

**FOR
SALE**

FRESENTUS MEDICAL CARE

1090 S. GROVE ST EXT | LINCOLNTON, NC 28092

ASKING PRICE \$2,654,000



INVESTMENT SUMMARY:

<u>ASKING PRICE:</u>	\$2,654,000
<u>CURRENT CAP:</u>	6.58%
<u>BUILDING SF:</u>	11,544 +/-
<u>LEASE EXTENDED:</u>	June 1, 2020-May 31, 2027
<u>EXTENSION CAP RATE:</u>	6.78%

INVESTMENT HIGHLIGHTS:

- * INVESTMENT GRADE TENANT: Solid Corporate Guaranty by Fresenius Medical Care Holding, Inc.
- * SEVEN YEAR LEASE EXTENSION: FMC LINCOLNTON signed a 7 year lease extension (3 Years Early) effective June 1, 2020-May 31, 2027
- * DOUBLE NET LEASE AGREEMENT: FMC LINCOLNTON is responsible for interior non-structural repairs; HVAC M&R up to \$1,500 per event; all taxes on the property and all risk insurance



KEVIN DOHERTY

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FACT SHEET

* Year Built: 2008
* Rentable Area: 11,544 SF
* Lot Size: 2.6 AC
* Stories: 1
* Tenancy: Single
* Parking Ratio: 4.33/1,000 SF

* Cap Rate: 6.58% (3/5/2019)
* Sales Condition: 1031 Exchange
* Sales Type: Investment
* Property Type: I-8 & R-8
* Fenced Outside Storage
* Entrance Visibility/Road Front Signage

LEASE TERMS

COMMENCEMENT DATE: APRIL 19, 2008 TO May 31, 2020 Turnkey custom construction for FKCL

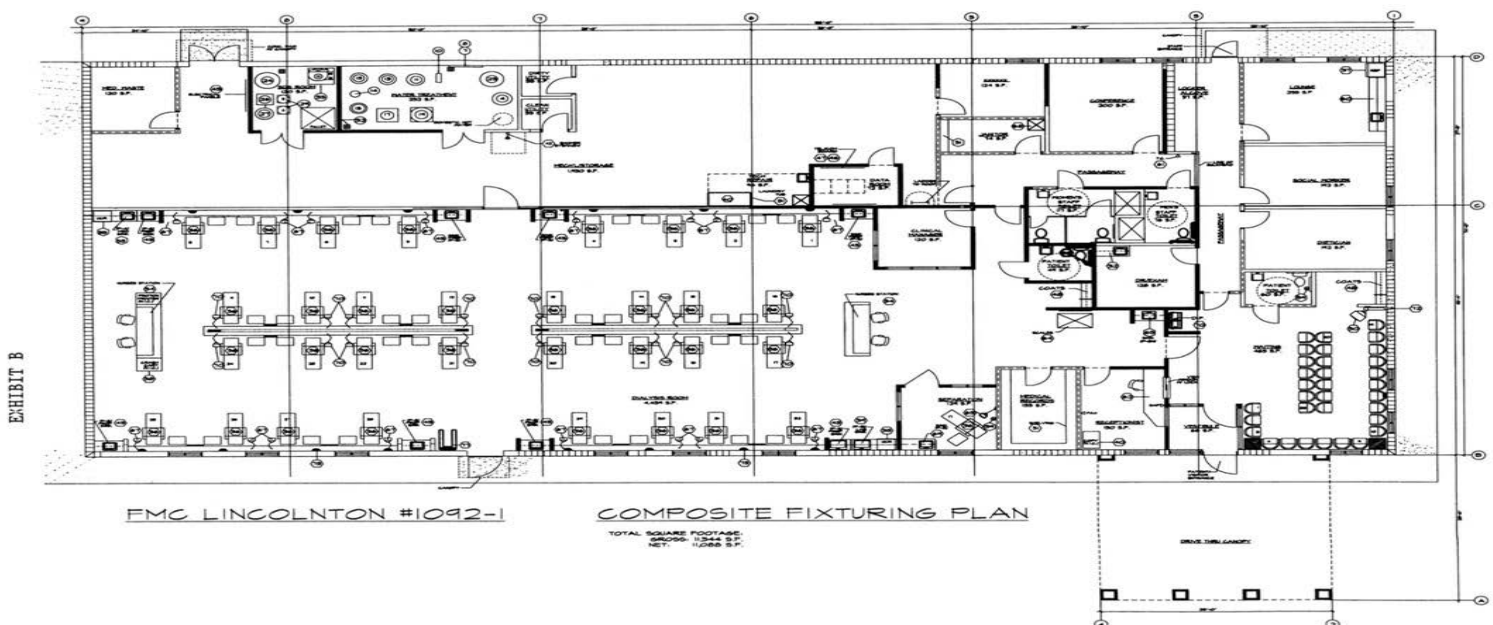
FIRST RENEWAL EXTENSION: Tenant signed 7 year early extension May 2017 effective June 1, 2020 to May 31, 2027

RENEWAL OPTIONS: Tenant has Three 5 Year Renewal Options First Two 5 Year Options have 10% base rent increases in Year one Third 5 Year Option Base Rent increases at Fair Market Value (FMV)

