

SINGLE TENANT

INVESTMENT OPPORTUNITY

(S&P:BBB-)



**FRESENIUS
MEDICAL CARE**

WIND GAP PENNSYLVANIA





**FRESENIUS
MEDICAL CARE**

EXCLUSIVELY MARKETING BY

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INVESTMENT SUMMARY

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land and building ownership) in a NN+ leased, investment grade (S&P:BBB-), corporate guaranteed, Fresenius Medical Care, investment property located in Wind Gap, Pennsylvania. The tenant, Bio-Medical Applications of Pennsylvania, Inc. d.b.a. Fresenius Medical Care Slatebelt, recently exercised their fourth 5-year lease extension, demonstrating their commitment to the site, and have 1 remaining (5-year) option to extend. The lease features annual 2% annual rental increases throughout the remainder of the option period, steadily growing NOI and hedging against inflation. The lease is NN+ with landlord responsibilities limited to roof, structure, HVAC, as well as, CAM and parking lot maintenance up to \$1,020 annually.

Fresenius Medical Care is strategically located at the hard corner intersection of E. West Street and Longcore Road. The property is just off S. Broadway (16,800 VPD), the primary thoroughfare for the city of Wind Gap. The site is also less than 2 miles from State Highway 33 (32,900 VPD), a major north/south thoroughfare for Northampton County. Fresenius Medical Care is located within close proximity to the heart of the primary retail corridor servicing the local community with nearby national/credit tenants including, CVS Pharmacy, Dollar Tree, K-Mart, NAPA Auto Parts, and more, increasing consumer draw to the trade area. Moreover, the asset is the only Fresenius Medical Care or DaVita within a 13-mile radius, limiting competition and providing a direct consumer base to draw from. The 5-mile trade is supported by a population of more than 30,000 residents with an average household income of nearly \$77,800.



OFFERING SUMMARY

OFFERING

PRICING:	\$1,130,000
NET OPERATING INCOME:	\$73,440 ¹
CAP RATE:	6.50%
GUARANTY:	Corporate (S&P:BBB-)
TENANT:	Bio-Medical Applications of Pennsylvania, Inc. d.b.a. Fresenius Medical Care Slatebelt
LEASE TYPE:	NN+
LANDLORD RESPONSIBILITIES:	Roof, Structure, HVAC and CAM & Parking Lot (Up To \$1,020 Annually)

PROPERTY SPECIFICATIONS

RENTABLE AREA:	5,100 SF
LAND AREA:	1.74 Acres
PROPERTY ADDRESS:	525 E. West Street, Wind Gap, PA 18091
YEAR BUILT:	1998
PARCEL NUMBER:	E8-21-1B-0638
OWNERSHIP:	Fee Simple (Land and Building)



INVESTMENT HIGHLIGHTS

CORPORATE GUARANTEED LEASE | INVESTMENT GRADE (S&P:BBB-) | E-COMMERCE RESISTANT | RECENT 5-YEAR EXTENSION

- Fresenius Medical Care, investment grade (S&P:BBB-), corporate guaranteed lease
- Strong necessity based, healthcare service oriented business that is e-commerce resistant
- Demonstrated commitment to the site by recently exercising their fourth 5-year lease extension
- 1 remaining (5-Year) option period to extend
- 2% annual rental increases throughout the remainder of the option period

NN+ | FEE SIMPLE OWNERSHIP | LIMITED LANDLORD RESPONSIBILITIES

- Tenant pays for taxes, insurance and maintains most aspects of the premises
- Landlord responsibilities limited to limited to roof, structure, HVAC, as well as, common area and parking lot maintenance up to \$1,020 annually
- Ideal, low-management investment for an out-of-state, passive investor

HARD CORNER INTERSECTION | S. BROADWAY (16,800 VPD) | STATE HIGHWAY 33 (32,900 VPD)

- Located at the hard corner intersection of E. West Street and Longcore Road
- Just off S. Broadway (16,800 VPD), the primary thoroughfare for the city of Wind Gap
- Less than 2 miles from State Highway 33 (32,900 VPD), a major north/south thoroughfare for Northampton County

