

SAMPLE PROPERTY

FRESENIUS MEDICAL CARE

WEST VALLEY CITY, UTAH (SALT LAKE COUNTY)

LEMRX REALTY ADVISORS



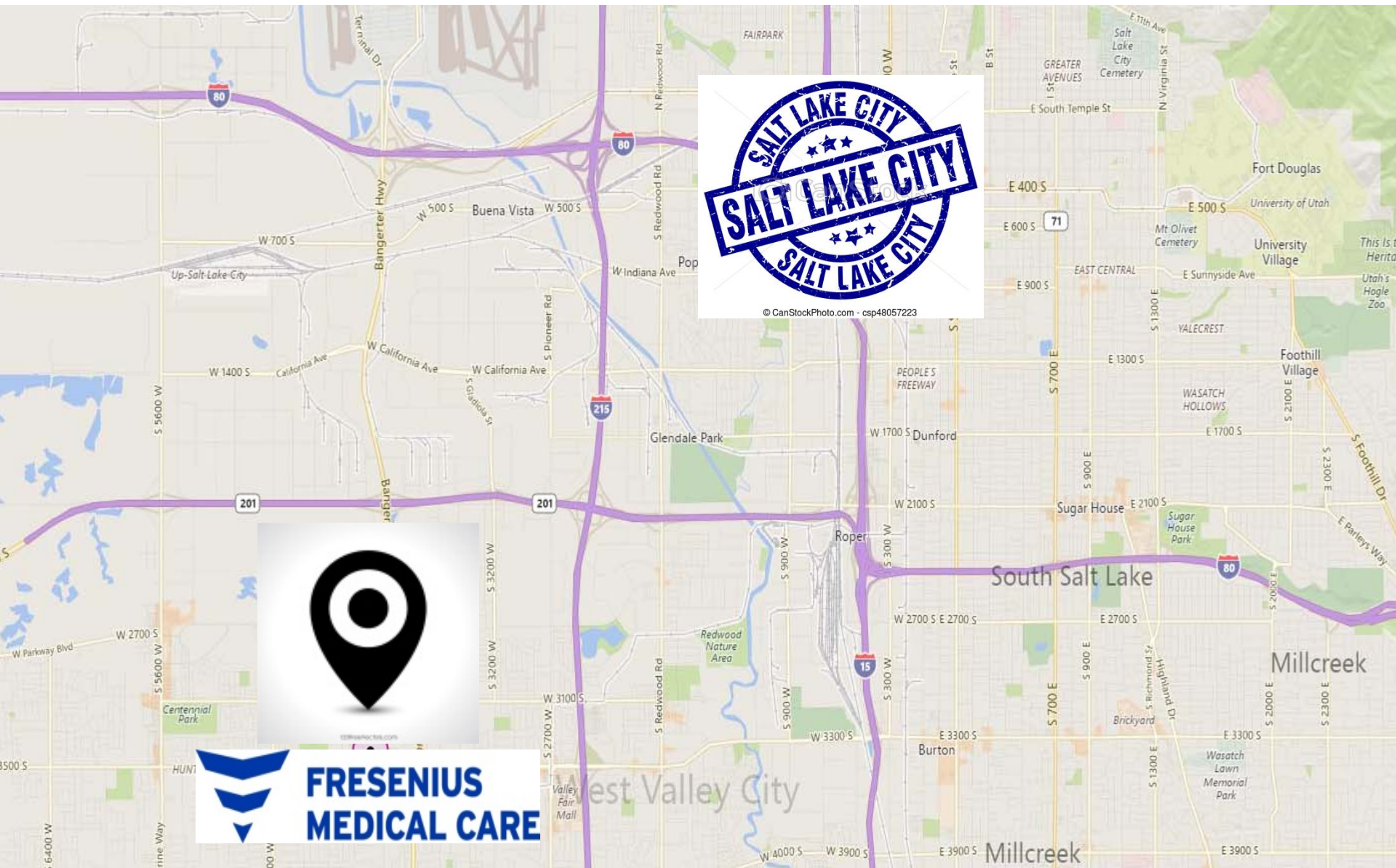
OFFERED BY

JOHN LEE

646-837-6509 or 917-774-8812 | john.lee@lemrx.com

LOCATION

4101 W PIONEER PKWY, W VALLEY CITY, UT 84120



INVESTMENT SUMMARY



OFFERING TERMS

PRICE
\$6,494,350

CAP
5.35%

NOI
\$347,447.76

ADDRESS: 4101 W. Pioneer Pkwy,
W. Valley City, UT 84120

BLDG SIZE: 9,655 square feet

YEAR BUILT: 2017



RENT SCHEDULE - 2% ANNUAL RENT INCREASES

Yr. 1	\$333,984.84	Yr. 6	\$368,746.24	Yr. 11	\$407,125.64
Yr. 2	\$340,664.52	Yr. 7	\$376,121.16	Yr. 12	\$415,268.15
Yr. 3	\$347,477.76	Yr. 8	\$383,643.58	Yr. 13	\$423,573.51
Yr. 4	\$354,427.37	Yr. 9	\$391,316.45	Yr. 14	\$432,044.98
Yr. 5	\$361,515.92	Yr. 10	\$399,142.78	Yr. 15	\$440,685.88

LEASE TERM: 15 years

LEASE TYPE: NN – Landlord responsible for roof, structure & HVAC

OPTIONS: Three (3) five (5) year options at full FMV

GUARANTOR: Fresenius Medical Care Holdings, Inc. * Both leases - Office | Clinic

INVESTMENT HIGHLIGHTS



INVESTMENT GRADE TENANT:

Rated BBB- by Standard and Poors

NEW 2017 CONSTRUCTION:

- Modified NNN Lease
- 2% annual rent increases

ABOUT WEST VALLEY CITY, UT:

West Valley City is a city in Salt Lake County and a suburb of Salt Lake City. It is the 2nd largest city in Utah. It's largest employers include Discover Financial, United Parcel Service, Verizon Wireless, Zions Bank Data, Walmart, USANA Health Services, InterContinental Hotels Group, Pioneer Valley Hospital, CR England and ADP to name a few. Salt Lake City is a home to several world class ski and summer resorts, having hosted the Winter Olympic Games in 2002. It is the headquarters for the Church of Jesus Christ of Latter-day Saints and has many visitors annually that are LDS related and for it's unmatched scenic beauty. It is also home to major shopping centers such as Trolley Square and the Gateway.

STRATEGIC LOCATION:

- Located on Jordan Valley Medical Center Campus
- Surround by densely populated housing
- Nearby tenants include Chevrolet, Hertz, Enterprise, Chevron, Jiffy Lube, Zion's Bank, Little Caesars, US Postal Service, Papa John's, Autozone, KFC and Chase
- Located approximately 10 miles from Salt Lake City

EXCELLENT DEMOGRAPHICS:

- Population of 287,000 people within 5 miles
- Average household income of \$58,000 within a 1, 3 and 5 mile radius