CURRENT CAP RATE: *6.58% (May 31 2020)

EXTENSION CAP RATE: *6.78% (June 1, 2020)

FLOOR PLAN



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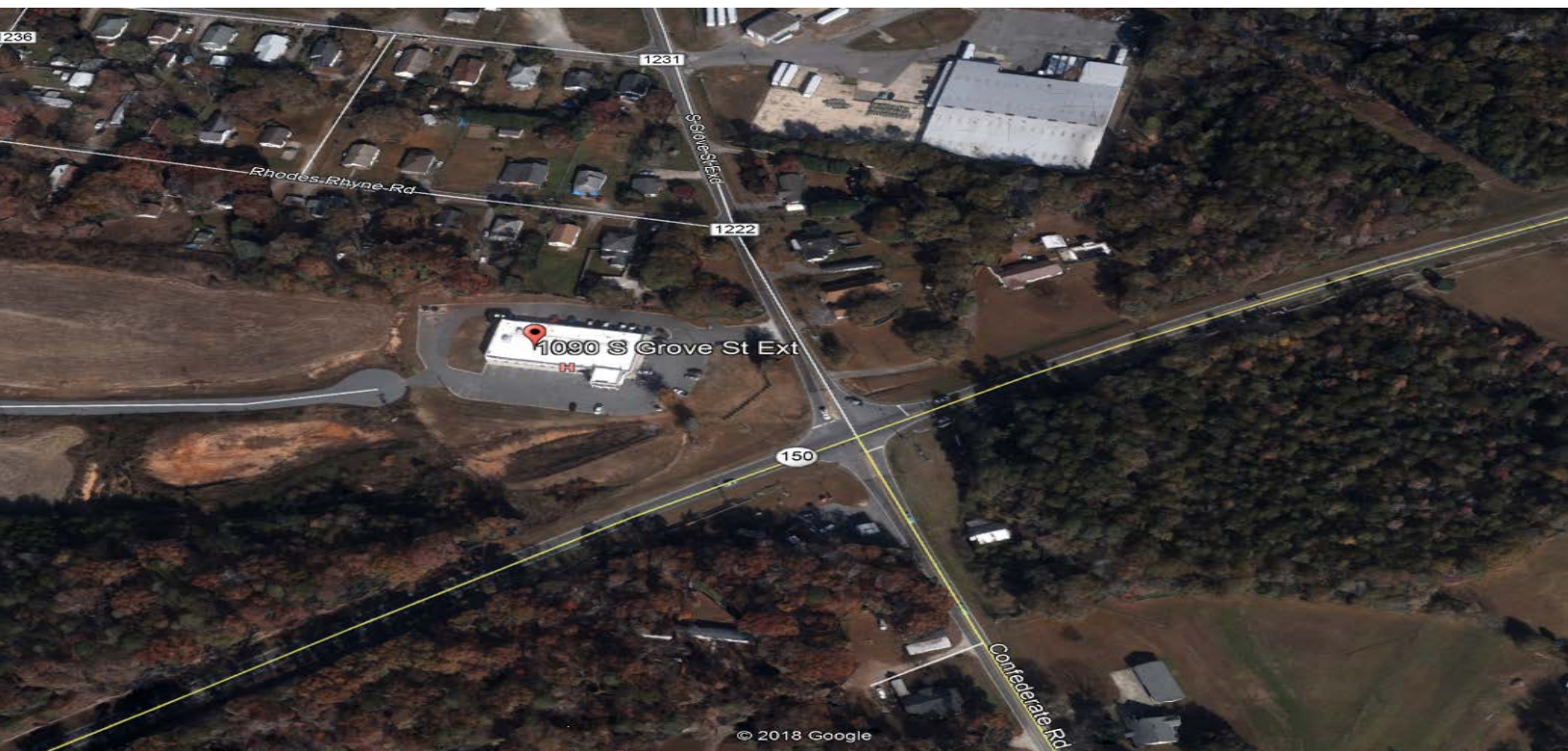
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Strength of Tenant Guaranty

Fresenius Medical Care Holdings, Inc. (FMCH) is the Guarantor for the performance of its affiliate, Bio-Medical Applications of North Carolina, Inc. (BMA) under the Lease Agreement. FMCH d.b.a Fresenius Medical Care of North America which owns and operates dialysis facilities, outpatient cardiac, vascular labs, and Urgent Care Centers throughout North America. It offers Healthcare Services for renal and other chronic conditions.

The Company also provides pharmacy and laboratory services; and manufactures and distributes dialysis equipment, disposable products, and renal pharmaceuticals. Fresenius Medical Care Holdings, Inc. (FMCH) was formerly known as W.R. Grace and Company and changed its name to Fresenius Medical Care Holdings, Inc. in 2010. It currently has 60,625 employees.

Fresenius Medical Care of North America (FMCNA) has been developing and producing dialysis products for more than 40 years. FMCNA provides dialysis services and products in more than 120 countries employing more than 110,000 people in over 50 countries around the world including approximately 60,000 in North America. In 2016, 50 percent of the dialysis machines sold worldwide were produced by Fresenius Medical Care generating total revenues of more than \$17.9 Billion (USD).



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