CLOSE PROXIMITY TO PRIMARY RETAIL CORRIDOR | LIMITED COMPETITION

- Fresenius Medical Care is located within close proximity to the heart of the primary retail corridor servicing the local community with nearby national/credit tenants including, CVS Pharmacy, Dollar Tree, K-Mart, NAPA Auto Parts, and more
- The only Fresenius Medical Care or DaVita within a 13-mile radius, limiting competition and providing a direct consumer base to draw from
- Increases consumer draw to the trade area and promotes crossover shopping

STRONG DEMOGRAPHICS IN 5-MILE TRADE AREA

- More than 30,000 residents and 6,000 employees support the trade area
- \$77,800 average household income



PROPERTY OVERVIEW



PARCEL MAP



ACCESS

E. West Street: 1 Access Point
Longcore Road: 1 Access Point



TRAFFIC COUNTS

State Highway 33: 32,900 Vehicles Per Day
S. Broadway/ State Highway 512: 16,800 Vehicles Per Day



IMPROVEMENTS

There is approximately 5,100 SF of existing building area.



PARKING

There are approximately 25 parking spaces on the owned parcel.
The parking ratio is approximately 5 stalls per 1,000 SF of leasable area.



YEAR BUILT

1998



PARCEL

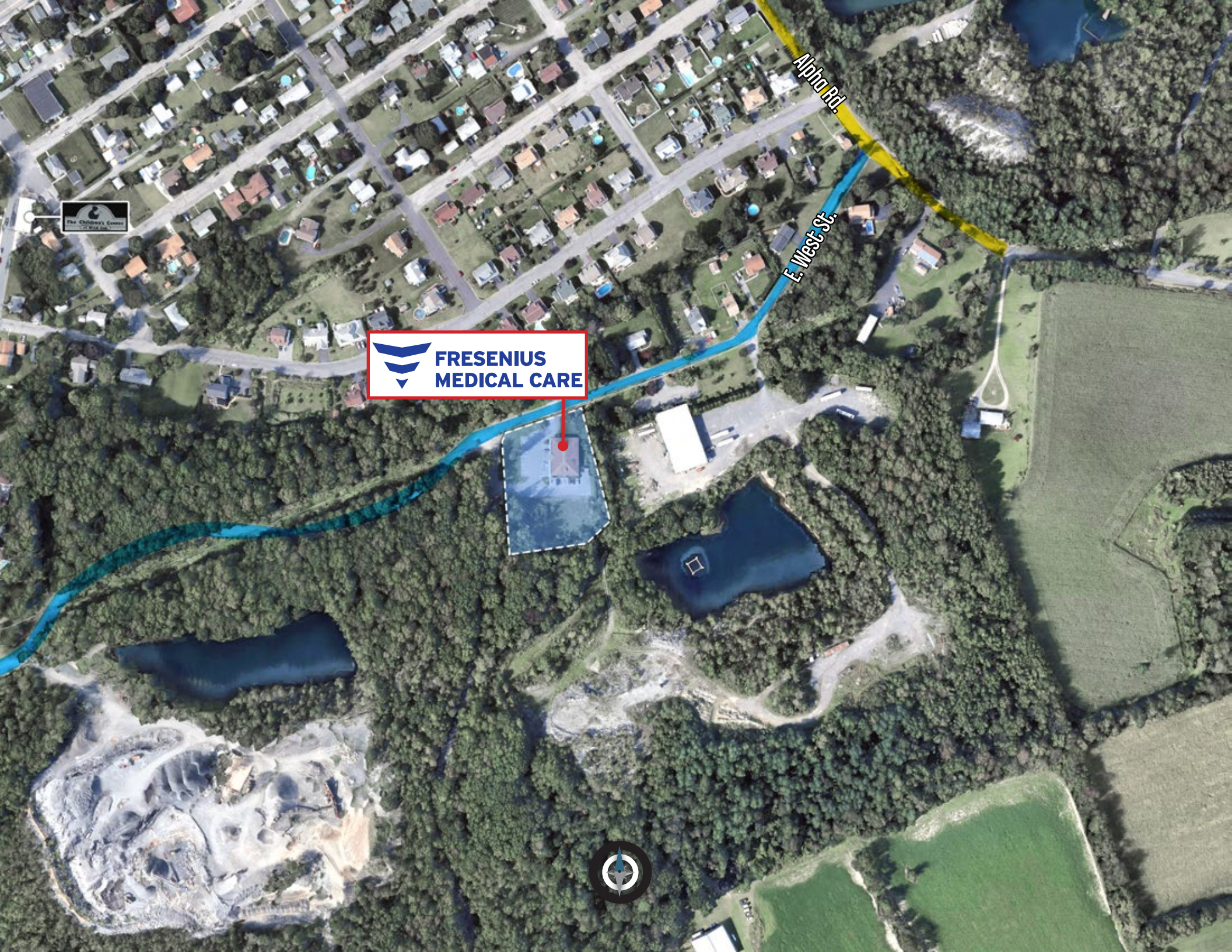
Parcel Number: E8-21-1B-0638 Acres: 1.74 Square Feet: 75,794



