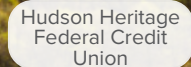
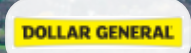
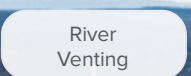


FRESENIUS

4 CORWIN CT | NEWBURGH, NY

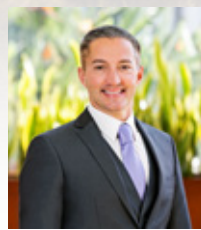


Subject Property

Little Britain Rd ± 10,000 ADT

MATTHEWS
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY



Bryant Hoover
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DIR 310.774.2163
LIC # 01368589 (CA)

Broker of Record
Jeffrey Terwilliger
LIC # 30TE0892302 (NY)

INVESTMENT HIGHLIGHTS

- Tenant is moving out
- \$180,045.92 left in rent
- Will be delivered with a brand new roof including a 50-year warranty
- Priced to sell, low cost per square foot
- Has 4 doors - Which can be sectioned off, into separate offices
- Renovated - Large waiting rooms, kitchen
- 50+ Parking





FINANCIAL OVERVIEW



LIST PRICE
\$999,000



CAP RATE
21.68%



GLA
± 10,200 SF



LOT SIZE
± 1.1 AC



YEAR BUILT
1995



APN
331100 41-2-15

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/SF	Cap Rate
2/1/2018 - 4/30/2019	\$18,050.09	\$216,601.10	\$21.66	21.68%

Tenant Summary

Tenant Trade Name	Fresenius
Type of Ownership	Fee Simple
Lease Type	NN
Original Lease Term	15 Years
Rent Commencement Date	2/1/1998
Rent Expiration Date	4/30/2019
Term Remaining on Lease	± 1 Years
Landlord Responsibilities	Maintaining the exterior of the building including the roof, exterior walls, parking lot and signs
Tenant Responsibilities	All maintenance of the interior during the term of the lease, including heat and air condition units, electrical and plumbing components and interior walls
Utilities	Tenant shall pay directly
Tenant Insurance	Tenant maintains general liability insurance eat sole cost and expense
Taxes	Tenant pays directly





TENANT OVERVIEW



Property Name	Fresenius Medical Care
Parent Company Trade Name	Fresenius Medical Care Holdings, Inc.
Ownership	Subsidiary
Revenue	\$10.37B
Net Income	\$787.64M
No. of Locations	± 3,573
No. of Employees	± 108,851
Headquartered	Waltham, MA
Website	www.fmc-ag.com
Year Founded	1988

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 aims to continuously improve the quality of life of patients with kidney disease by offering innovative products and treatment concepts of the highest quality.

SURROUNDING TENANTS





± 48,000 ADT

Beacon

Hudson River

Mt Saint Mary College

St. Luke's Cornwall Hospital

Newburgh Free Academy



Burton Towers

Newburgh Armory Unity Center

EverCare

Cerone Place Housing

Motorcyclepedia Museum

Bio Chemical Textile Tech



MR Design & Packaging



Hudson Heritage Federal Credit Union

Subject Property

Little Britain Rd ± 10,000 ADT

Mid Valley Mall

Umbra Of Newburgh

Great Value Storage

Triangle Movers Inc.

GWC Distributors

AREA OVERVIEW



NEWBURGH, NY

Located in Orange County, Newburgh is a city 60 miles north of New York City. Sitting along the Hudson River, Newburgh is more than just a pleasant place to live. It has the largest historic district in the state and is filled with scenic views of the river and greenery you can't find anywhere else. It is also a growing art community that is bringing in a younger crowd. The city offers links to the regional transportation system, including Interstate I-84 and the New York State Thruway (I-87). There is also navigable Hudson River access and only miles away from Stewart International Airport.

This close community works hard to preserve the rich history of Newburgh, but also looks for new ways to grow. Whether it is looking for new and innovative ways to conserve and recycle or business plans to expand specific sectors, the residents are constantly developing plans to enhance the city for the better.

DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2023 Projection	7,220	55,916	104,217
2017 Estimate	7,184	55,658	103,123

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2023 Projection	2,607	19,767	37,565
2017 Estimate	2,583	19,577	37,025

INCOME	1 Mile	3 Mile	5 Mile
2018 Est. Average Household Income	\$75,035	\$78,839	\$90,978

EXPLORE NEWBURGH



The Motorcyclepedia Museum is one of the highlights to see according to residents and visitors. They have an outstanding collection of motorcycles and show an amazing timeline of the development of motorcycles. There is something for everyone whether you are an avid motorcycle fan or just tagging along. The area also operates as an event space and hold several large city events throughout the year.

Take a trip off land and explore the sites of the Hudson River. This scenic narrated cruise takes you back in time and explains the importance of the Hudson River to Newburgh's founding and shows the history that still lives on today. The views are also ones that you cannot find anywhere else.



The art scene is a new and developing sector that is spreading throughout Newburgh. The Ann Street Gallery is an open door gallery that features local artist work. It has a great supporting surrounding area with lunch spots and coffee shops where you can make a day of it. The Ann Street Gallery is a popular spot where the community comes together to support each other.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Fresenius** located at **4 Corwin CT, Newburgh, NY 12550** (**“Property”**). It has been prepared by Matthews Retail Advisors. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Retail Advisors. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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.

Owner and Matthews Retail Advisors expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

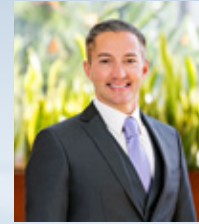
A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Retail Advisors or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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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