrew.fagundo@matthews.com

LIC # 02062491 (CA)

RAHUL CHHAJED

SENIOR ASSOCIATE

DIRECT (949) 432-4513

MOBILE (818) 434-1106

rahul.chhajed@matthews.com

LIC # 01986299 (CA)

MICHAEL MORENO

SENIOR ASSOCIATE

DIRECT (949) 432-4511

MOBILE (818) 522-4497

michael.moreno@matthews.com

LIC # 01982943 (CA)



PROPERTY

- E-Commerce Resistant Medical Tenant – The medical industry is not susceptible to e-commerce, making this the ideal industry to be invested in
- NN Lease – This investment offers investors a passive income with minimal landlord responsibilities
- Two (2) five (5) year options to extend
- This is a 20-chair dialysis clinic that runs 2 shifts per day and operates Monday - Saturday
- The owner replaced two A/C units in the past 3 years, saving the future landlord out of pocket expenses

LOCATION

- Minimal Competition – Property is the only freestanding dialysis clinic in an 18-mile radius and is located 0.5 miles from McLeod Health (not-for-profit 105-bed hospital)
- Ideal Dialysis Demographic – The surrounding demographics are ideal for a dialysis clinic as the average household income is \$52,000 in a 5-mile radius
- Remarkable Growth! - This market has experienced a 10.15% growth rate in a 5-mile radius from 2010-2018 and is projected for an additional 14.23% growth over the next 5 years
- Opportunity Zone – Program provides a range of tax incentives to investors to re-invest their unrealized capital gains

TENANT

- Fresenius Medical Care (NYSE:FMS) is the world's largest dialysis provider and a fortune 500 company with a \$26 Billion market cap
- The company currently holds an S&P credit rating of BBB- (Investment Grade Credit)
- Fresenius operates over 2,200 dialysis facilities in North America alone, with the company continuing its expansion domestically and overseas

FINANCIAL OVERVIEW



PRICE

\$1,439,027.29



CAP RATE

8.50%



ANNUAL RENT

\$122,317.32



MONTHLY RENT

\$10,193.11



RENT PSF

\$18.45

Site Description

Number of Stories	One
Tenant Trade Name	Fresenius Medical Care
Year Built	2000
Lot Size	±0.85 Acres (37,026 SF)
GLA	6,628 SF
Type of Ownership	Fee Simple
Landscaping	Professional
Topography	Generally Level

Tenant Summary

Tenant Name	Fresenius Medical Care
Type of Ownership	Fee Simple
Lease Type	NN
Lease Term	1 Year 8 Months
3rd Amendment Commencement Date	7/1/09
Lease Expiration Date	7/31/20
Options	Two (2) Five (5)
*Buyer to verify landscape costs and factor into NOI/List price	

TENANT OVERVIEW



COMPANY TRADE NAME

Fresenius Medical Care Holdings, Inc.



REVENUE

\$10.37 B



NO. OF LOCATIONS

±3,573



NO. OF EMPLOYEES

±108,851



YEAR FOUNDED

1988

TENANT OVERVIEW

Fresenius Medical Care Holdings, operating as Fresenius Medical Care North America or FMCNA, operates a network of some 2,100 dialysis clinics located throughout the continent. One of the largest providers of kidney dialysis services, FMCNA offers outpatient and in-home hemodialysis treatments for chronic kidney disease.

The company's operating units also market and sell dialysis machines and related equipment and provide renal research, laboratory, and patient support services. FMCNA oversees the North American operations of dialysis giant Fresenius Medical Care AG & Co.

Fresenius Medical Care is the world's leading provider of products and services for people with chronic kidney failure. Around 2.8 M patients with this disease worldwide regularly undergo dialysis treatment. Dialysis is a vital blood cleansing procedure that substitutes the function of the kidney in case of kidney failure.

The company's strategy is geared toward sustainable growth and aim to continuously improve the quality of life of patients with kidney disease by offering innovative products and treatment concepts of the highest quality.

Tenant Map



DISTANCE TO:

1

±0.3 MILES

Loris Rehab and
Nursing Center

88-Bed Skilled Nursing Facility
Short and Long-Term Senior Care

2

±0.4 MILES

McLeod Loris
Hospital

105-Bed Not-for-Profit Hospital
120+ Physicians and 32+ Specialties

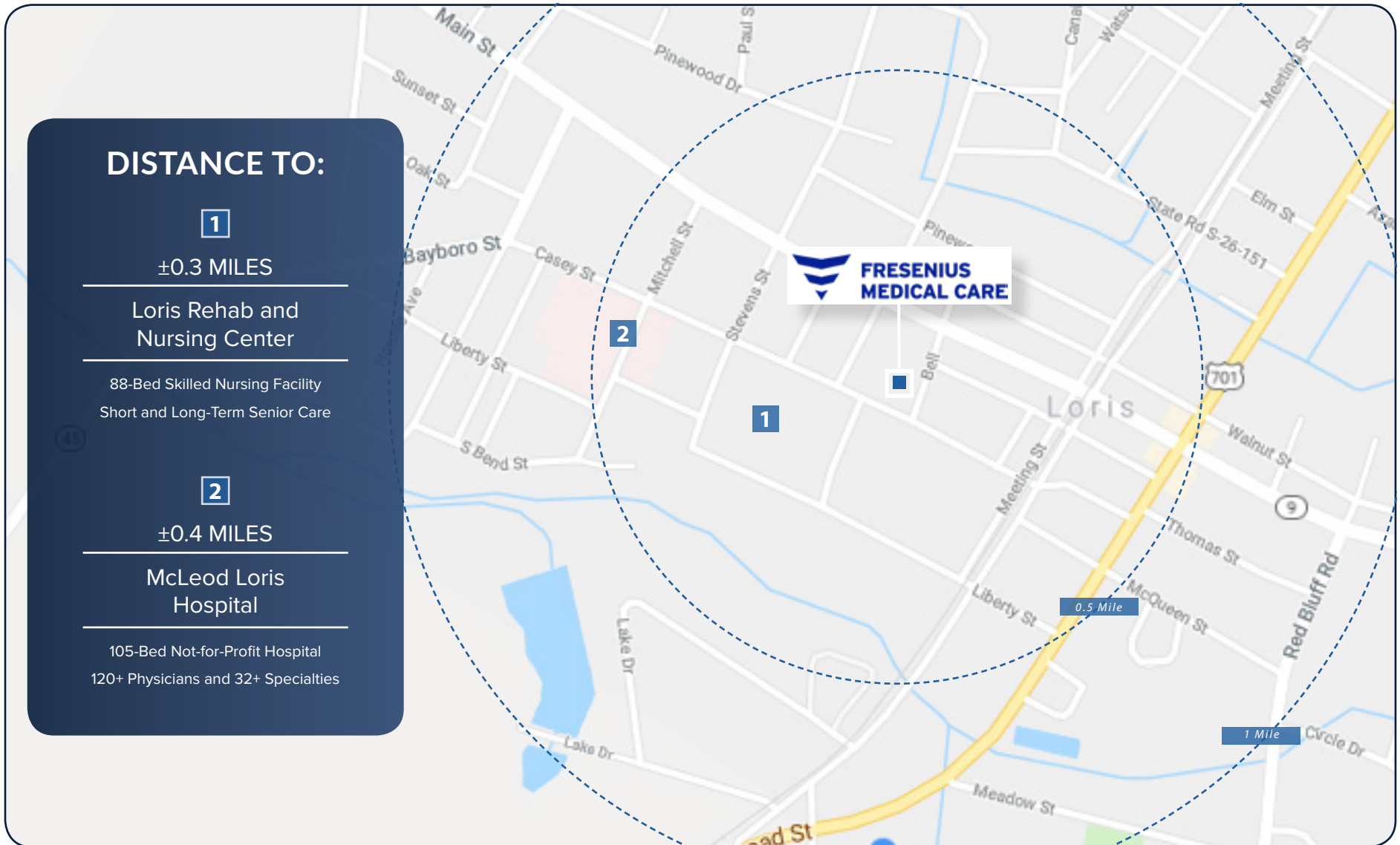


1

2

0.5 Mile

1 Mile



AREA OVERVIEW

Loris, South Carolina

Located near the border of North and South Carolina, Loris is a city in Horry County and part of the Myrtle Beach-Conway Combined Statistical Area. U.S. Route 701 passes through Loris, providing easy access to many larger cities in the Southeast and along the East Coast.

With unemployment levels well below and median home values above state averages, Loris has a steady economy and real estate market. Over one-fifth of Loris residents are employed in the Food and Accommodation Services industry. Known for its southern comfort food, Loris hosts a “Bog-Off Festival” each year to celebrate the local food specialty for which the city is known.

Known for its diversity, great weather, and low cost of living, many Loris residents are retirees. Over 26% of Loris’ community is over the age of 62. The median resident age in Loris is well above state and national averages, making it an ideal location for medical businesses, especially those which cater to senior citizens.

By the Numbers

UNEMPLOYMENT RATE

Loris: 2.1%

South Carolina: 5.0%

United States: 4.7%

Area Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2023 Projection	3,154	6,939	12,663
2018 Estimate	2,620	5,756	10,514
2010 Census	2,372	5,270	9,715
Growth 2018-2023	20.37%	20.55%	20.44%
Growth 2010-2018	10.44%	9.22%	8.22%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2023 Projection	1,206	2,619	4,690
2018 Estimate	1,087	2,359	4,226
2010 Census	947	2,080	3,758
Growth 2018-2023	10.97%	11.00%	10.97%
Growth 2010-2018	14.74%	13.44%	12.45%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$48,973	\$51,187	\$50,610
Median Household Income	\$41,258	\$41,220	\$41,333

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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