ZONING

Commercial





Alpha Rd.

E. West St.



Cramer's

COLUMBIA

GAF

DETZI'S
TAVERN

SUNOCO

Bangor Cork

Wind Gap Electric, Inc.

32,900
CARS PER DAY

UNITED STATES
POSTAL SERVICE

Wind Gap Senior Center

Simmeze
Jewelers

PNC

Merchants
BANK

TurkeyHill

The Children's Center
of Wind Gap

WELLS
FARGO

Pinebrook
Family Answers

True Value

GAP THEATRE

H&R BLOCK

E. West St.

FARMERS
INSURANCE

Shell

FRESENIUS
MEDICAL CARE

GIANT
at&t
petvalu
Advance
Auto Parts

K
mart

DOLLAR
TREE

16,800
CARS PER DAY

S. Broadway

NAPA

NAPA

STRONG
ARM

PATR/OT

Lafayette Ambassador Bank

CVS pharmacy

MIDAS

verizon

State highway 33

BB&T

BURGER
KING

Arby's

CITGO

CHEVROLET

Wind Gap Middle
School





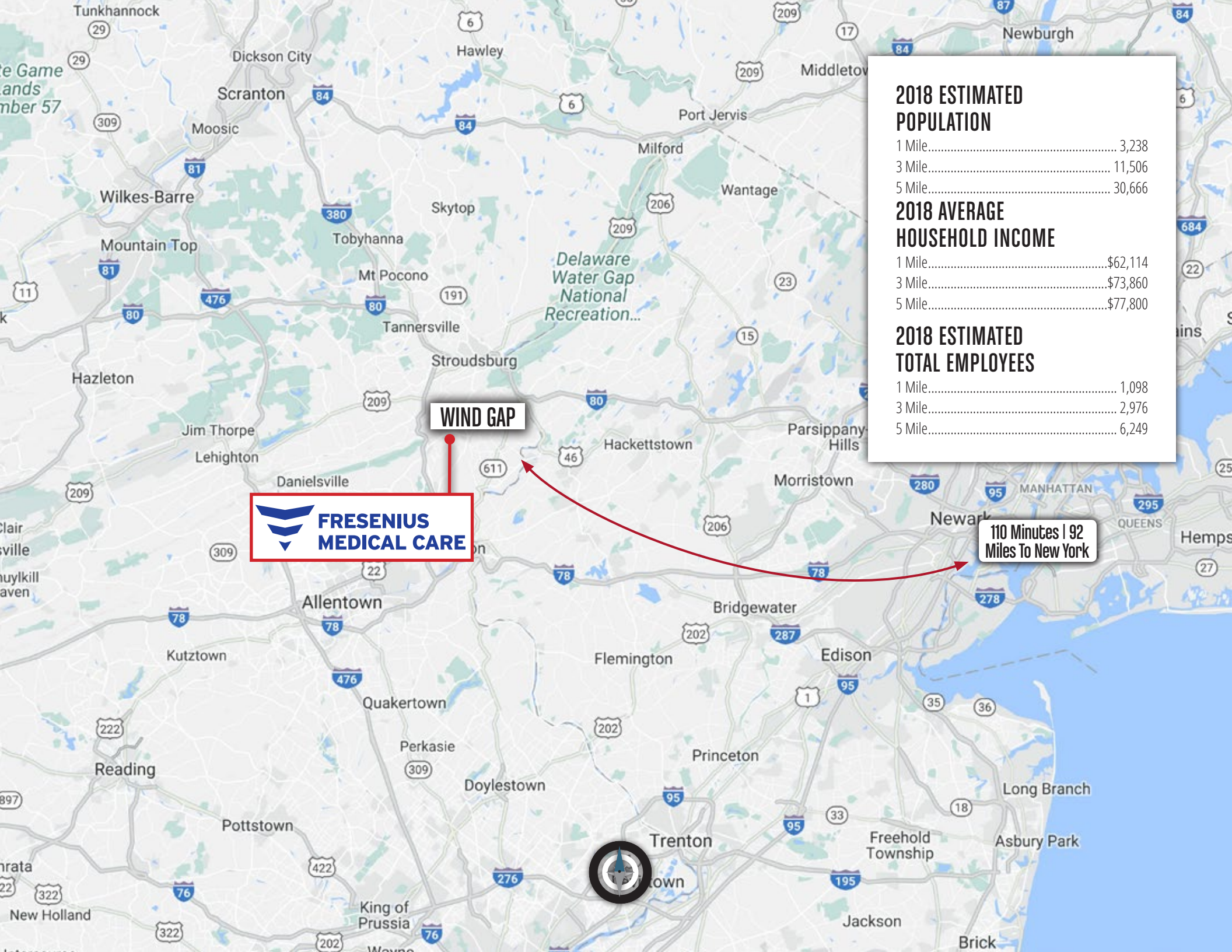
E. WEST ST.

