

CONFIDENTIAL
OFFERING
MEMORANDUM



**350 NORTH EXPRESSWAY
BROWNSVILLE, TX 78521**



Actual Location
*Currently Under Construction

FRESENIUS KIDNEY CARE

Josiah Byrnes
Vice President - Capital Markets
JByrnes@EmbreeGroup.com | +1.719.243.6569

Klinton Lewis
Associate - Net Lease Services
KLewis@EmbreeGroup.com | +1.512.819.4729





EXCLUSIVE OFFERING

PRESENTED BY:



JOSIAH BYRNES

VICE PRESIDENT

Josiah Byrnes serves as Vice President of Embree Capital Markets Group, Inc., where he helps guide the formation and execution of diversified real estate capital structures and investment strategies for individual, institutional, and international investors, developers, and tenants.

Josiah joined Embree Group of Companies in 2010. He received BA and MBA degrees from the University of Colorado, as well as a Master of Real Estate Development Degree from Arizona State University.

+1.719.243.6569
jbyrnes@embreegroup.com



KLINTON LEWIS

ASSOCIATE-NET LEASE SERVICES

Klinton Lewis serves as Associate of Net Lease Services with Embree Capital Markets Group, Inc., where he is responsible for marketing current assets, new developments, and private client's commercial real estate properties. Klinton also provides investment advice to clients.

Prior to joining the Embree Capital Markets Group Inc., Klinton served as a real estate agent specializing in single-tenant, net-lease properties, with Marcus & Millichap.

+1.512.819.4729
klewis@embreegroup.com



EMBREE
Capital Markets Group, Inc.

CONFIDENTIALITY STATEMENT

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from the Embree Group of Companies (Embree Group) and should not be made available to any other person or entity without the written consent of the Embree Group (the Embree Group collectively refers to Embree Capital Markets Group, Inc., Embree Asset Group, Inc., Embree Healthcare Group, Inc., and Embree Construction Group, Inc.). This brochure has been prepared to provide summary information to prospective investors and to establish a preliminary level of interest in establishing an investment relationship with the Embree Group, which may or may not include the sale or purchase of any specific property referenced herein. Several Embree Group employees are licensed real estate agents and brokers in various states.

The information contained herein is not a substitute for a thorough due diligence investigation. The Embree Group has supplied information in this brochure from sources we believe are reliable; however, all potential Buyers and Investors must take appropriate measures to investigate and verify the income and expenses for any specific property, the future projected financial performance of any specific property, the size and square footage of any specific property and its improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue its occupancy of any specific property.

The Embree Group reserves the right to withdraw this solicitation at any time without prior notice. The information contained herein is based upon sources deemed to be reliable, but the accuracy of the information is not guaranteed, nor should the information contained herein be considered all inclusive. Statements contained herein which involve matters of opinion, whether or not identified to be that only, are not representations of fact. The price and terms of this offering may be subject to change at any time.

The Embree Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of the Embree Group, its affiliates or subsidiaries, or any agent, product, or commercial listing of The Embree Group, and is solely included for the purpose of proving tenant lessee information about this listing to prospective customers.



**FRESENIUS
KIDNEY CARE**

TABLE OF CONTENTS

Property & Lease Details

- 4 -

Tenant Profile

- 5 -

Site Plan

- 6 -

Maps & Aerials

- 7 -

Demographics

- 12 -

Contact

- 13 -



PROPERTY & LEASE DETAILS



Representative Photo

OFFERING OVERVIEW

Embree Capital Markets Group is pleased to present for sale a unique net-leased dialysis clinic fully leased to Fresenius Kidney Care. This is an opportunity for an investor to acquire a well-located corporate dialysis facility in Brownsville, Texas.

AREA DESCRIPTION

Brownsville is the county seat of Cameron County, Texas, United States. It is the sixteenth-most populous city in the state of Texas, with a population at the 2010 census of 175,023 and an estimated population of 183,046 as of 2014. Brownsville is located at the southern most tip of Texas, on the northern bank of the Rio Grande, directly north and across the border from Matamoros, Tamaulipas, Mexico.

The 2014 U.S. Census Bureau estimate placed the Brownsville–Harlingen metropolitan area population at 420,392, making it the ninth most populous metropolitan area in the state of Texas. In addition, the international Matamoros–Brownsville Metropolitan Area was estimated to have a population of 1,136,995. Brownsville is located in the Southern point of the Rio Grande Valley (which includes 4 counties in South Texas). The Rio Grande Valley has a 20% higher diabetes rate than anywhere else in Texas, 44% of the people with diabetes results in them having kidney failure.

