



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

820 Veterans Drive | Jackson, OH 45640

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

1017 Chuck Dawley Blvd. #200
Mount Pleasant, SC 29464
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation with Cooper Commercial Investment Group, LLC
BoR: Dan Cooper – Lic. #2009003618

CHRIS SANDS

Lic. #93103

310.870.3282 | DIRECT
chris@SIGnnn.com

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Fresenius Medical Care | 820 Veterans Drive | Jackson, Ohio 45640



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the Fresenius Medical Care Located at 820 Veterans Drive in Jackson, Ohio. This is a Corporate Guaranteed Lease Investment Opportunity With 4+ Years Remaining. The Building is Approximately 8,134 SF on 1.62 Acres.



Actual Property Image

OFFERING SUMMARY

PRICE	\$1,555,000
CAP	8.00%
NOI	\$124,400
PRICE PER SF	\$191.17
YEARS REMAINING	4+ Years
GUARANTOR	Corporate Guarantee

PROPERTY SUMMARY

ADDRESS	820 Veterans Drive Jackson, OH 45640
COUNTY	Jackson
BUILDING AREA	8,134 SF
LAND AREA	1.62 AC
BUILT	2008

HIGHLIGHTS



Fresenius Recently Renewed For an Additional 5 Years - Showing Strong Commitment to the Location



Corporate Guarantee – Fresenius Medical Care Holdings, Inc. (BBB-)



Attractive Rental Increases - 10% Every 5 Years Providing Secure Income Stream to New Investor



Two (2) Five (5) Year Options to Extend



Strong Credit Tenant – Fresenius Kidney Care (BBB-) With a Net Worth of \$10.144 Billion



The Overall Need For Dialysis Treatment Has Increased at a Compound Rate of 3.7% and is Much Higher in Traditional Retirement Markets Such as the Subject



Located in Southern Ohio, Less Than 2 Hours From Major Cities Including Columbus and Cincinnati



Neighboring Tenants Include: Kidney & Hypertension Specialist, Walmart Supercenter, King's Daughter Medical Specialist, Dollar Tree, Enterprise Rent-A-Car, MID - Continent South and Taco Bell



Fresenius Medical Care | 820 Veterans Drive | Jackson, Ohio 45640



Speyside Bourbon
Cooperage, Inc

Do it
Best

124

MID-Continent
South



**FRESENIUS
MEDICAL CARE**

Veterans Dr

W. Va. Electric
SUPPLY COMPANY

goodwill
SERVING SOUTH
CENTRAL OHIO

DAKOTA'S

Atomic Credit Union

Davita
Kidney Care

Nationwide

Hometown Pediatric Care

enterprise

PAPA JOHN'S

MARATHON

CATO

SHOE DEPT.
ENCORE

ADENA

VINTON COUNTY
NATIONAL BANK
A member of the VCNB Financial Family

Edward Jones
MAKING SENSE OF INVESTING

Walmart
Supercenter

Veterans Dr

Speyside Bourbon
Cooperage, Inc

MID-Continent
South

 **FRESENIUS
MEDICAL CARE**

SHERWIN-WILLIAMS

LONG JOHN SILVER'S

Speedway

BIG LOTS!

Kroger

Peebles

ANYTIME FITNESS

Aaron's cricket

McDonald's

AutoZone

O'Reilly

Walgreens

DOLLAR GENERAL

FANTASTIC SAM'S

Quality

Advance Auto Parts

Little Caesars

SUBWAY

DQ

Days Inn

Exxon

SONIC

Arby's

TACO BELL

CATO SHOE DEPT.

