

U.S. RENAL CARE
EAST PLANO DIALYSIS

OFFERING MEMORANDUM

U.S. RENAL CARE

2721 DOBIE DRIVE
PLANO, TX 75074

TABLE OF CONTENTS

03 EXECUTIVE OVERVIEW

06 TENANT OVERVIEW

09 AREA OVERVIEW

LISTED BY



ANDREW FAGUNDO

ASSOCIATE

D I R (310) 955-5834
M O B (818) 484-1658
andrew.fagundo@matthews.com
LIC # 02062491 (CA)



MICHAEL MORENO

SENIOR ASSOCIATE

D I R (949) 432-4511
M O B (818) 522-4497
michael.moreno@matthews.com
LIC # 01982943 (CA)



RAHUL CHHAJED

SENIOR ASSOCIATE

D I R (949) 432-4513
M O B (818) 434-1106
rahul.chhajed@matthews.com
LIC # 01986299 (CA)

BROKER OF RECORD

KYLE MATTHEWS

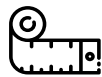
LIC # 9005919 (TX)



EXECUTIVE OVERVIEW



\$1,092,308
LIST PRICE*



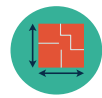
±6,000
GLA



5.85%
CAP RATE



±1.04 AC
LOT SIZE



\$63,900
NOI*



2007
YEAR BUILT

TENANT SUMMARY

Tenant Name	U.S. Renal Care
Type of Ownership	Fee Simple
Lease Type	NN
Original Lease Term	10 Years
Lease Commencement Date	9/1/13
Lease Expiration Date	8/31/23
Term Remaining	4 Years 8 Months
Increases	\$3,000/year
Options	None



