

CONFIDENTIAL  
**OFFERING**  
MEMORANDUM



**14001 W. OSBORNE STREET  
LOS ANGELES, CA 91331**



Representative Photo  
\*Actual Site Under Construction\*

## **FRESENIUS KIDNEY CARE**

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## 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.

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**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.

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**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**

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## 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 Los Angeles, California. The subject property is currently undergoing a comprehensive renovation of an existing building that was built in 1965 previously leased to NAPA Auto Parts. Fresenius is scheduled to have a total of 24 patient stations at this facility.

### AREA DESCRIPTION

Los Angeles, is the second-most populous city in the United States, after New York City, and the most populous city in the Western United States. With an estimated population of four million, Los Angeles is the largest and most populous city in the state of California and the cultural, financial, and commercial center of Southern California. Nicknamed the "City of Angels" partly because of its name's Spanish meaning, Los Angeles is known for its Mediterranean climate, ethnic diversity, and sprawling metropolis.

Los Angeles is one of the most substantial economic engines within the United States, with a diverse economy in a broad range of professional and cultural fields. Los Angeles is also famous as the home of Hollywood, a major center of the world entertainment industry. A global city, it has been ranked 6th in the Global Cities Index and 9th in the Global Economic Power Index. The Los Angeles combined statistical area also has a gross metropolitan product of \$831 billion (as of 2008), making it the third-largest in the world, after the Tokyo and New York metropolitan areas.

### THE OFFERING

PROPERTY ADDRESS	14001 W. Osborne Street, Los Angeles CA 91331
TENANT	Bio Medical Applications of California, Inc.
GUARANTOR	Fresenius Medical Care Holdings, Inc.

### SITE DESCRIPTION

BUILDING SIZE	Approximately 10,008 SF
LAND SIZE	Approximately 0.69 Acres

### INVESTMENT SUMMARY

CAP RATE	4.50%
PURCHASE PRICE	\$9,590,000
YEAR BUILT	2018
ANNUAL RENT	\$431,539
EST. LEASE COMMENCEMENT	May 17, 2019
EST. LEASE END	May 31, 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	<a href="http://www.FreseniusKidneyCare.com">www.FreseniusKidneyCare.com</a>