THE OFFERING

PROPERTY ADDRESS	350 N. Expressway, Brownsville TX, 78521
TENANT	Bio-Medical Applications of Texas, Inc.
GUARANTOR	Fresenius Medical Care Holdings, Inc.

SITE DESCRIPTION

BUILDING SIZE	Approximately 19,176 SF
LAND SIZE	Approximately 1.85 Acres

INVESTMENT SUMMARY

CAP RATE	5.50%
PURCHASE PRICE	\$5,940,000
YEAR BUILT	2018
ANNUAL RENT	\$326,763
EST. LEASE COMMENCEMENT	May 2019
EST. LEASE END	May 2034
LEASE TERM REMAINING	15-Years
LEASE TYPE	NNN (Landlord Responsible for Roof & Structure)
LEASE ESCALATIONS	1.70% Annually
RENEWAL OPTIONS	Three, 5-Year



TENANT PROFILE

INVESTMENT SUMMARY

COMPANY TYPE	Public (NYSE: FMS)
2017 REVENUE	\$20.86+ Billion
STORE COUNT	3,750+
EMPLOYEES	114,000+
S&P CREDIT RATING	BBB-
WEBSITE	www.FreseniusKidneyCare.com



Representative Photo

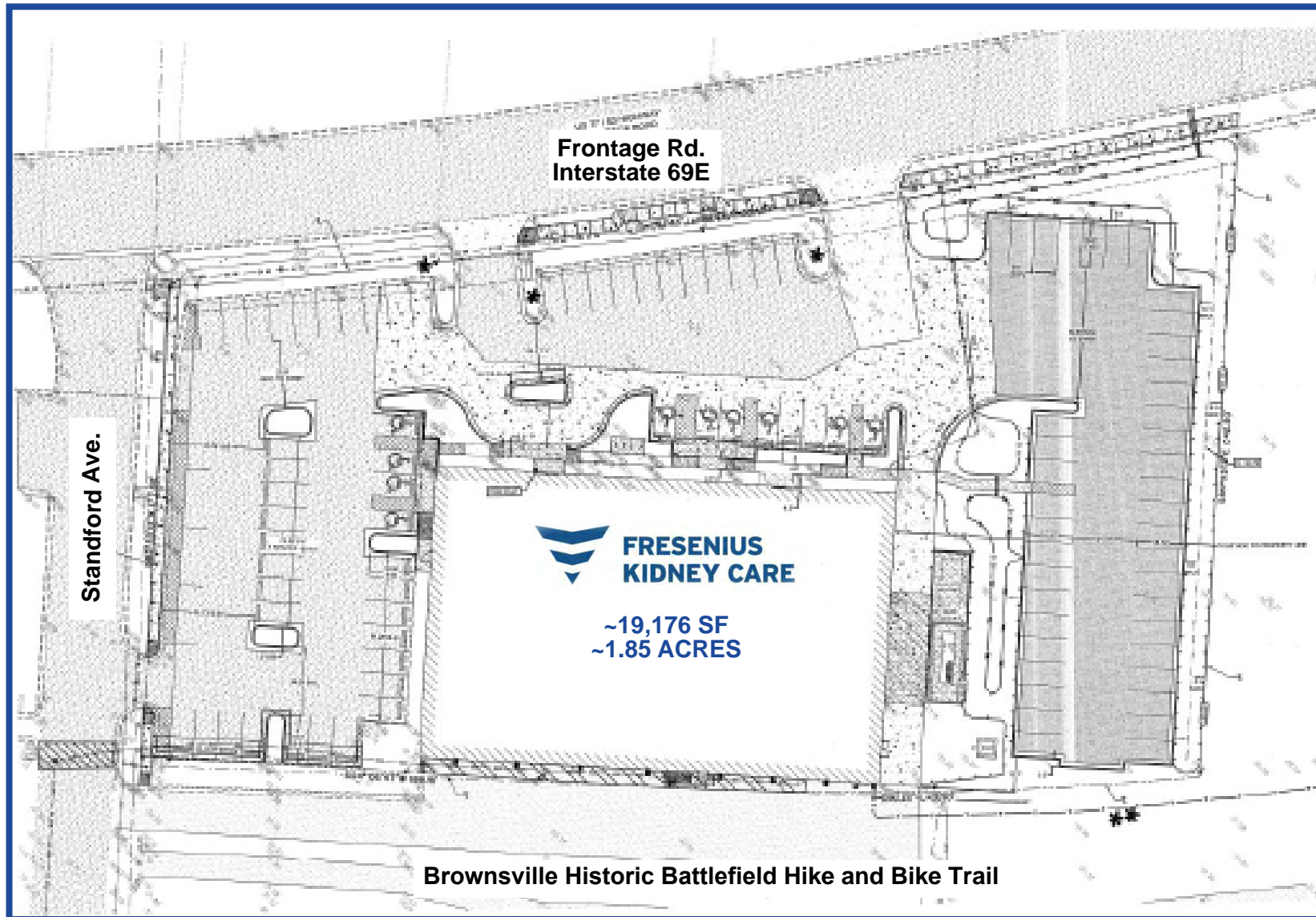


**FRESENIUS
KIDNEY CARE**

- Fresenius Medical Care North America is a division of Fresenius Medical Care AG & Co. KGAA (NYSE: FMS), the world's largest integrated provider of products and services for individuals undergoing dialysis because of chronic kidney failure, a condition that affects more than 2.5 million individuals worldwide.
- Fresenius Medical Care North America is a major provider of kidney dialysis services and renal care products. They provide products, dialysis care services, education and support for Chronic Kidney Disease (CKD), including treatment options for later stage CKD.
- Fresenius Medical Care provides renal services to over 320,960 people annually worldwide through a network of over 3,752 facilities.
- The Company employs over 114,000 individuals and maintains a U.S. Corporate Headquarters in Waltham, MA.
- North American Revenue accounts for over 66% of the total worldwide revenue generated by the company.
- In 2017, the parent company, Fresenius Medical Care, posted net revenues of \$20.86 billion dollars.
- Fresenius was the 2013 winner of the Thompson Reuters Investor Relations Top Honor for Best Company in MedTech Services.
- Fresenius is ranked in the Fortune Global 500 at #298 (2017)