PAPA JOHN'S

Walmart Supercenter

MURPHY USA

WesBanco

HIBBETT SPORTS

GNC

Great Clips

Do it Best

Pizza Hut

TSC TRACTOR SUPPLY CO

Bob Evans

Kentucky Fried Chicken

FRESenius MEDICAL CARE

124

93

35

Veterans Dr

CITY OVERVIEW

Jackson | Jackson County | Ohio

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Jackson, OH

Jackson is the county seat of Jackson County in the state of Ohio. The city's 2017 estimate population is about 6,252 residents. Jackson County, as a whole, has a 2017 estimate population of about 32,449 residents. Jackson is a friendly community with a heartfelt Appalachian lifestyle, where neighbors know neighbors making the city a perfect place to raise a family. The city council strives to make everyone's life a little better and makes sure the citizens get a greater return than the investments they make. The city is located 27 miles southeast of Chillicothe and 75 miles to Columbus, the state's capital.



Economy

The economy of Jackson employs about 3,042 people and is specialized in Educational Services, Retail Trade, and Manufacturing. The city is within 90 minutes of major universities as Ohio State University, Ohio University and Marshall University, which help its economy. Due to the cities close proximity Columbus' economy also affects Jackson's. Columbus has four U.S. Fortune 500 companies being Nationwide Mutual Insurance Company, American Electric Power, L Brands, and Big Lots. Other major employers in the area include the Battle Memorial Institute, OCLC and Chemical Abstracts, and JP Morgan Chase.



Contemporary Life

The Jackson County Apple Festival is an annual festival dedicated to apples. The festival was created to promote the county's leading agricultural product, which is grown by over forty farms in the area. The county is also home to the Lake Katharine State Nature Preserve, which is a magnificent natural area in southeast Ohio. The focal point of this preserve is a clear water lake surrounded by towering sandstone cliffs. The city is also home to the Markay Cultural Arts Center which contains a 280-seat theater, and art gallery. The theatre offers theatrical performances, concerts, art exhibits and opportunities for rentals.

DEMOGRAPHICS

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Fresenius Medical Care | 820 Veterans Drive | Jackson, Ohio 45640



Population

3-MILE

8,924

5-MILE

12,173

10-MILE

28,038



Average Household Income

3-MILE

\$57,572

5-MILE

\$57,073

10-MILE

\$55,357



TENANT PROFILE



Fresenius Medical Care is a German company specializing in the production of medical supplies, primarily to facilitate or aid renal dialysis. It is 30% owned by the health care company Fresenius. As of December 31, 2017, the number of Fresenius Medical Care shares is held by its largest shareholder, Fresenius SE & Co. KGaA remained unchanged at around 94.4M.

Around the world, the company cares for more than 325,000 renal patients in their global network of more than 3,800 dialysis clinics. At the same time, they operate more than 40 production sites on all continents, to provide dialysis products such as dialysis machines, dialyzers and related disposables. As the world's only vertically integrated renal company, they also offer specialty pharmacy and laboratory services, as well as manufacturing and distributing the most comprehensive line of dialysis equipment, disposable products and renal pharmaceuticals.



2,200+
U.S DIALYSIS CLINICS



26M
ANNUAL
HEMODIALYSIS
TREATMENT
EQUIVALENTS IN
NORTH AMERICA



2
DECADES OF
HEALTHCARE
LEADERSHIP



50+
STATES AND
TERRITORIES IN OUR
NETWORK



190,000+
U.S PATIENTS
SERVED



60,000+
U.S. EMPLOYEES



COMPANY TYPE
NYSE: FMS



FOUNDED
1996



OF LOCATIONS
3,800+



HEADQUARTERS
Bad Homburg, Germany



WEBSITE
freseniusmedicalcare.com

LEASE SUMMARY

TENANT	Fresenius Medical Care
PREMISES	A Building of Approximately 8,134 SF
LEASE COMMENCEMENT	July 1, 2018
LEASE EXPIRATION	June 30, 2023
LEASE TERM	4+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Double Net (NN)
PERMITTED USE	Medical
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



Actual Property Image

RENT ROLL

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TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Fresenius Medical Care	8,134 SF	\$124,400	\$15.29	10%	Every 5 Years	07/01/2018	06/30/2023	2 X 5 Years



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and 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 the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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