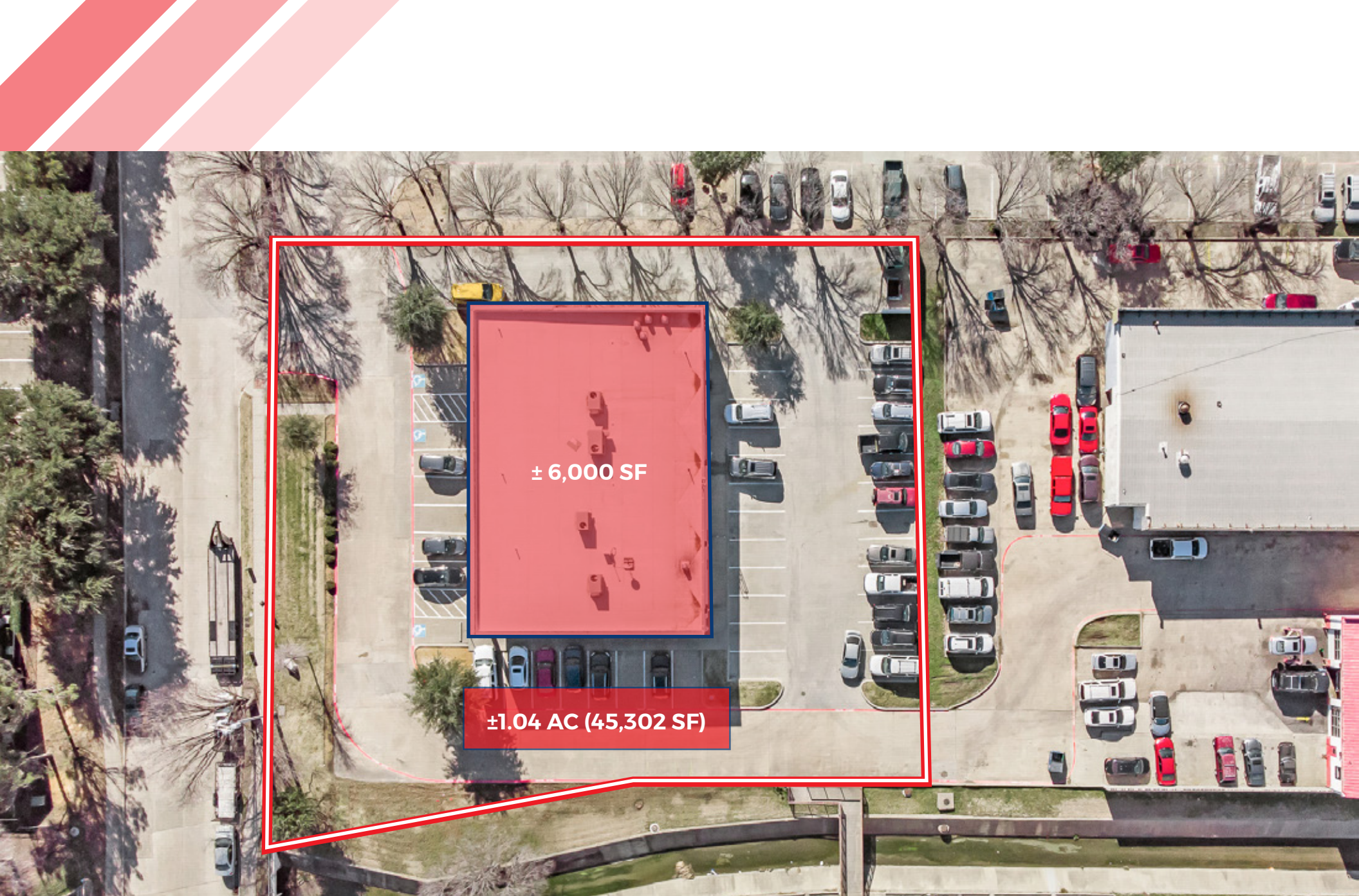
ANNUALIZED OPERATING SUMMARY*

	MONTHLY	ANNUAL	RENT/SF
U.S. Renal Care	\$5,750.00	\$69,000	\$11.50

*NOI/Price based off rent increase that occurs on 9/1/2019. Seller will credit the difference in rent to the buyer at closing.

LEASE ABSTRACT

TENANT	US Renal Care
ADDRESS	2721 Dobie Drive, Plano, TX 75074
SIZE	6,000 SF
DATE OF LEASE	6/1/2013
LEASE COMMENCEMENT	6/1/2013
LEASE EXPIRATION	8/31/2023
LEASE TERM	10 Years
LEASE TERM REMAINING	±4 Years 8 Months
RENEWAL OPTIONS	None
CURRENT RENT	\$69,000
RENT INCREASES	\$3,000/year
OPTION RENT	None
REAL ESTATE TAXES	Tenant Pays
CAM REIMBURSEMENT	None
REPAIRS BY TENANT	Keep Demised Premises and sidewalks, service-ways and loading areas adjacent to Demised Premises neat, clean and free from dirt or rubbish at all times and shall store all trash and garbage within the Demised Premises, arranging for the regular pick-up of such trash and garbage at Tenant's expense.
REPAIRS BY LANDLORD	LL shall keep the foundation, roof, parking lot, common areas [landscaping: \$3,000], and the exterior walls of the Demised Premises in good repair.
INSURANCE	Tenant Pays
LANDLORD INSURANCE	\$2,100/Year
UTILITIES	Tenant Pays
RIGHT OF FIRST REFUSAL	None



INVESTMENT HIGHLIGHTS

PROPERTY

- Attractive E-Commerce Resistant Medical Tenant
- NN Lease – This investment offers investors a passive income with minimal landlord responsibilities
- 4 years and 8 months left on the lease – Perfect for someone looking for a short-term deal
- Naked Lease – Tenant has no options to renew after the current term, granting a future landlord the opportunity to structure a new lease upon expiration
- Rare Scheduled Rental Increases – Rent increases \$3,000 per year, an unparalleled 4.35%, which acts as a major hedge against inflation moving forward

LOCATION

- Strong Location – Property is located 30 minutes north of Dallas, which is a Top 3 Fastest Growing MSA according to Forbes
- Strong Dialysis Demographic – Population includes around 330,000 residents within a 5-mile radius and the average household income is \$108,000 within a 5-mile radius
- Stellar Growth Rate – In a 5-mile radius, this market experienced a 15.71% growth rate from 2010-2018 and is projected for an additional 12.08% growth over the next 5 years!

TENANT

- US Renal Care, the 3rd largest U.S. provider of dialysis services, was founded in 2000 and serves more than 23,000 patients across 31 states

U.S. RENAL CARE
EAST PLANO DIALYSIS

TENANT OVERVIEW

**COMPANY NAME**

U.S. Renal Care

OWNERSHIP

Private

YEAR FOUNDED

2000

INDUSTRY

Healthcare

HEADQUARTERS

Plano, TX

NO. OF PATIENTS

±23,000 Across 31 States and
Territory of Guam

TENANT OVERVIEW

U.S. Renal Care was founded in 2000 and serves more than 23,000 patients in 300 dialysis facilities in 31 states and the Territory of Guam. We have a unique business model, developing and operating dialysis centers in joint venture partnerships with leading local nephrologists.

U.S. Renal Care clinics provide in-center and at-home hemodialysis and peritoneal dialysis services for end stage renal disease. We also manage several acute setting dialysis programs in conjunction with local community hospitals.

We support our facilities with experienced clinical and operations management – not to mention a steadfast commitment to delivering the highest quality care. Our physicians play a critical role in the care we provide. But beyond that, they play a critical role in our business model. U.S. Renal Care runs its local facilities through partnerships with physicians who serve as Medical Directors

MISSION

Our Mission at U.S. Renal Care is simple: "To be the highest quality provider available to patients with chronic and acute renal disease. We accomplish this mission by partnering with the best Nephrologists in the country, by providing the best trained professional staff in our centers, by demonstrating ultimate customer service, by offering state of the art technology and by constantly educating patients and family about the disease process. The result is excellent patient outcomes and the best service available."

