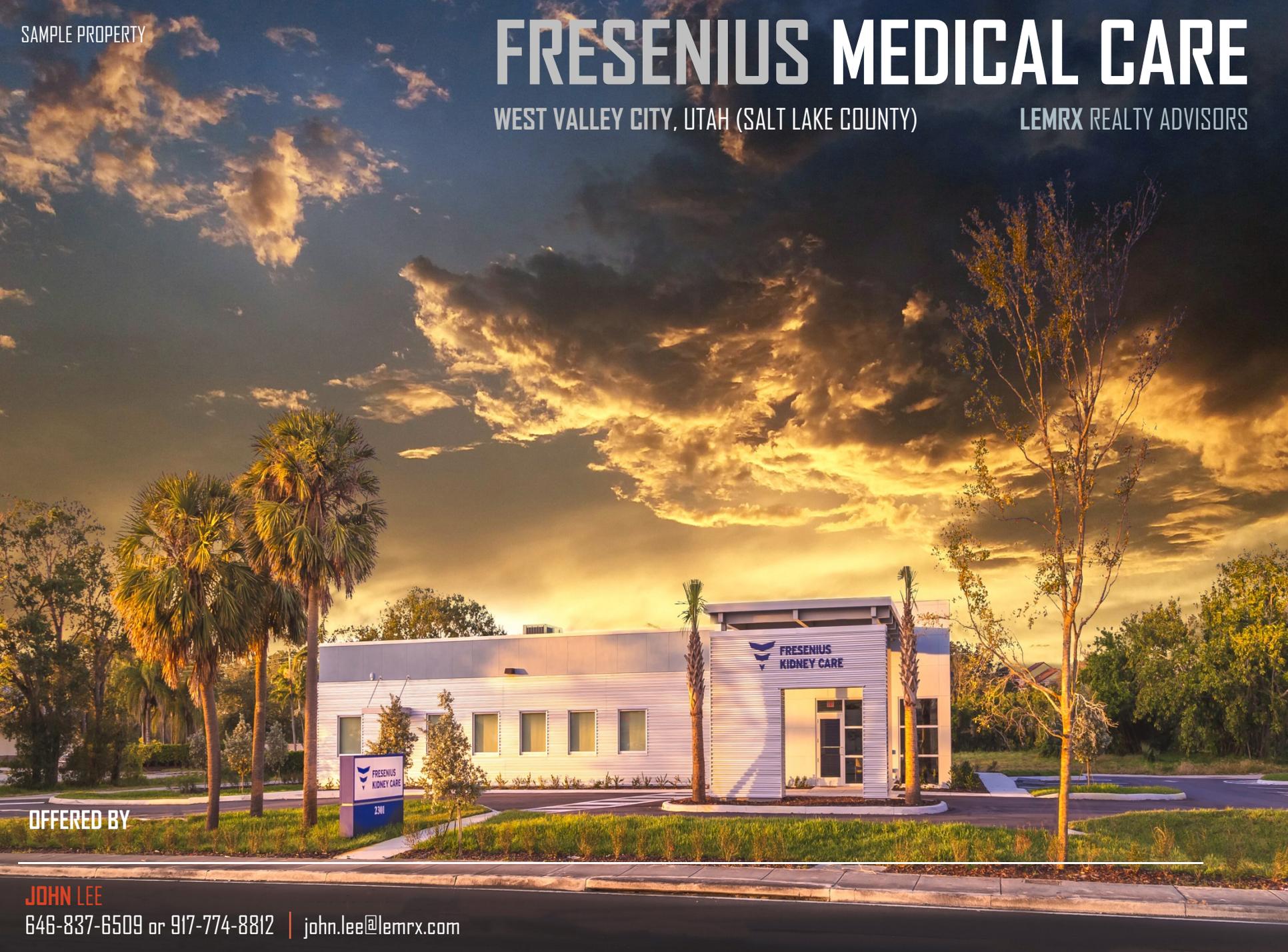


SAMPLE PROPERTY

# FRESENIUS MEDICAL CARE

WEST VALLEY CITY, UTAH (SALT LAKE COUNTY)