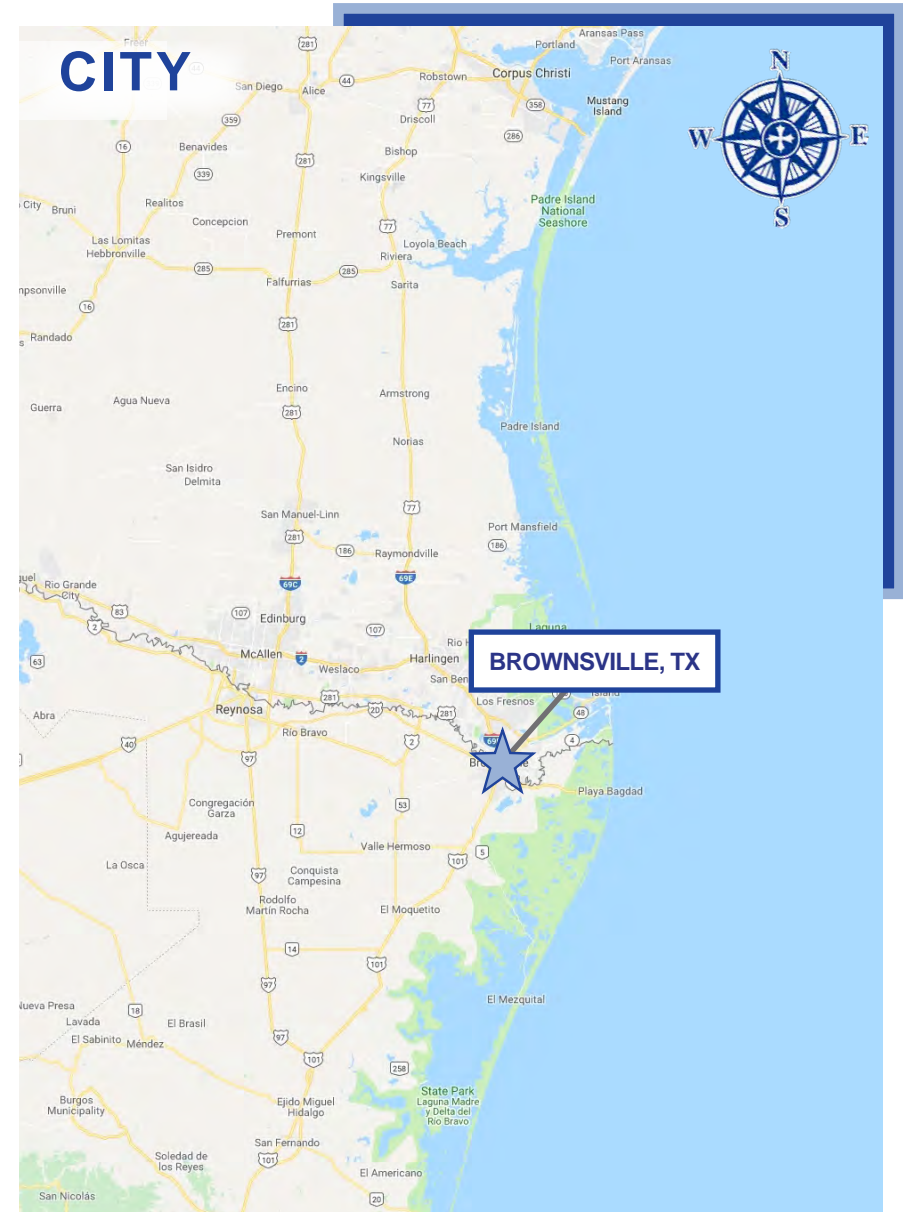