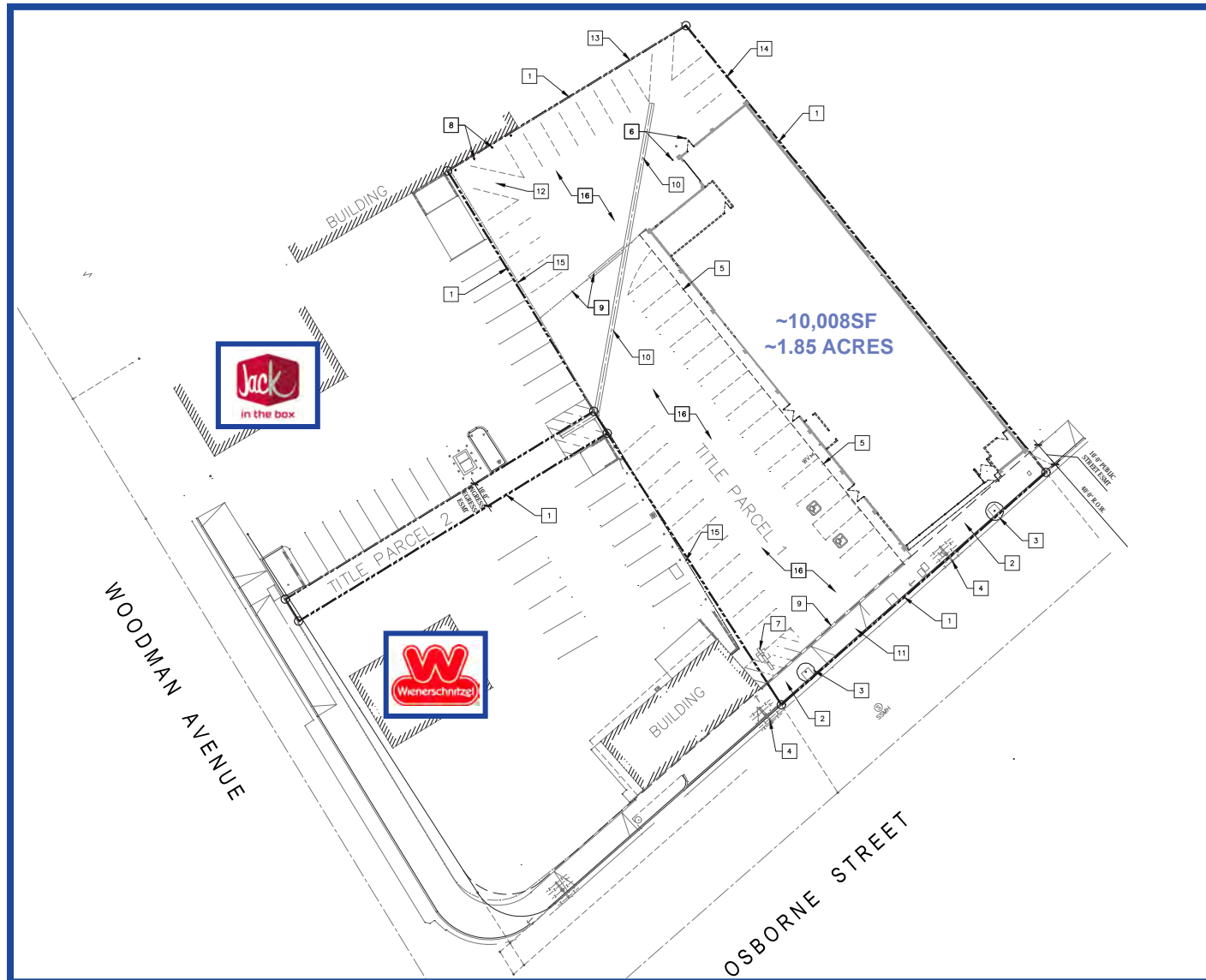
*Representative Photo*



**FRESENIUS  
KIDNEY CARE**

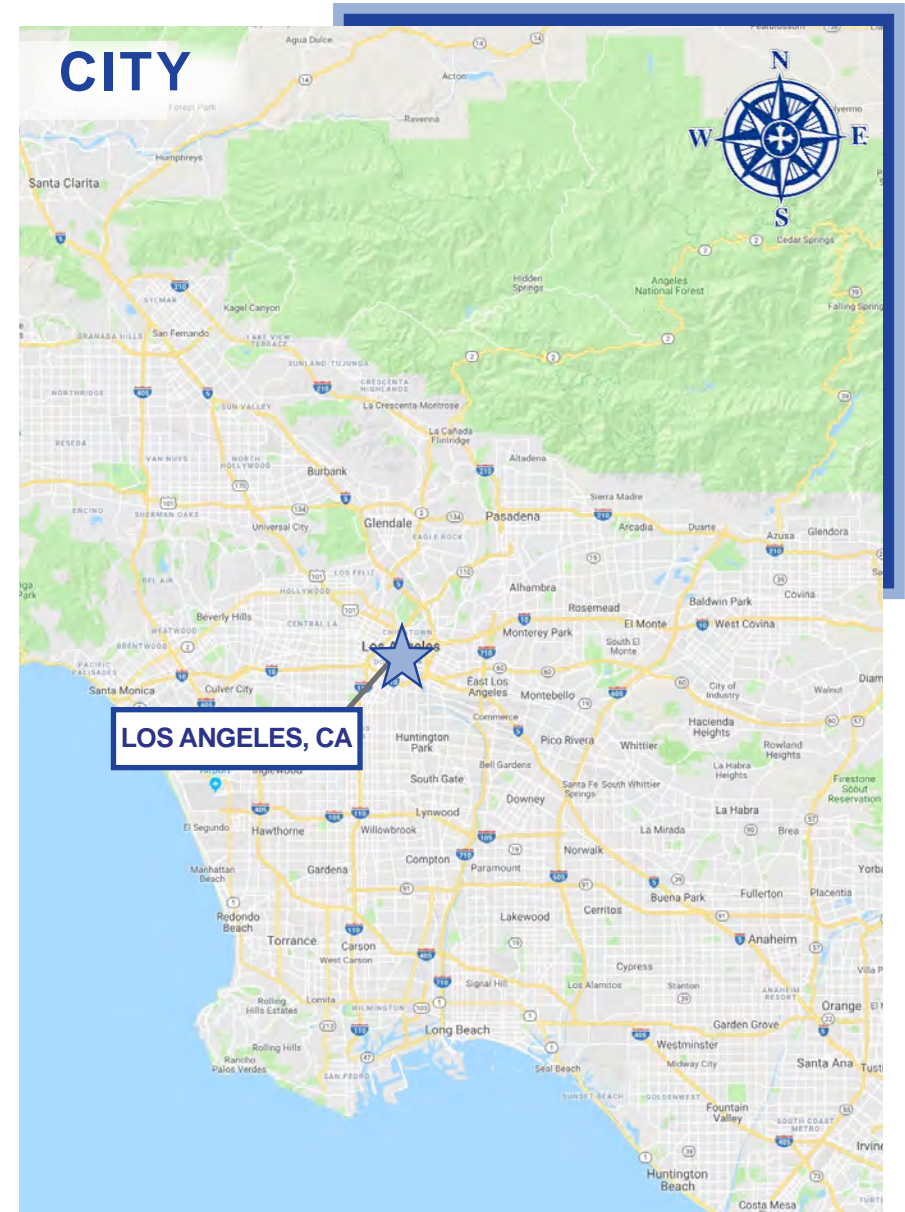
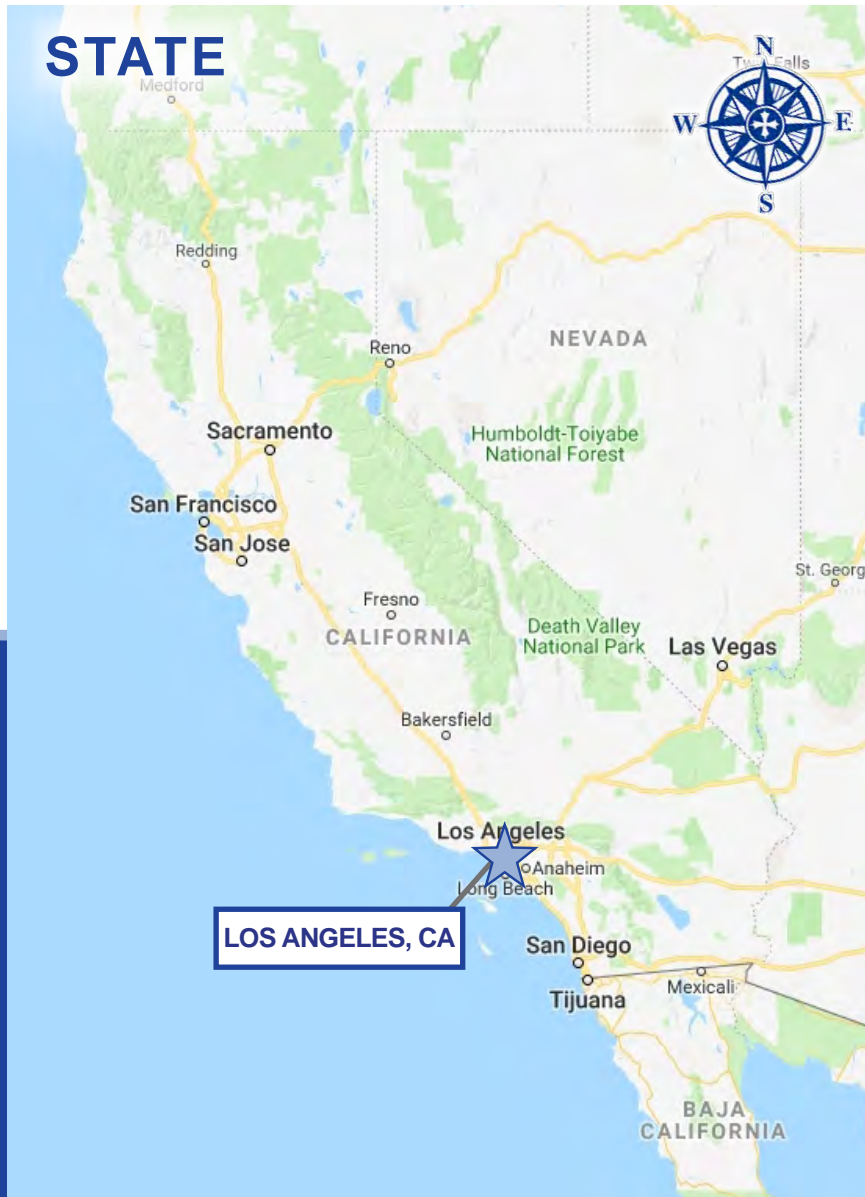
- Fresenius Medical Care North America is a division of Fresenius Medical Care AG & Co. KGAA (NYSE: FMS), the world's largest integrated provider of products and services for individuals undergoing dialysis because of chronic kidney failure, a condition that affects more than 2.5 million individuals 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)