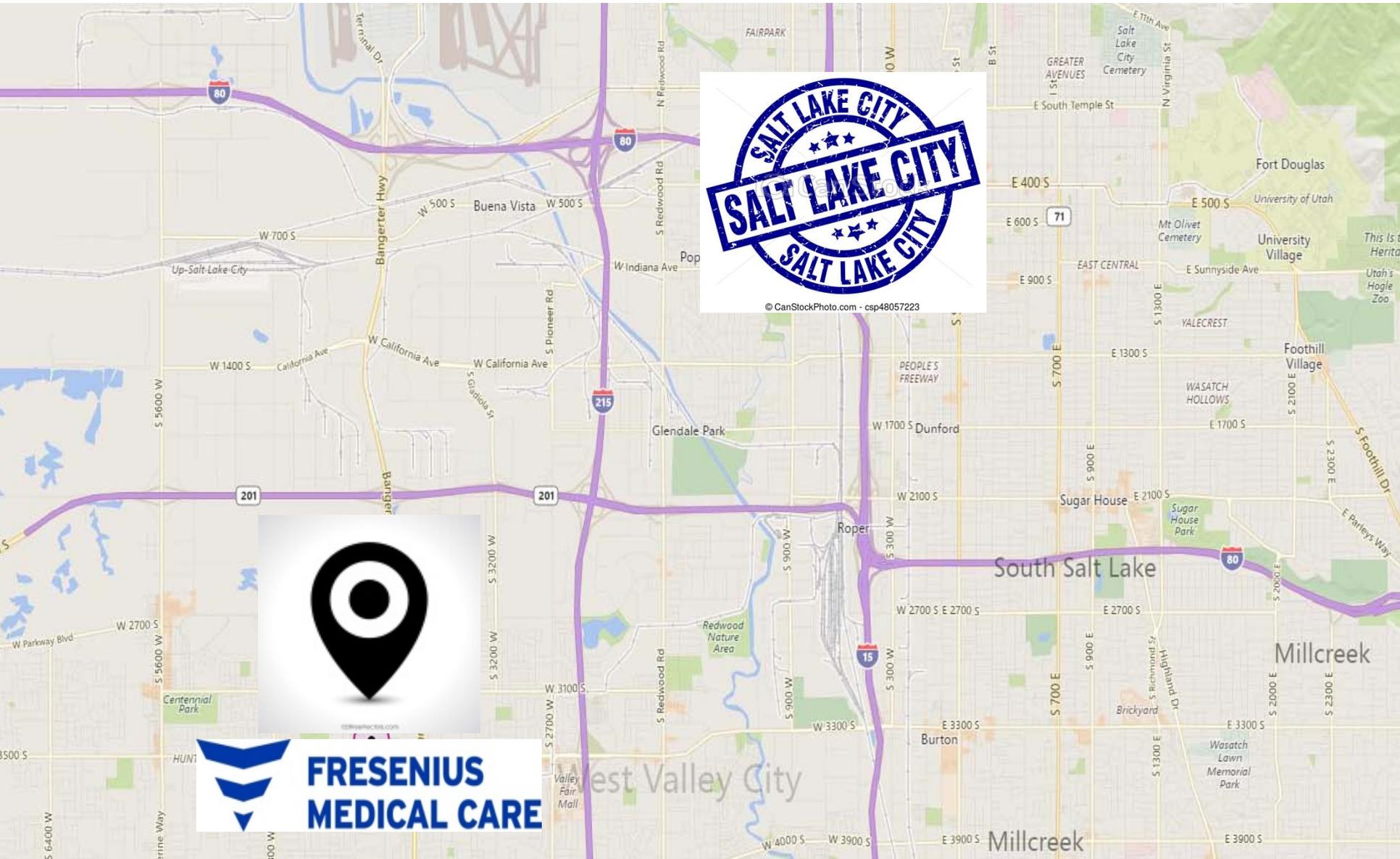
LEM RX REALTY ADVISORS



OFFERED BY

**JOHN LEE**

646-837-6509 or 917-774-8812 | [john.lee@lemrx.com](mailto:john.lee@lemrx.com)