NEW NN LEASE

15 YRS

WITH 3 – 5 YEAR
OPTIONS AT FULL FMV



**ANNUAL RENT
INCREASES**

2%

PER YEAR



**LARGE
POPULATION**

287K

5 MILE RADIUS

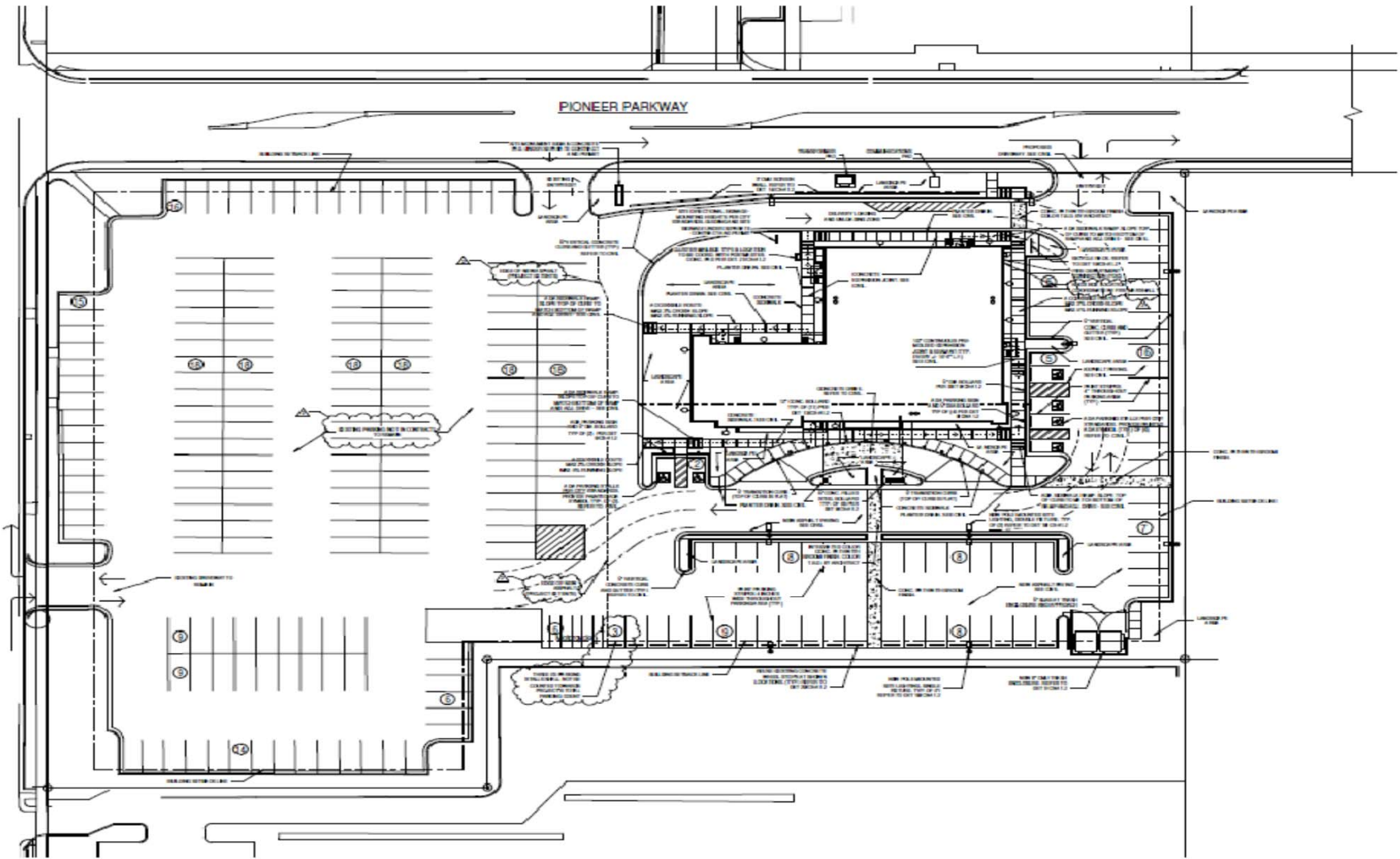


**HOUSEHOLD
INCOME**

58K

5 MILE RADIUS

SITE PLAN



TENANT PROFILE



#1 Dialysis Provider in the world

TENANT: FRESENIUS MEDICAL CARE



3,400+ Global Locations

LEASE GUARANTOR: FRESENIUS MEDICAL CARE HOLDINGS, INC.

