



FRESENIUS MEDICAL CARE

Columbus, MS | 15-Year Absolute NNN Lease | Corporate Guarantee

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FRESENIUS MEDICAL CARE

92 BROOKMORE DRIVE, COLUMBUS, MISSISSIPPI 39705

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\$18.5 B

FRESENIUS MEDICAL CARE
GENERATED \$18.5 BILLION IN
REVENUE FOR 2018⁽¹⁾

BBB-

FRESENIUS MEDICAL CARE HOLDINGS,
INC. (GUARANTOR) HAS AN INVESTMENT
GRADE CREDIT RATING FROM S&P

TENANT OVERVIEW

FRESENIUS MEDICAL CARE
COLUMBUS, MS

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(1) All financial data shown above is for Fresenius Medical Care, which does not guarantee the Lease. Lease is guaranteed by the US entity, Fresenius Medical Care Holdings, Inc.

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FRESENIUS MEDICAL CARE⁽¹⁾

Fresenius Medical Care is the world's largest provider of products and services for individuals with renal diseases of which around 3.4 million patients worldwide regularly undergo dialysis treatment. Through its network of 3,928 dialysis clinics, Fresenius Medical Care provides dialysis treatments for 333,331 patients around the globe. Fresenius Medical Care has over 112,658 employees in more than 50 countries. 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).

- ▶ \$18.5 BILLION IN REVENUE / \$11.5 BILLION NET WORTH (2018)
- ▶ AVERAGE ANNUAL GROWTH OF 15% OVER THE LAST 20 YEARS
- ▶ INVESTMENT GRADE TENANT - S&P RATED BBB- / MOODY'S RATED BAA3⁽²⁾
- ▶ FRESENIUS MEDICAL CARE EMPLOYS MORE THAN 112,658 PEOPLE, INCLUDING OVER 60,000 IN NORTH AMERICA
- ▶ FRESENIUS MEDICAL CARE SERVES 333,331 PATIENTS IN MORE THAN 50 COUNTRIES ACROSS 3,928 CLINICS
- ▶ EVERY 0.6 SECONDS A DIALYSIS TREATMENT IS PERFORMED BY FRESENIUS MEDICAL CARE

FRESENIUS MEDICAL CARE AT A GLANCE



333,331
PATIENTS
SERVED



50 M
TREATMENTS



3,928
CLINICS
WORLDWIDE



42
PRODUCTION
SITES



112,658
EMPLOYEES

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Sources: www.freseniusmedicalcare.com, Yahoo Finance, Standard & Poor's, Moody's.

(2) S&P Credit Rating is for Fresenius Medical Care Holdings, Inc., the Lease Guarantor

Source: www.freseniusmedicalcare.com

NEW 15-YEAR
ABSOLUTE NNN
LEASE

NO LANDLORD MAINTENANCE
RESPONSIBILITIES

ANNUAL
CPI
INCREASES

CPI INCREASES
CAPPED AT 2%

INVESTMENT
OVERVIEW

FRESENIUS MEDICAL CARE
COLUMBUS, MS

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Parcel lines are not exact and the actual property boundary may vary. Buyer will need to verify during their Due Diligence period.

OFFERING HIGHLIGHTS

FRESENIUS MEDICAL CARE | COLUMBUS, MS

92 BROOKMORE DRIVE, COLUMBUS, MISSISSIPPI 39705

OFFERING PRICE

\$2,222,609

CAP RATE

5.75%

Net Operating Income	\$127,800
Lease Type	Absolute NNN
Lease Commencement	12/21/2018
Lease Expiration Date	12/31/2033
Year Built	1997 ⁽¹⁾
Rentable Area	9,140 SF ⁽¹⁾
Lot Size	1.57 Acres ⁽¹⁾
Increases	Annual CPI Increases (Capped at 2%)
Options	(3) Five-Year Options
Guarantor	Fresenius Medical Care Holdings, Inc. ⁽¹⁾
S&P Rating	BBB- / Stable (Investment Grade) ⁽¹⁾

