

820 Veterans Drive Jackson, OH 45640

EXCLUSIVELY MARKETED BY:



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**

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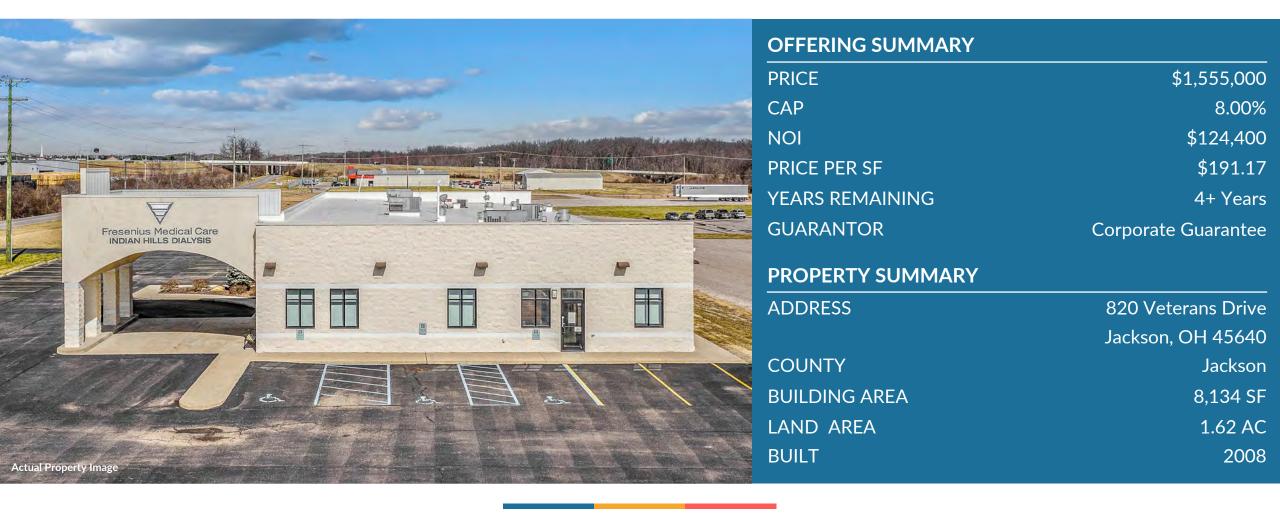
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INVESTMENT SUMMARY

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.



HIGHLIGHTS

Location

Holdings, Inc. (BBB-)



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

Fresenius Medical Care



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



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

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

Corporate Guarantee – Fresenius Medical Care

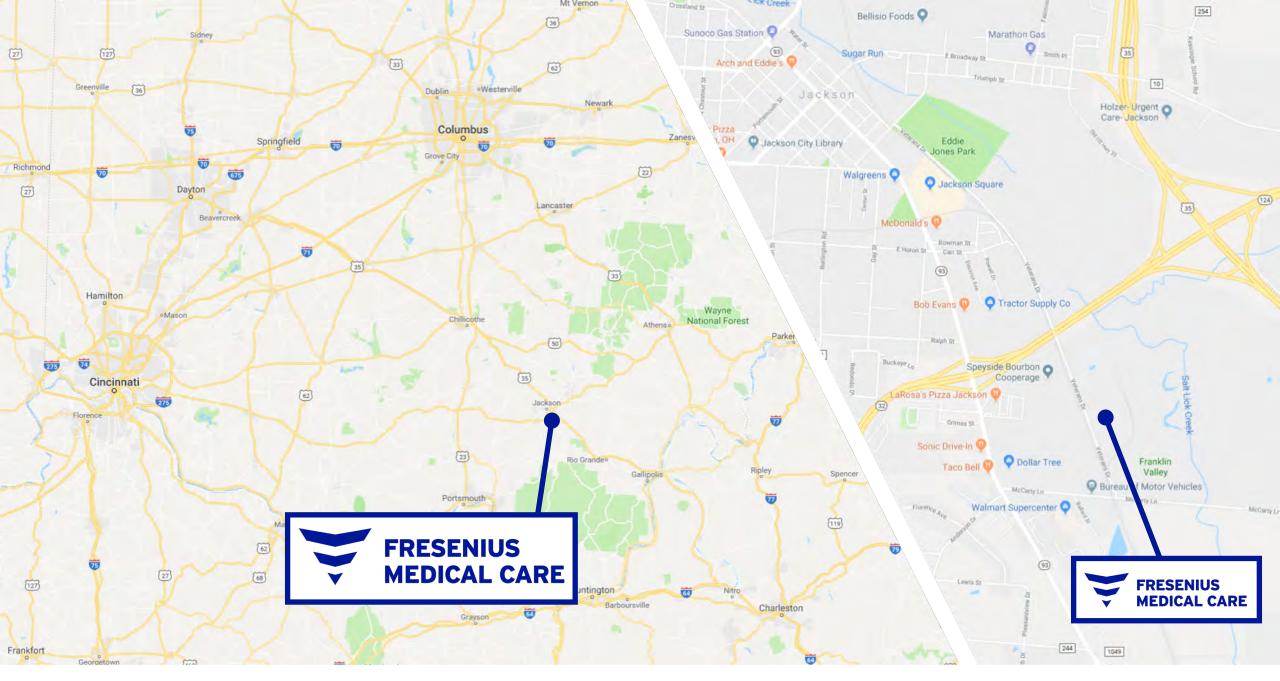


Two (2) Five (5) Year Options to Extend

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



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ADENA

VINTON COUNTY NATIONAL BANK Edward Jones

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TANK AND ADDRESS

Veterans Dr

i inti in

Walmart



MID-Continent South Speyside Bourbon Cooperage,Inc

Rubbe



J. D. Maria M.

- SPAN STRA



CITY OVERVIEW

Jackson | Jackson County | Ohio



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

3-MILE

8,924

3-MILE

\$57,572

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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.

26M ANNUAL HEMODIALYSIS TREATMENT 2,200+ EQUIVALENTS IN 2 NORTH AMERICA U.S DIALYSIS CLINICS DECADES OF HEALTHCARE LEADERSHIP 50 +60,000+STATES AND TERRITORIES IN OUR 190,000+U.S. EMPLOYEES NETWORK U.S PATIENTS SERVED



LEASE SUMMARY

TENANT PREMISES LEASE COMMENCEMENT LEASE EXPIRATION LEASE TERM **RENEWAL OPTIONS RENT INCREASES** LEASE TYPE PERMITTED USE **PROPERTY TAXES** INSURANCE COMMON AREA **ROOF & STRUCTURE REPAIRS & MAINTENANCE** HVAC UTILITIES

Fresenius Medical Care A Building of Approximately 8,134 SF July 1, 2018 June 30, 2023 4+ Years Remaining 2 x 5 Years 10% Every 5 Years Double Net (NN) Medical Tenant's Responsibility Tenant's Responsibility Tenant's Responsibility Landlord's Responsibility Tenant's Responsibility Tenant's Responsibility Tenant's Responsibility



RENT ROLL



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TENANT	SQUARE	ANNUAL	RENT	RENTAL	INCREASE	LEASE	LEASE	OPTIONS
NAME	FOOTAGE	BASE RENT	PER SF	INCREASE	DATES	BEGIN	END	
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

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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.

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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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SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

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Fresenius Medical Care INDIAN HILLS DIALYSIS

Street of Party

Actual Property Image

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