S&P CREDIT RATING: BBB-



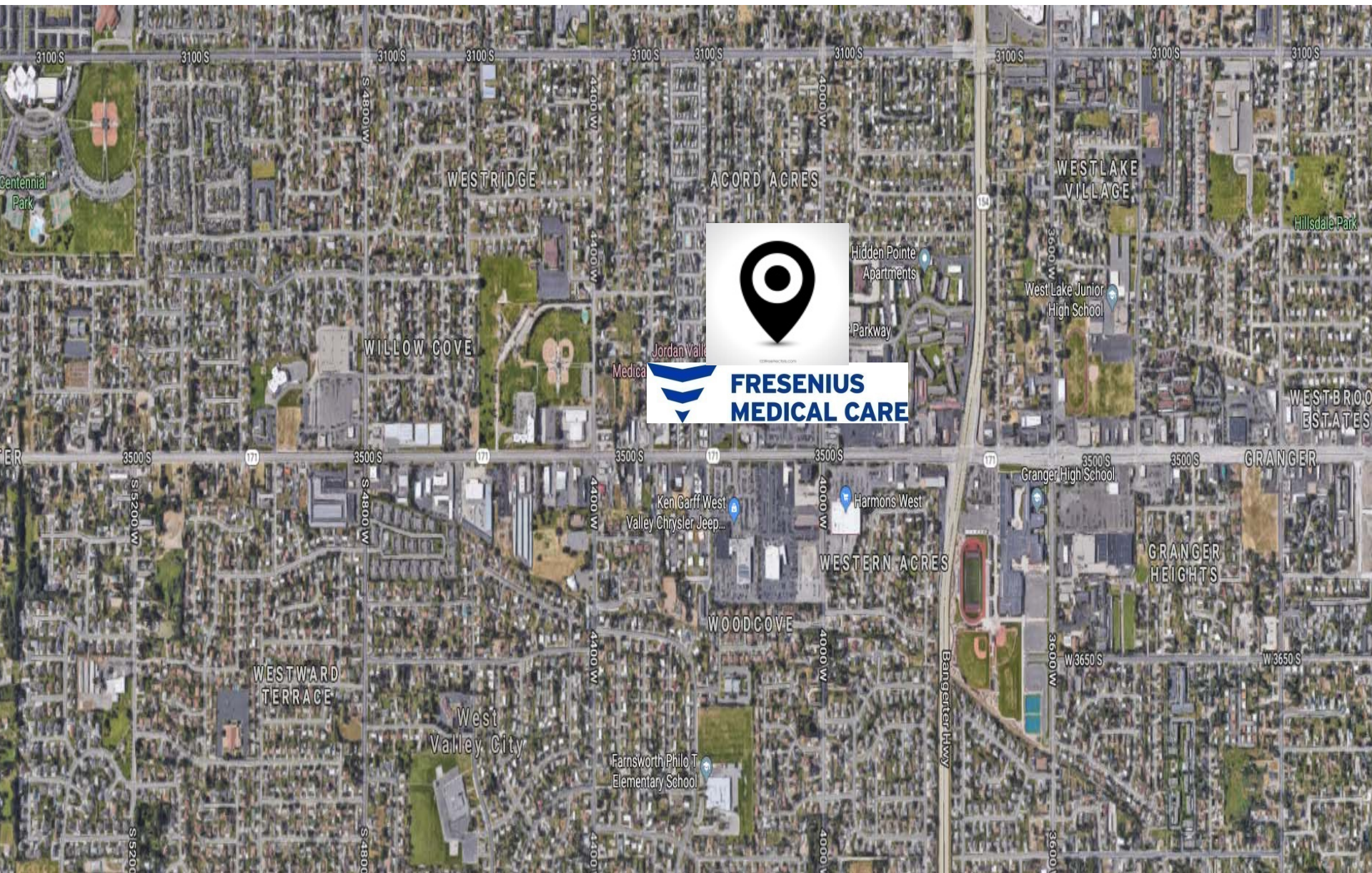
Ticker: **FMS**

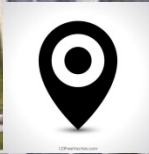
OF LOCATIONS: 3,400+

Fresenius Medical Care North America is a major provider of kidney dialysis services and renal care products. Fresenius provides products, dialysis care services, education and support for Chronic Kidney Disease, including treatment options for later stage CKD. Fresenius is a publicly traded company (NYSE: FMS) with a market cap in excess of \$23 billion. Fresenius is an investment grade rated company with an S&P rating of BBB-.