TEAM

We wouldn't be a leading dialysis provider without our leadership team. Each team member brings decades of healthcare and business experience to their roles. Chris Brengard founded U.S. Renal Care in 2000 and has served as its President and CEO since inception. Prior to founding USRC, Mr. Brengard served as Vice President of Outpatient Operations for Select Medical Corporation from 1998 to 2000. In addition, in 1992, he was the founder of MediFit Rehabilitation Group in Houston Texas and served as its President and CEO until 1998. Prior to MediFit, he held various positions with Continental Medical Systems in Jonesboro, Arkansas.





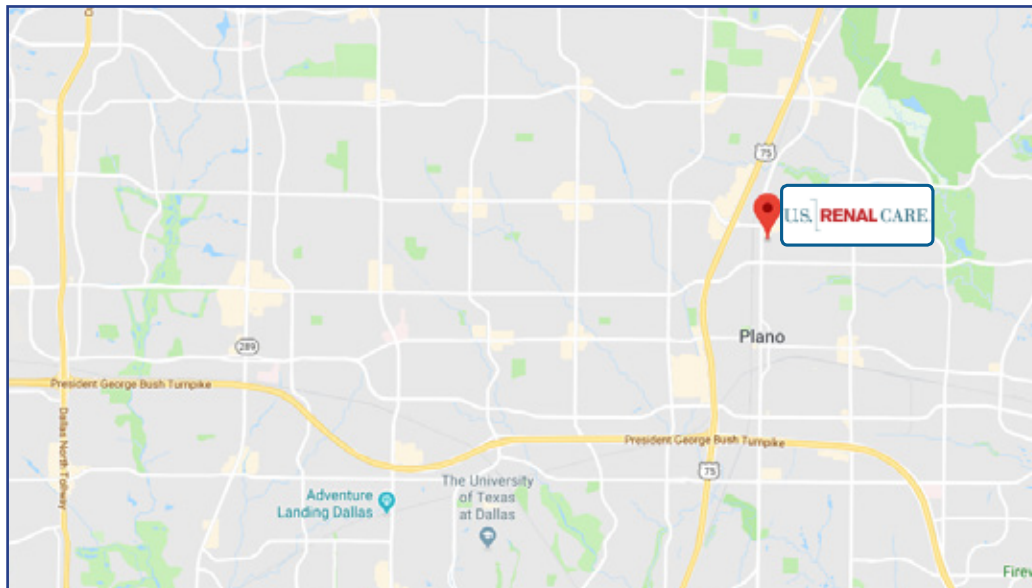
AREA OVERVIEW

A scenic view of a pond with a fountain, trees, and a clear blue sky. The fountain is in the foreground, spraying water upwards. The pond is in the middle ground, reflecting the sky. The background is filled with trees, some with autumn foliage. The sky is a clear, bright blue.

PLANO, TX

Plano is 20-miles northeast of Dallas, TX. The City is part of the Dallas-Fort Worth Metropolitan Area. Plano is home to several corporate headquarters and is the 9th most populous city in Texas. Recently named one of the “Safest Cities in America,” and one of the “Best Run Cities in America,” by Law Street Media and 24/7 Wall Street, Plano is a desirable place to both live and work. The city of Plano is known for its great schools, parks, and employment opportunities. Plano has over 3,000 acres of parks, along with a bustling retail scene in the day and an exciting nightlife after-hours.

Visitors. Meeting and event planners. Business travelers. Tournament directors. There’s something about Plano that appeals to all of them. Actually, it’s a lot of somethings. Plano is truly the land of plenty. Blending modern luxury with historic charm, the city brims with attractions and amenities that make it perfect for a day trip, leisurely weekend getaway, or meeting of any size. Plano’s location just north of Dallas offers easy access to the area’s professional sports, performing arts, and museums. But Plano is also a destination in its own right, with more than 1,000 restaurants, world-class shopping, a lively arts scene, and abundant natural beauty. It’s All Here.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2023 Projection	17,414	123,179	315,784
2018 Estimate	15,241	108,069	279,400
2010 Census	14,041	95,046	249,541
Growth 2018-2023	14.26%	13.98%	13.02%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2023 Projection	6,127	46,176	119,388
2018 Estimate	5,400	40,785	106,396
2010 Census	4,860	35,172	92,154
Growth 2018-2023	13.47%	13.22%	12.21%

INCOME	1-MILE	3-MILE	5-MILE
2018 Average Household Income	\$71,561	\$101,647	\$124,830

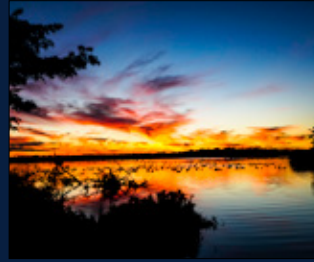
| POINTS OF INTEREST

DALLAS, TX

Dallas is a city where big ideas meet big opportunity. The city revolves around a bustling downtown area that expands through an assortment of neighborhoods and commercial centers, supported by a network of freeways that exceeds almost any other city. It boasts the largest urban arts district in the nation; where you'd be more likely to come across a world-class exhibit than a broken pair of chaps. Its past and present is rich in culture, an All-American city that was built on legends.