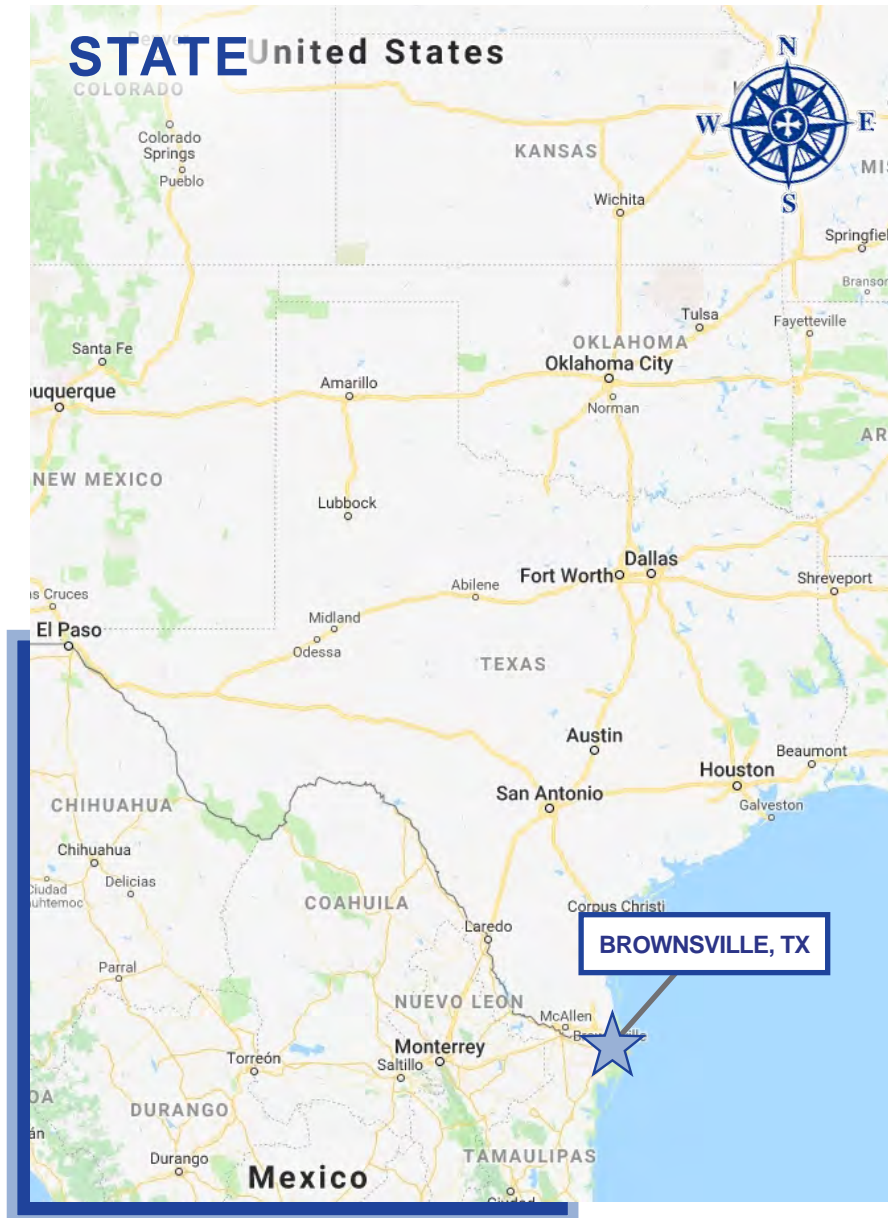