AERIAL PT. 1

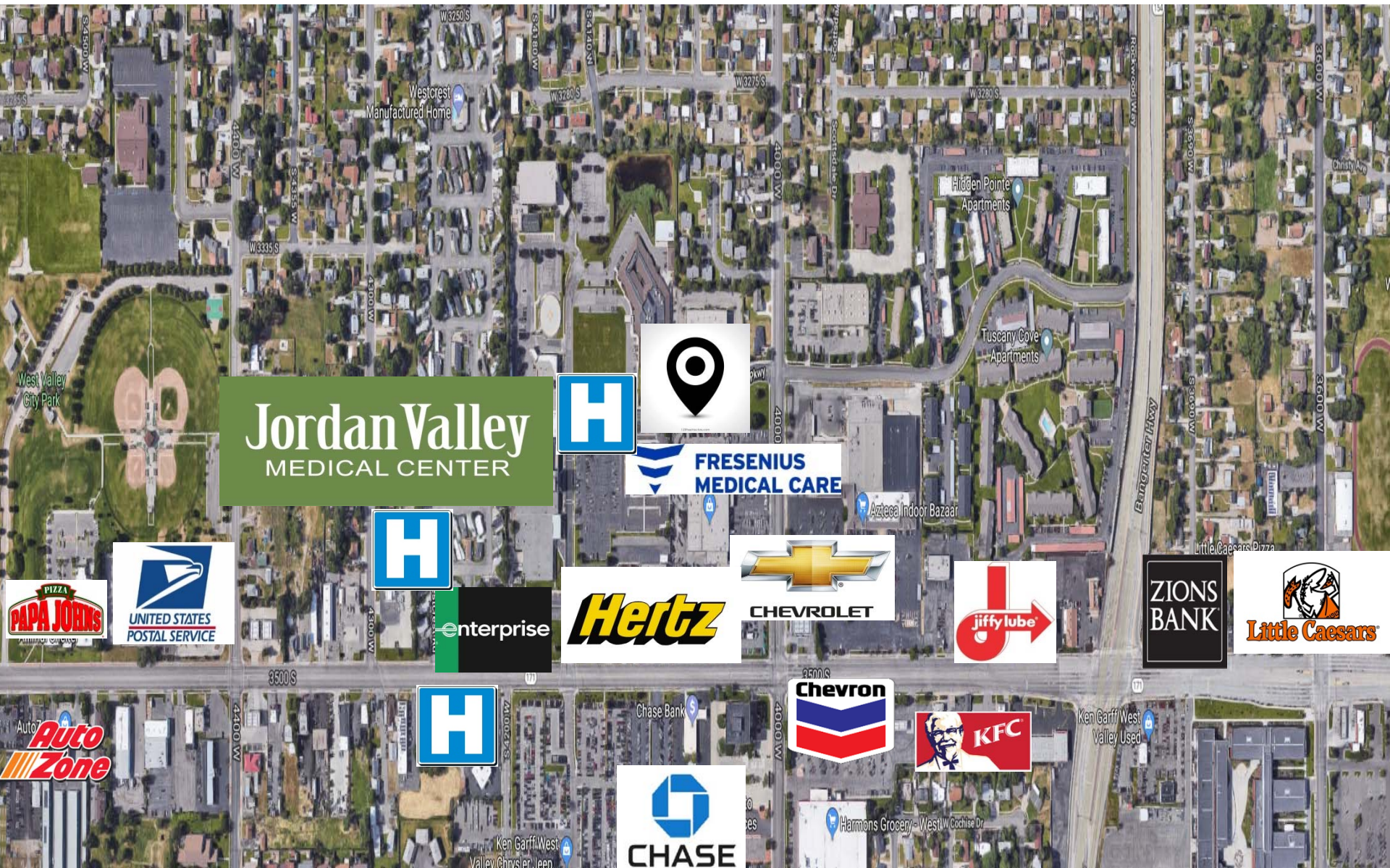




 **FRESENIUS**

Jordan Valley
MEDICAL CENTER

SURROUNDING RETAIL









ADJACENT JORDAN VALLEY MEDICAL CENTER





LARGE
POPULATION
287K
5 MILE RADIUS

POPULATION

1 MILE: 22,064

3 MILE: 132,075

5 MILE: 286,662

AVERAGE HH INCOME

1 MILE: \$58,601

3 MILE: \$58,595

5 MILE: \$57,812

ACTUAL PROPERTY

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