# INVESTMENT SUMMARY



## OFFERING TERMS

**PRICE**

**\$6,494,350**

**CAP**

**5.35%**

**NOI**

**\$347,447.76**



## 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
<b>Yr. 3</b>	<b>\$347,477.76</b>	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

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

**BLDG SIZE:** 9,655 square feet

**YEAR BUILT:** 2017

**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

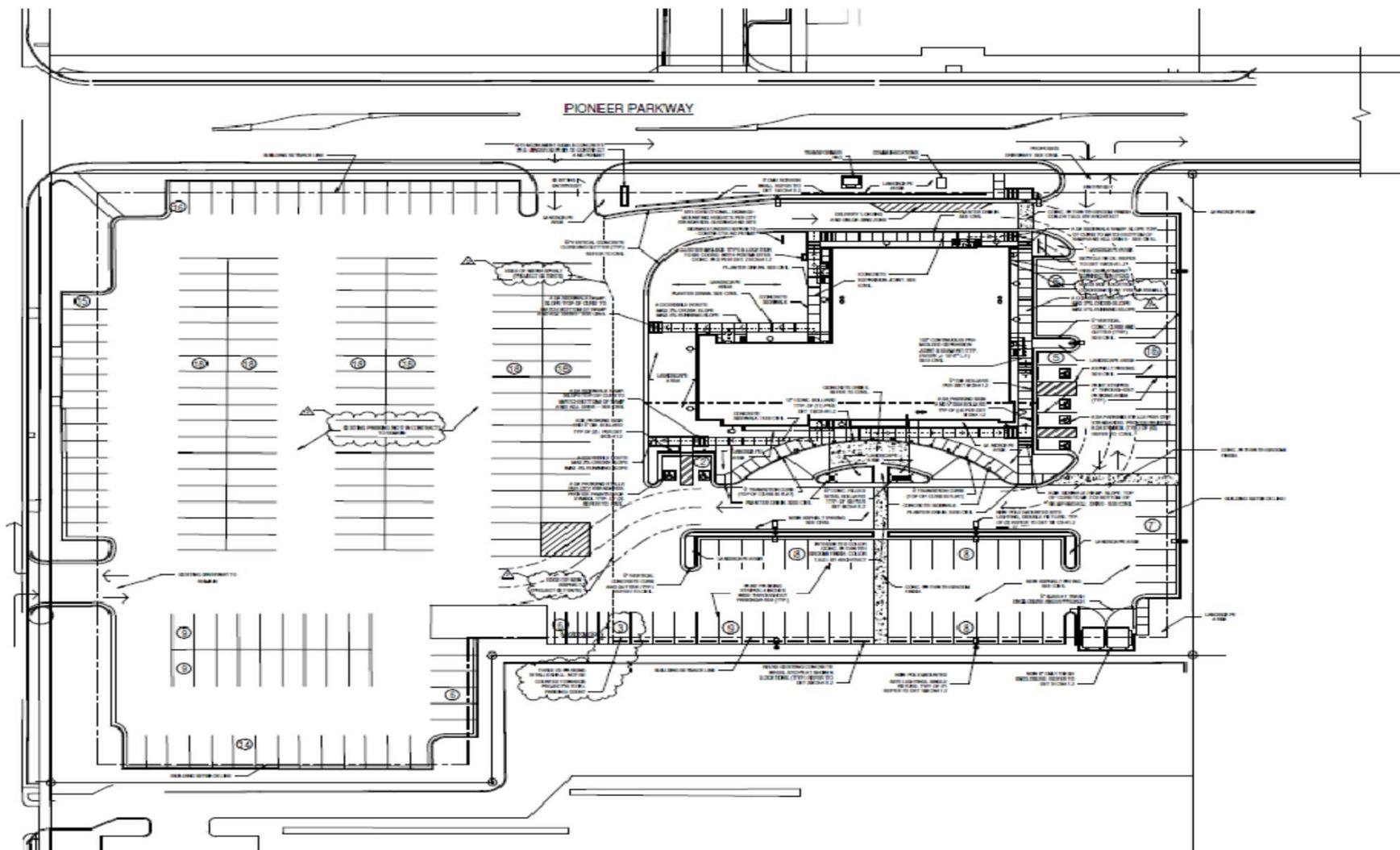