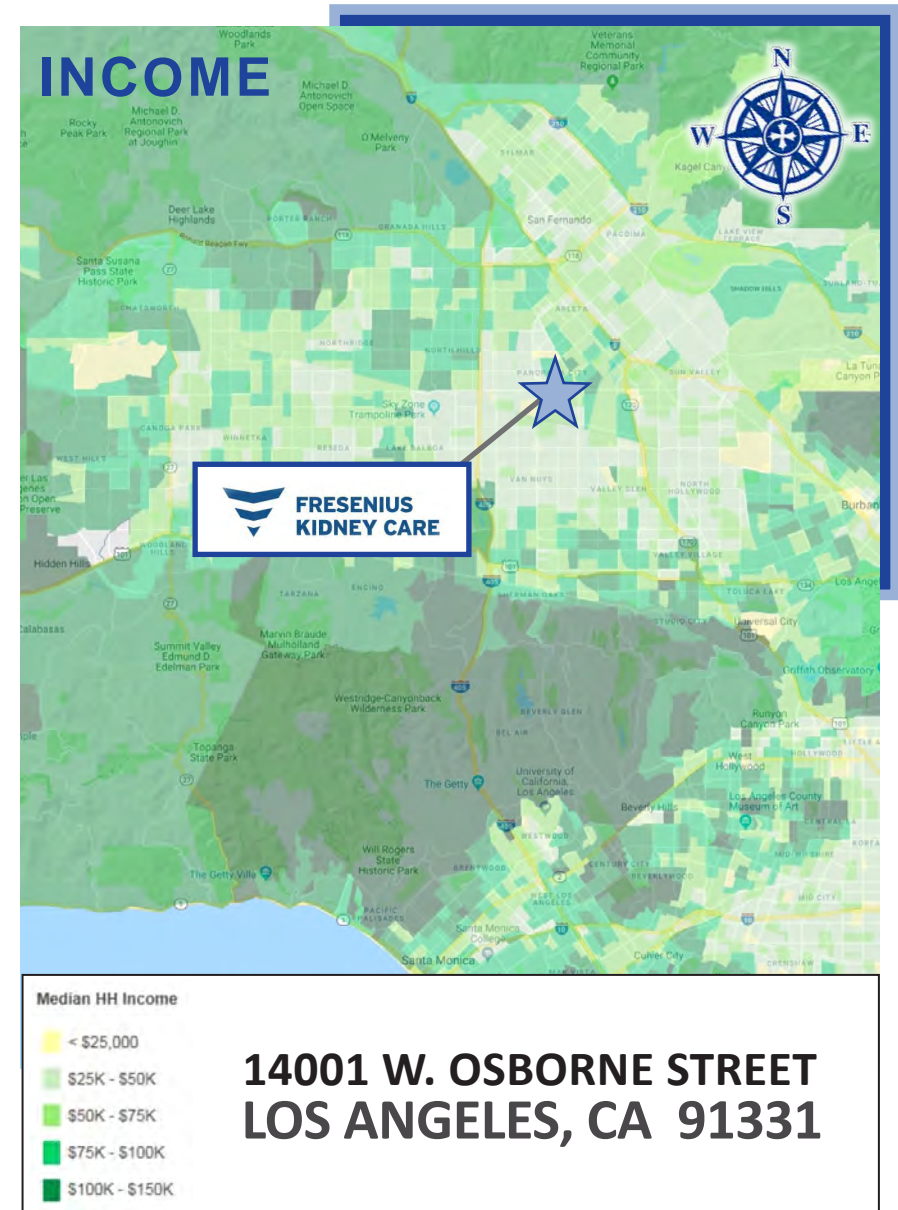