MONUMENT SIGN

WIND GAP BOROUGH
MUNICIPAL COMPLEX

 **FRESENIUS
MEDICAL CARE**

LONGCORE RD.



2018 ESTIMATED POPULATION

1 Mile.....	3,238
3 Mile.....	11,506
5 Mile.....	30,666

2018 AVERAGE HOUSEHOLD INCOME

1 Mile.....	\$62,114
3 Mile.....	\$73,860
5 Mile.....	\$77,800

2018 ESTIMATED TOTAL EMPLOYEES

1 Mile.....	1,098
3 Mile.....	2,976
5 Mile.....	6,249



WIND GAP

**110 Minutes | 92
Miles To New York**

AREA OVERVIEW

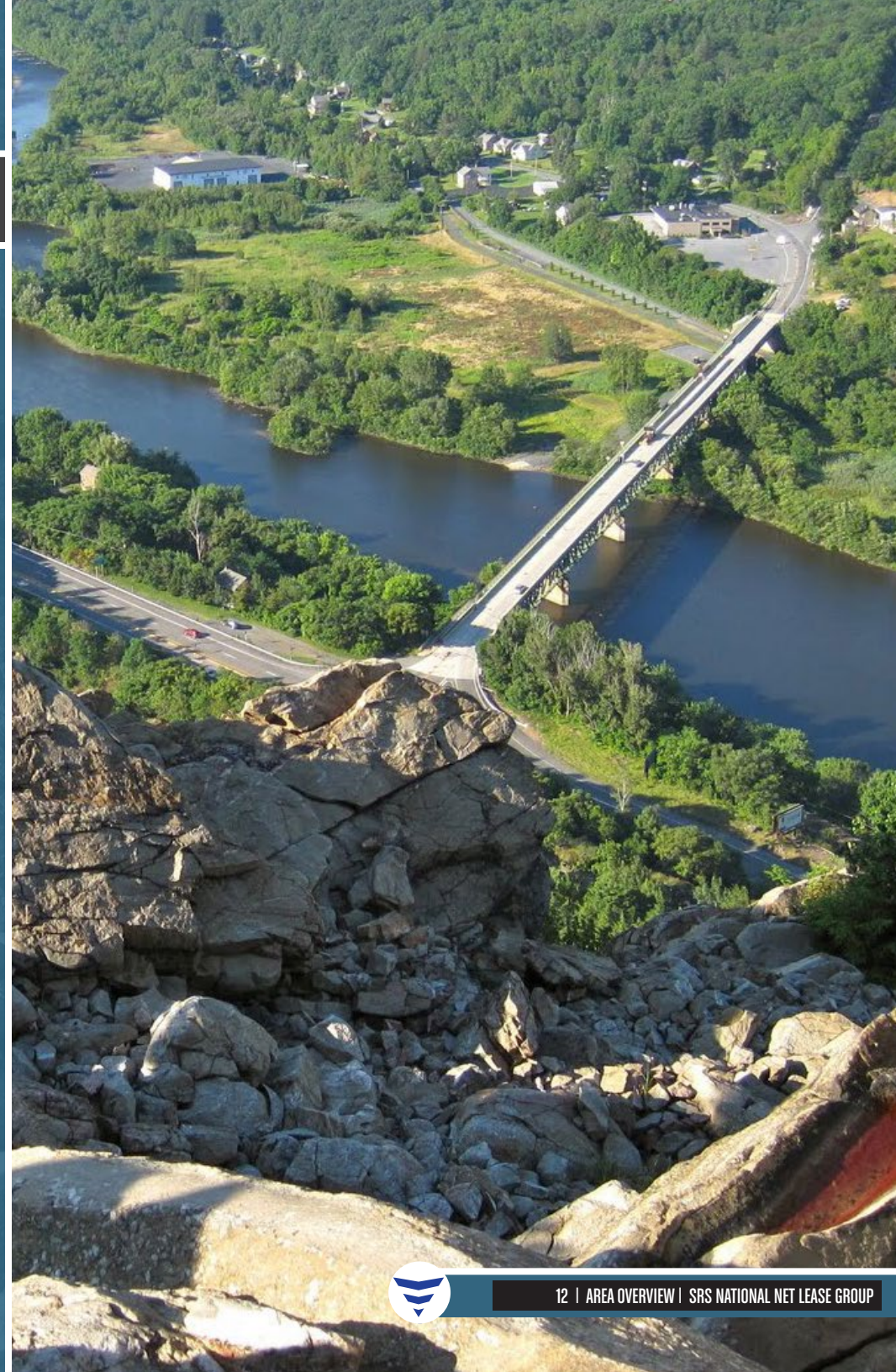
Wind Gap, Pennsylvania

Wind Gap is a borough in Northampton County, Pennsylvania, United States. Wind Gap is located in the Lehigh Valley region of the state. It is part of Pennsylvania's Slate Belt. The Borough of Wind Gap had a population of 2,823 as of July 1, 2017.

Northampton County is a county located in the U.S. state of Pennsylvania. As of the 2017 census, the population was 303,405. Its county seat is Easton. The county was formed in 1752 from parts of Bucks County. Its namesake was Northamptonshire and the county seat of Easton is named for the country house Easton Neston.

Colleges and universities are Lafayette College, Easton, Lehigh University, Bethlehem, Moravian College, Bethlehem, Northampton County Area Community College, Bethlehem Township, Respect Graduate School, Bethlehem. The Lehigh Valley Charter High School for the Performing Arts, Bethlehem. Private high schools, Bethlehem Catholic High School, Bethlehem, Moravian Academy, Bethlehem.

Lehigh Valley International Airport (IATA: ABE, ICAO: KABE, FAA LID: ABE) (formerly Allentown–Bethlehem–Easton International Airport) is a public airport in Hanover Township, Lehigh County, Pennsylvania. Parts of it are in Catasauqua and Allen Township, Northampton County, Pennsylvania. It is 3 miles (5 km) northeast of Allentown, in the Lehigh Valley region of Pennsylvania, the third most-populous metropolitan region in the state (after Philadelphia and Pittsburgh). It is owned and operated by the Lehigh–Northampton Airport Authority and is included in the Federal Aviation Administration (FAA) National Plan of Integrated Airport Systems for 2017–2021, in which it is categorized as a non-hub primary commercial service facility.[4] In previous years the FAA categorized the airport as a “small hub.