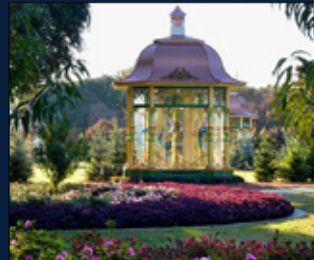
The central core of Dallas has experienced a steady and significant growth that speaks to its highly diversified economy. It has become a hub for real estate and business, establishing itself as one of the largest concentrations of corporate headquarters for publicly traded companies such as American Airlines, Neiman Marcus, Kimberly-Clark, JCPenney, ExxonMobil and many others. In 2015, Forbes reported that Dallas is "the best place for business and careers" in Texas. It's the perfect blend of big city living and rustic southern charm.

The Dallas economy is expected to grow over the next couple of decades making it the perfect time to not only invest in Dallas real estate but also relocate. As the 9th largest city in the country, Dallas has something for everyone. It combines clashing images of the city skyline and cowboy vibes. Yet, the city of Dallas describes itself best with the motto: "Big Things Happen Here."



White Rock Lake

White Rock Lake is a 1,015-acre city lake located approximately 5 miles northeast of downtown Dallas. White Rock is one of the most heavily used parks in the Dallas Park system and is the location of many special events and runs. White Rock Lake offers a variety of active and passive activity options and is one of the best places to experience natural areas and wildlife in an urban setting.



Dallas Arboretum and Botanical Garden

The Dallas Arboretum, one of the most beautiful outdoor attractions in Dallas, features 66-acres of spectacular display gardens that showcase incredible seasonal flowers, ornamental shrubs, trees and plant collections in a serene setting on White Rock Lake.



Granada Theatre

The Granada Theater, a Dallas staple, has been entertaining audiences of all ages from North Texas and beyond since 1946. Located in the historic Lower Greenville neighborhood, it was originally built as a post-WWII movie theater. After periods of neglect and different ownership, it re-opened in 2004 under current owners Mike Schoder and Julia Garton. Since then it has amassed several awards along the way including "Best Live Music Venue" (Dallas Observer 2007-11, 2015).



Katy Trail

The Katy Trail in Dallas is a premier urban trail, linking the business district with recreational opportunities, shopping, and residential neighborhoods. The corridor is the perfect non-motorized route for families to commute between home and work or school, as well as to recreation and entertainment venues. In addition to its paved surface, the 3.5-mile route includes an adjacent soft-surface track for runners and walkers. The pathway runs between Dallas' West End and the American Airlines Center arena, traversing the city's urban core past Knox Street, Southern Methodist University, and the Mockingbird DART Station.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **U.S. Renal Care** located in **2721 Dobie Drive | Plano, TX 75074** ("Property"). It has been prepared by Matthews Real Estate Investment Services. 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 Real Estate Investment Services. 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 Real Estate Investment Services 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 Real Estate Investment Services 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.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

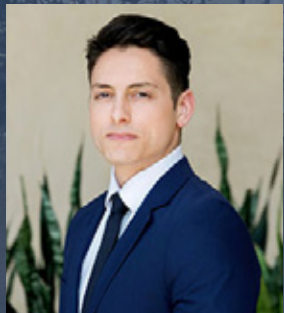
LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	kyle.matthews@matthews.com	(310) 919-5757
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

LISTED BY



ANDREW FAGUNDO
ASSOCIATE

DIR (310) 955-5834
MOB (818) 484-1658
andrew.fagundo@matthews.com
LIC # 02062491 (CA)



MICHAEL MORENO
SENIOR ASSOCIATE

DIR (949) 432-4511
MOB (818) 522-4497
michael.moreno@matthews.com
LIC # 01982943 (CA)



RAHUL CHHAJED
SENIOR ASSOCIATE

DIR (949) 432-4513
MOB (818) 434-1106
rahul.chhajed@matthews.com
LIC # 01986299 (CA)

BROKER OF RECORD
KYLE MATTHEWS

LIC # 9005919 (TX)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



OFFERING MEMORANDUM

U.S. RENAL CARE

2721 DOBIE DRIVE,
PLANO, TX 75074