SITE PLAN





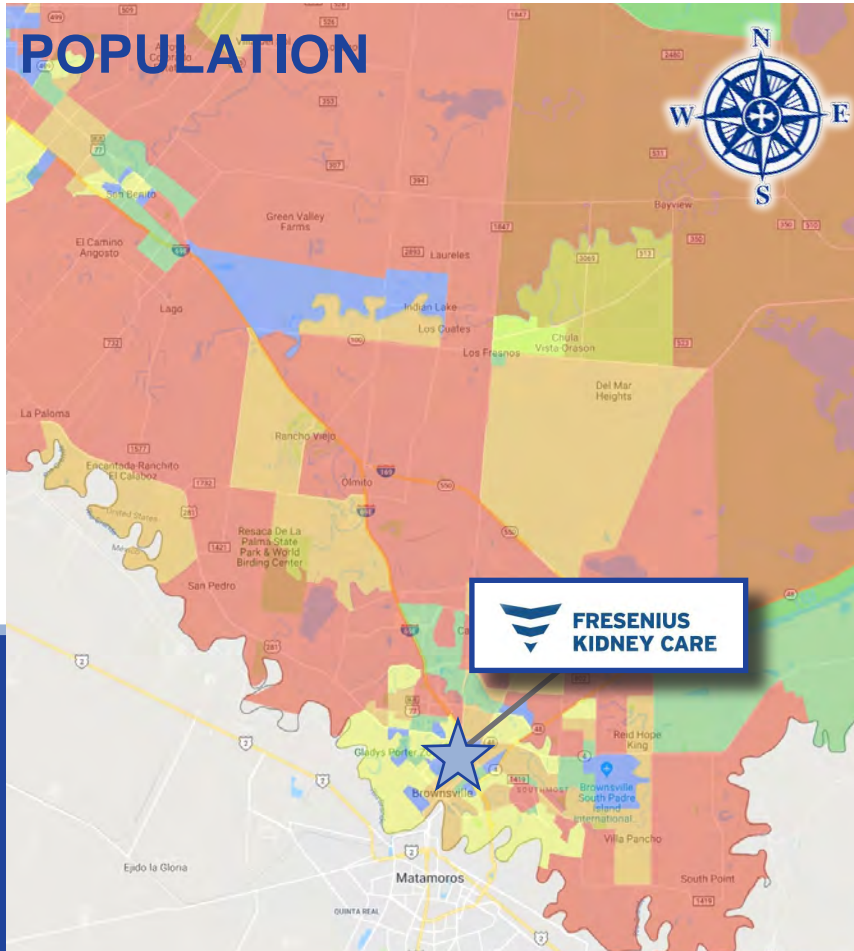
LOCATION OVERVIEW





HEAT MAPS

POPULATION

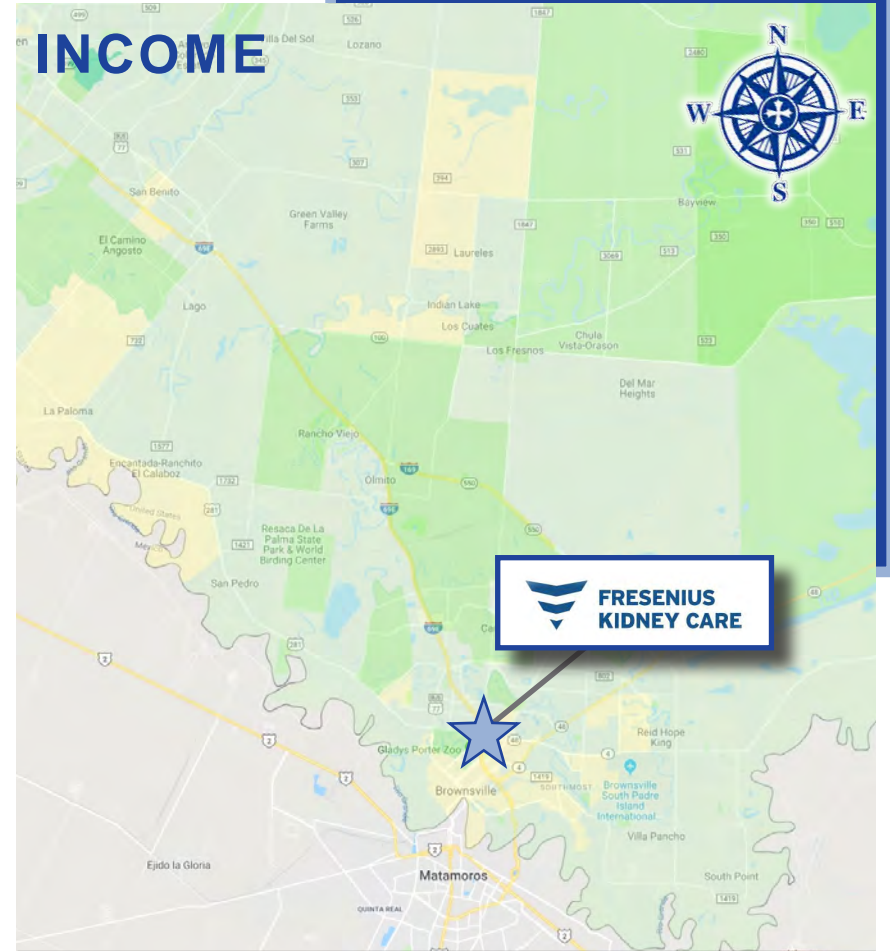


Population Density

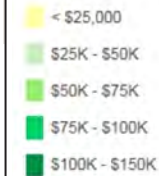


**350 NORTH EXPRESSWAY
BROWNSVILLE, TX 78521**

INCOME



Median HH Income



**350 NORTH EXPRESSWAY
BROWNSVILLE, TX 78521**