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Estimated Population	3,238	11,506	30,666
2023 Projected Population	3,303	11,660	30,998
2010 Census Population	3,151	11,309	30,261
Projected Annual Growth 2018 to 2023	0.40%	0.27%	0.22%
Historical Annual Growth 2010 to 2018	0.35%	0.22%	0.17%
2018 Estimated Households	1,419	4,635	11,859
2022 Projected Households	1,446	4,690	11,967
2010 Census Households	1,384	4,577	11,760
Projected Annual Growth 2018 to 2023	0.38%	0.24%	0.18%
Historical Annual Growth 2010 to 2018	0.32%	0.16%	0.11%
2018 Estimated White	94.40%	95.10%	94.60%
2018 Estimated Black or African American	1.40%	1.40%	1.60%
2018 Estimated Asian or Pacific Islander	0.80%	0.60%	0.70%
2018 Estimated American Indian or Native Alaskan	0.20%	0.20%	0.20%
2018 Estimated Other Races	1.60%	1.10%	1.10%
2018 Estimated Hispanic	4.80%	4.60%	4.90%
2018 Estimated Average Household Income	\$62,114	\$73,860	\$77,800
2018 Estimated Median Household Income	\$50,829	\$59,870	\$61,859
2018 Estimated Per Capita Income	\$27,588	\$29,302	\$30,141
2018 Estimated Total Businesses	152	413	881
2018 Estimated Total Employees	1,098	2,976	6,249



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM				RENTAL RATES			RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	
Fresenius Medical Care Slatebelt (Corporate Guaranty)	5,100	12/19/1998 (est.)	3/31/2024	Current	-	\$6,205	\$1.22	\$74,460	\$14.60	NN+
				4/1/2020	2%	\$6,329	\$1.24	\$75,949	\$14.89	Option 1: FMV
				4/1/2021	2%	\$6,456	\$1.27	\$77,468	\$15.19	
				4/1/2022	2%	\$6,585	\$1.29	\$79,018	\$15.49	
				4/1/2023	2%	\$6,716	\$1.32	\$80,598	\$15.80	

Note: ¹Landlord responsibilities include roof, structure, HVAC, as well as, CAM and parking lot maintenance up to \$1,020 annually. NOI was adjusted by \$1,020 to landlord expenses.

FINANCIAL INFORMATION

Price:\$1,130,000
 Net Operating Income:\$73,440¹
 Cap Rate:6.50%
 Lease Type: NN+

PROPERTY SPECIFICATIONS

Year Built:1998
 Rentable Area:5,100 SF
 Land Area:1.74 Acres
 Address:525 E. West Street, Wind Gap, PA 18091

For financing options and loan quotes, please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.





BRAND PROFILE

FRESENIUS MEDICAL CARE

Fresenius Medical Care is the world's largest provider of products and services for individuals with renal diseases of which around 3 million patients worldwide regularly undergo dialysis treatment. Fresenius Kidney Care dialysis centers are part of Fresenius Medical Care North America. Some centers may be known as Fresenius Kidney Care or Fresenius Medical Care (FMC), as well as other names. Through its network of 3,714 dialysis clinics, Fresenius Medical Care provides dialysis treatments for 317,792 patients around the globe. Fresenius Medical Care is also the leading provider of dialysis products such as dialysis machines or dialyzers. Along with the core business, the company focuses on expanding the range of related medical services in the field of Care Coordination. Fresenius Medical Care is listed on the Frankfurt Stock Exchange (FME) and on the New York Stock Exchange (FMS). The company was founded in 1912 and is headquartered in Bad Homburg, Germany.

Company Type:	Public (NYSE: FMS)
2017 Employees:	114,831
2017 Revenue:	\$21.35 Billion
2017 Net Income:	\$1.54 Billion
2017 Assets:	\$28.85 Billion
2017 Equity:	\$11.79 Billion
Credit Rating:	S&P: BBB-
Credit Rating:	Moody's: Aa2



**FRESENIUS
MEDICAL CARE**





SRS

NATIONAL NET LEASE GROUP

SRS GLOBAL STATS



1000+
PROPERTIES CURRENTLY
REPRESENTED



600+
CLIENTS REPRESENTED
IN 2016



\$2.6B*
TRANSACTION VALUE



20+
OFFICES



250+
BROKERS,
PROFESSIONALS,
AND STAFF



#1
LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO
RETAIL SERVICES IN NORTH AMERICA

*STATISTICS ARE FOR 2017.

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.