HOUSEHOLD  
INCOME

**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-



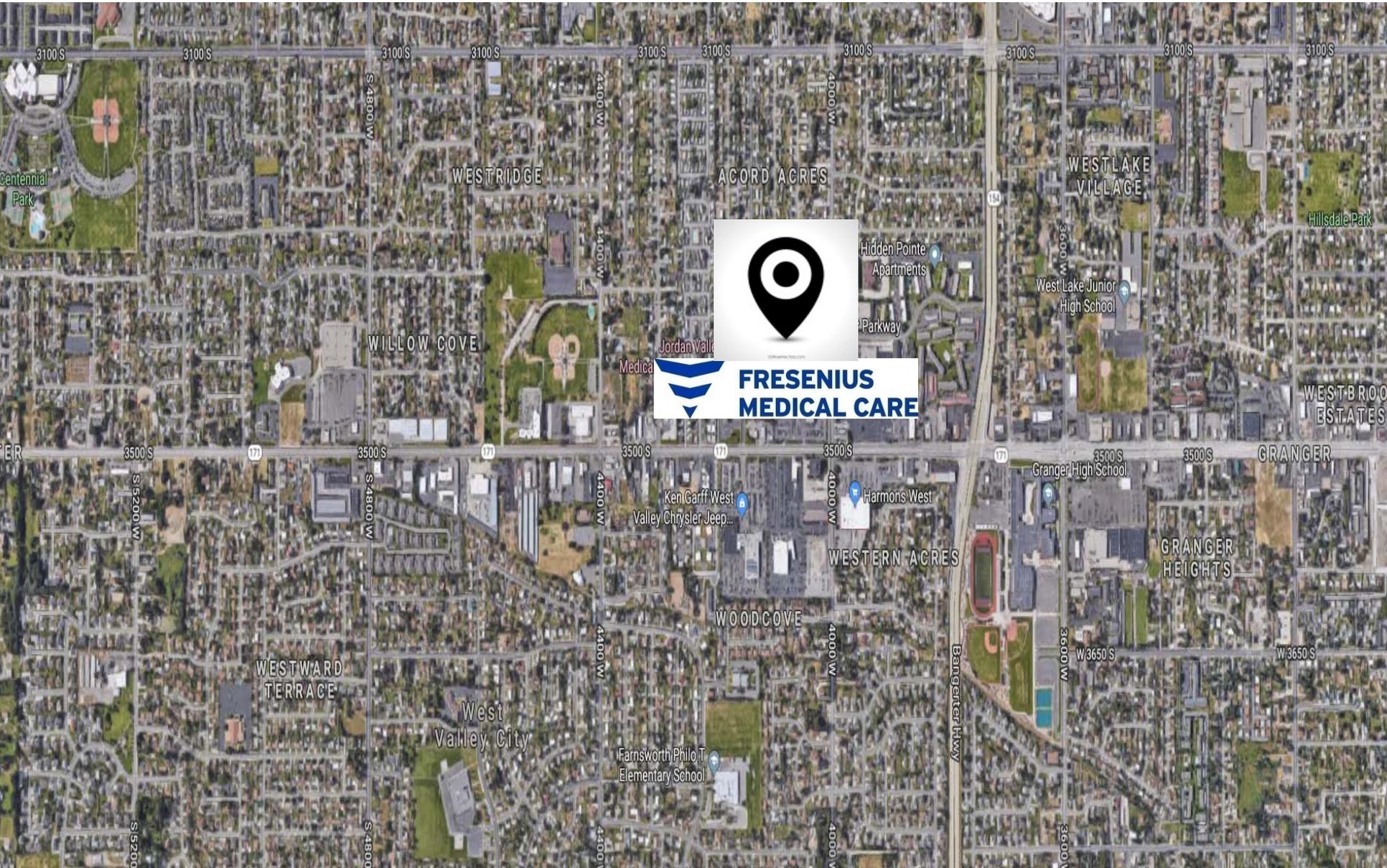
Ticker: **FMS**

**# 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





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

# FRESENIUS MEDICAL CARE

WEST VALLEY CITY, UTAH (SALT LAKE COUNTY)



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