COMPETITION MAP



3 Mile Radius

2 Mile Radius

1 Mile Radius



1

5

4

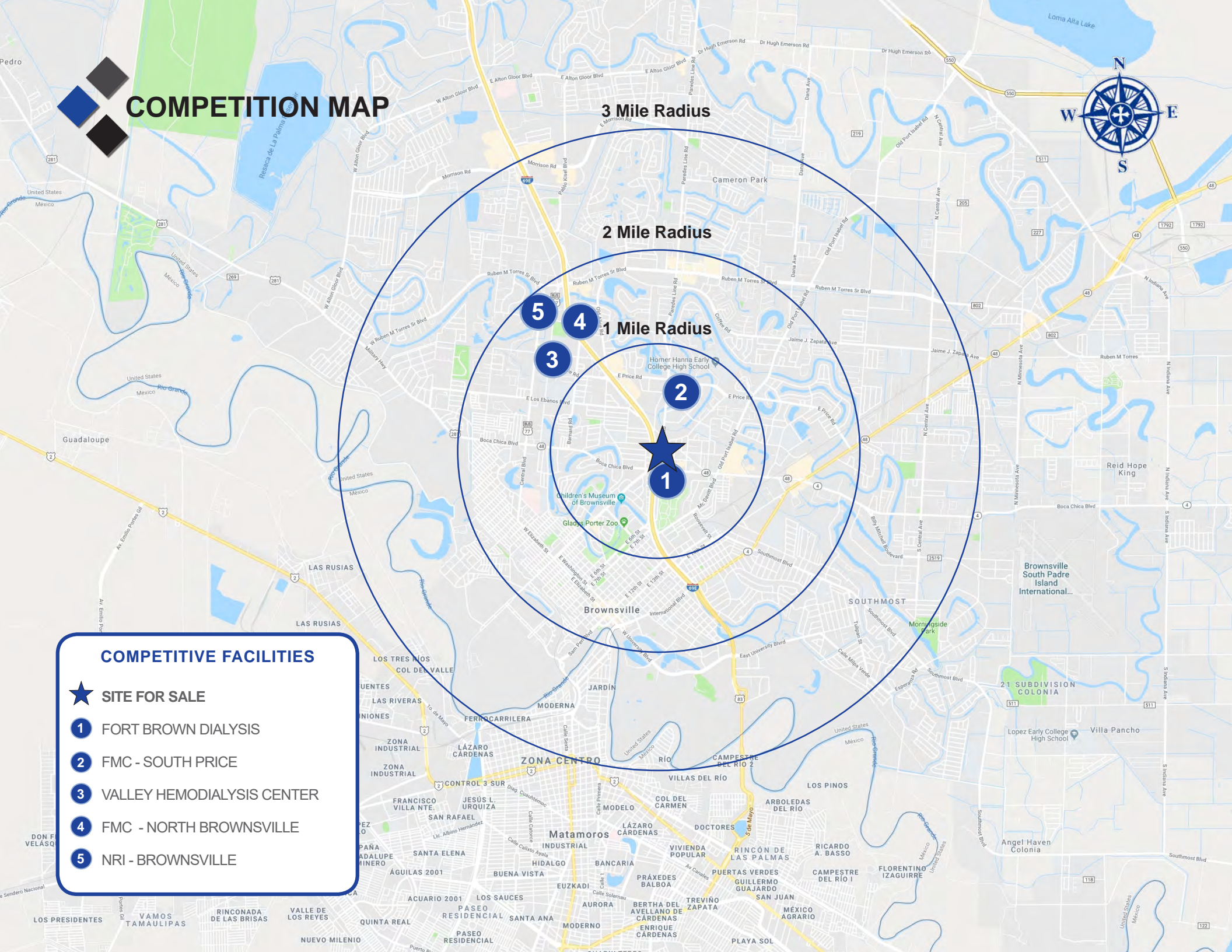
3

2

COMPETITIVE FACILITIES

★ SITE FOR SALE

- 1 FORT BROWN DIALYSIS
- 2 FMC - SOUTH PRICE
- 3 VALLEY HEMODIALYSIS CENTER
- 4 FMC - NORTH BROWNSVILLE
- 5 NRI - BROWNSVILLE