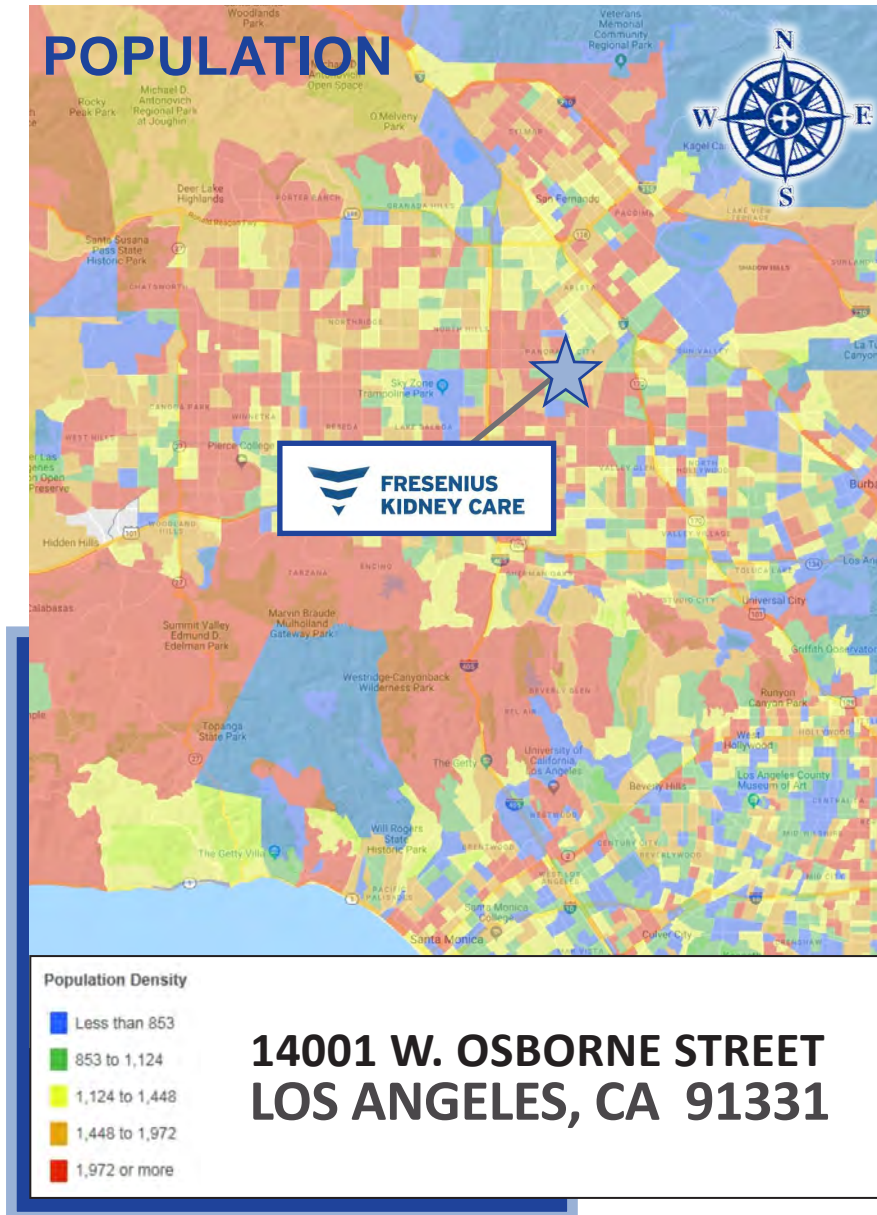
## LOCATION OVERVIEW