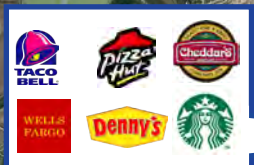




CITY AERIAL

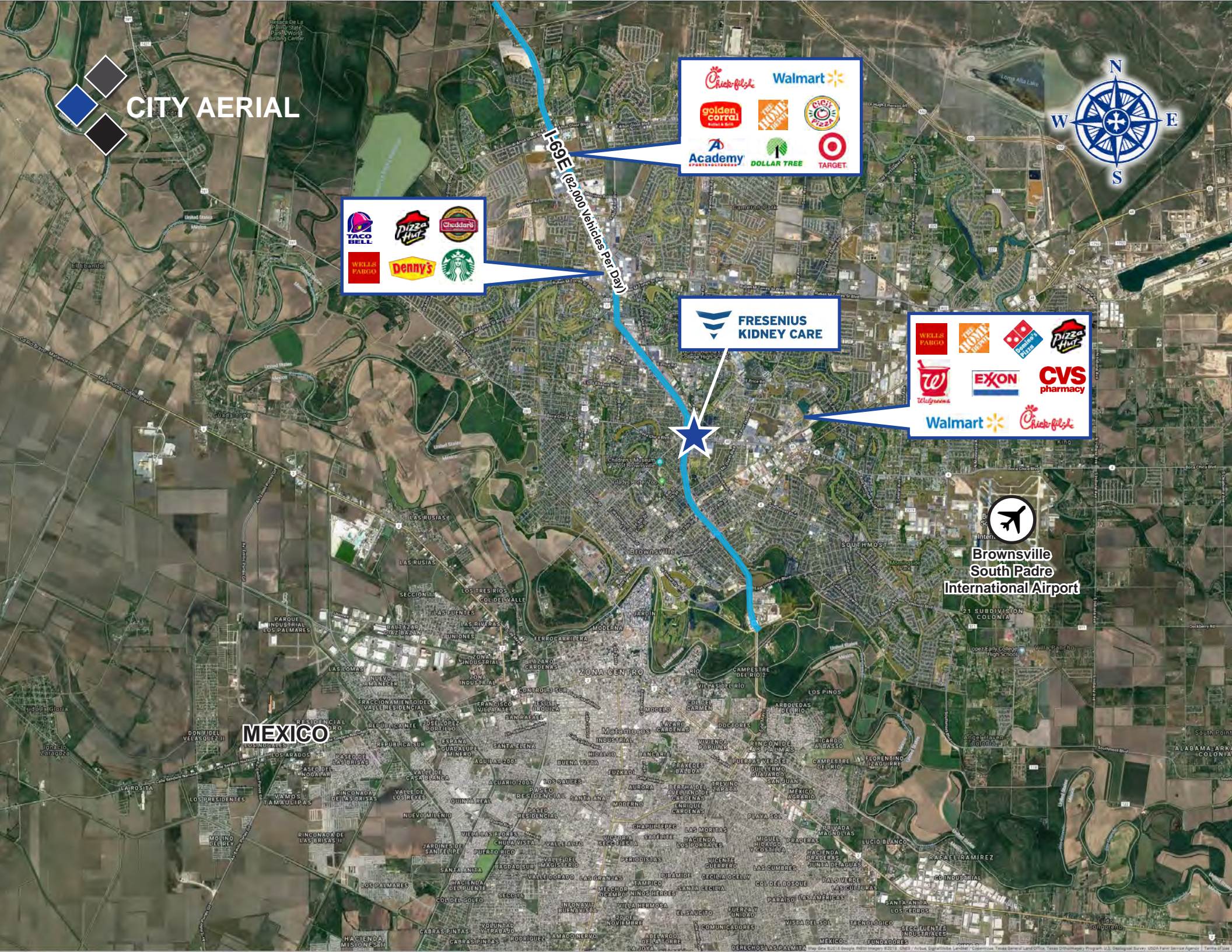


I-69E (82,000 Vehicles Per Day)



Brownsville
South Padre
International Airport

MEXICO





CITY AERIAL



KVEO
Newscenter 23

FRESENIUS
KIDNEY CARE

FAMSA
Furniture

I-69E (82,000 Vehicles Per Day)

Paredes Line Rd. (13,000 Vehicles Per Day)

Old Port Isabel Rd. (23,000 Vehicles Per Day)



Boca Chica Blvd. (35,000 Vehicles Per Day)





DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2018 Population	13,538	69,533	159,013
2023 Projection	14,481	73,910	172,047
2010 Census	13,832	69,871	152,154
Growth 2018-2023	1.4%	1.3%	1.6%

HOUSEHOLDS

2018 Households	4,195	21,099	45,378
2023 Projected Households	4,504	22,460	49,077
Growth 2018-2023	1.5%	1.3%	1.6%
Owner Occupied	1,502	10,153	26,823
Renter Occupied	2,693	10,946	18,555

RACE/ETHNICITY

Caucasian	12,159	62,123	142,604
African American	101	301	706
Am. Indian & Alaskan	17	38	127
Asian	55	274	1,052
Hawaiian & Pacific Islander	1	6	23
Hispanic	11,935	61,246	139,934
Other	1,223	6,835	14,651



INCOME

	1 MILE	3 MILE	5 MILE
Avg. Household Income	\$28,360	\$39,467	\$45,639
\$25,000-\$29,999	318	1,378	3,000
\$35,000-39,999	212	1,071	2,446
\$45,000-\$49,999	128	792	1,876
\$55,000-\$59,999	61	613	1,511
\$65,000-\$69,999	51	482	1,237
\$80,000-\$89,999	52	415	1,363
\$100,000-\$125,000	51	497	1,955
\$500,000+	6	42	102

DAY

Businesses	691	1,946	2,701
Employees	15,317	42,013	58,254



BROWNSVILLE, TX | OFFERING MEMORANDUM

EXCLUSIVELY PRESENTED BY:

JOSIAH BYRNES | VICE PRESIDENT

JByrnes@EmbreeGroup.com | +1.719.243.6569 | www.EmbreeGroup.com

KLINTON LEWIS | ASSOCIATE - NET LEASE SERVICES

KLewis@EmbreeGroup.com | +1.512.819.4729 | www.EmbreeGroup.com

ABOUT EMBREE

Embree Group of Companies provides nationwide turnkey real estate services, specializing in build-to-suit development, design/build, general construction, program management, and capital markets for specialty retail, financial, automotive, restaurant, gas/convenience, general merchandise, healthcare, and senior living facilities. Embree's fully integrated, in-house services allow us to become an extension of the client's organization. Since 1979, Embree's foundation has been built on developing tailored programs for over 300 national clients. The firm is headquartered near Austin, Texas, with a regional office located in Phoenix, Arizona. Over the past 39 years, Embree's executive team has developed, built, or transacted more than 12,000 projects in all 50 states, Puerto Rico, and Canada with a total market value exceeding \$10 billion.



*Representative Photo
Currently Under Construction