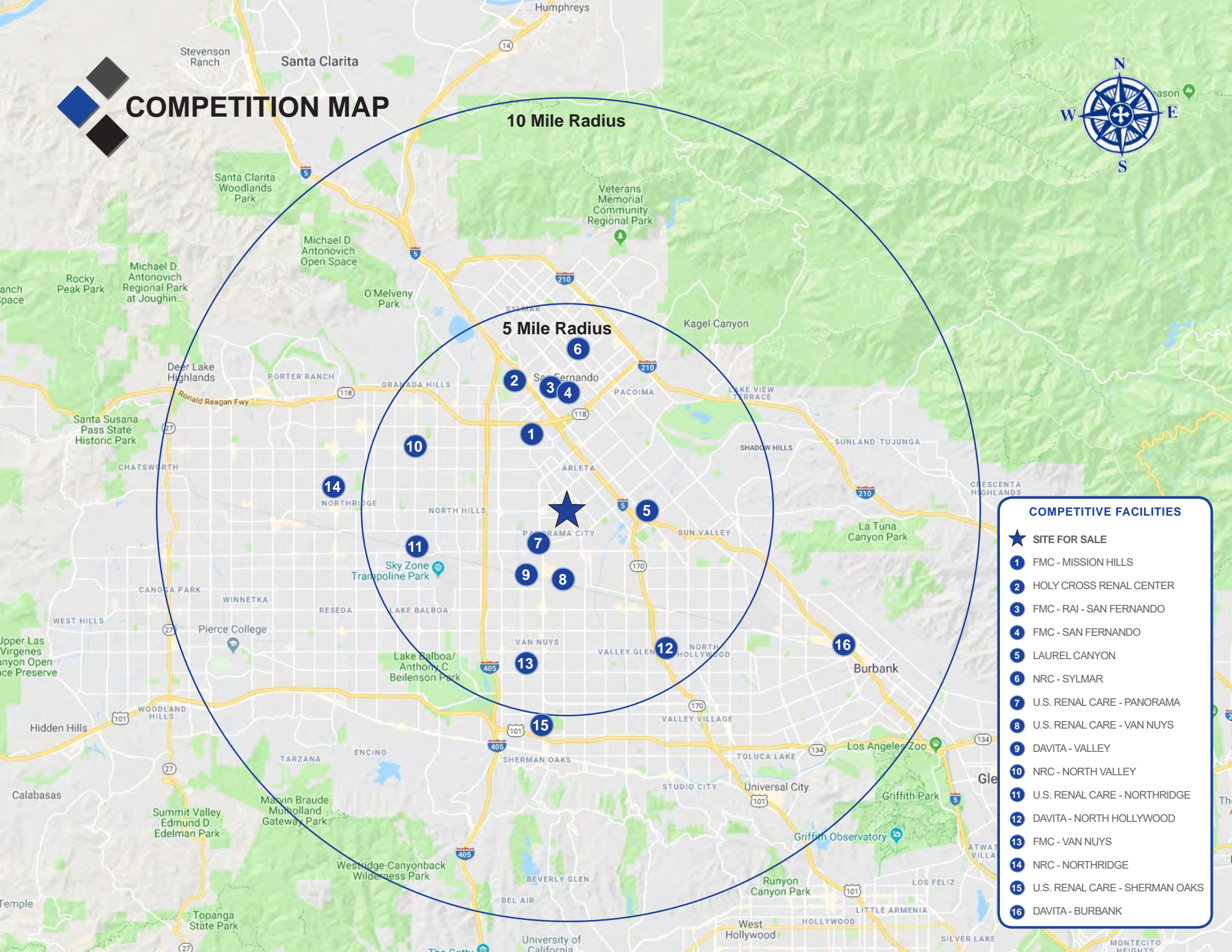




## HEAT MAPS











CITY AERIAL



CVS pharmacy Jack in the box W Wenerschnitzel  
VALERIA SUPERMARKETS SUBWAY CHASE

Nordhoff Street (28,000 Vehicles Per Day)

FRESENIUS KIDNEY CARE

McDonald's 7 ELEVEN  
U-HAUL

99¢ ONLY Church's CHICKEN  
ARCO  
AutoZone

Woodham Street (34,000 Vehicles Per Day)

DOWNTOWN LA  
17.5 MILES





# CITY AERIAL



Nordhoff Street (28,000 Vehicles Per Day)



FRESENIUS  
KIDNEY CARE

CHASE



Jack  
in the box



Wienerschnitzel



OVALTARIA  
PHARMACY  
*The Taste Defines The Business*



7  
ELEVEN



McDonald's

TITLEMAX  
TITLE LOANS

U-HAUL

Woodham Street (34,000 Vehicles Per Day)

Osborne Street (28,000 Vehicles Per Day)





# DEMOGRAPHICS

## POPULATION

	1 MILE	3 MILE	5 MILE
2018 Population	51,975	332,987	721,062
2023 Projection	52,980	344,453	745,075
2010 Census	51,670	324,329	703,251
Growth 2018-2023	0.4%	0.7%	0.7%

## HOUSEHOLDS

2018 Households	12,824	87,924	208,344
2023 Projected Households	13,071	91,180	215,571
Growth 2018-2023	0.4%	0.7%	0.7%
Owner Occupied	6,478	40,206	96,888
Renter Occupied	6,346	47,717	111,457

## RACE/ETHNICITY

Caucasian	23,366	158,536	382,415
African American	1,353	10,952	28,776
Am. Indian & Alaskan	66	497	1,227
Asian	6,758	33,039	61,547
Hawaiian & Pacific Islander	34	301	684
Hispanic	39,542	237,850	462,310
Other	20,498	130,460	248,324



## INCOME

	1 MILE	3 MILE	5 MILE
Avg. Household Income	\$61,598	\$63,010	\$69,795
\$25,000-\$29,999	764	5,216	11,235
\$35,000-39,999	606	4,536	9,918
\$45,000-\$49,999	566	4,119	8,948
\$55,000-\$59,999	530	3,504	8,193
\$65,000-\$69,999	379	2,957	6,810
\$80,000-\$89,999	665	4,346	10,112
\$100,000-\$125,000	1,038	6,483	16,576
\$500,000+	29	388	1,505

## DAY

Businesses	419	5,405	14,264
Employees	7,452	88,082	222,176





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## 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.



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