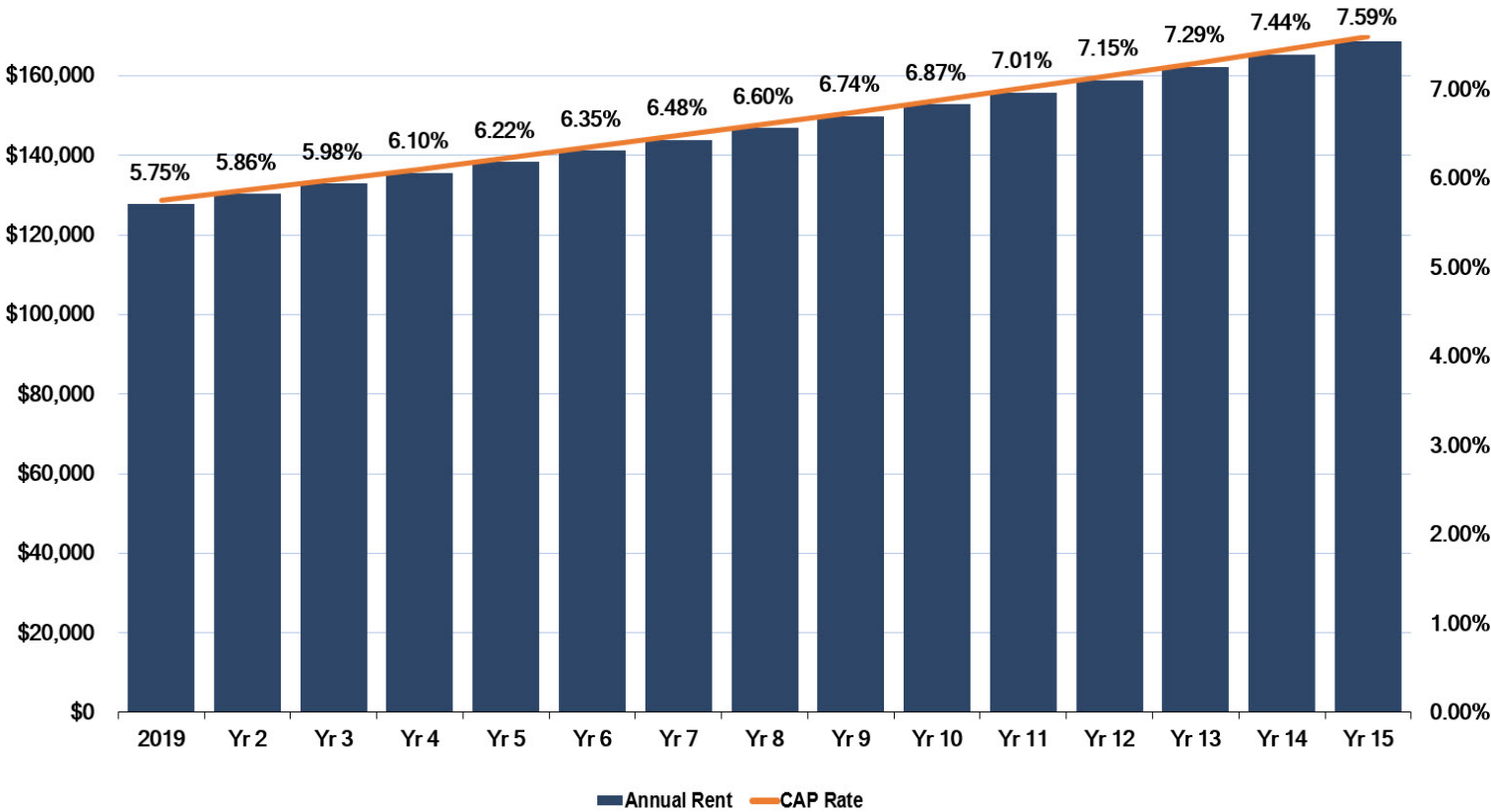
RENT ROLL

TENANT INFO		LEASE TERMS		CURRENT	RENT INCREASES		LEASE	
GUARANTOR	RENTABLE AREA	COMMENCEMENT	EXPIRATION	ANNUAL BASE RENT	YEARS 1-15	OPTIONS	NEXT ESCALATION	TYPE
FRESENIUS MEDICAL CARE HOLDINGS, INC.	9,140 SF ⁽¹⁾	12/21/2018	12/31/2033	\$127,800	CPI INCREASES (CAPPED AT 2%)	3, 5-YEAR RENEWAL OPTIONS	1/2020	ABSOLUTE NNN

RENT SCHEDULE⁽²⁾

Lease Years	Possible Increases	Annual Rent
2019	CPI Capped at 2%	\$127,800
Year 2	CPI Capped at 2%	\$130,356
Year 3	CPI Capped at 2%	\$132,963
Year 4	CPI Capped at 2%	\$135,622
Year 5	CPI Capped at 2%	\$138,335
Year 6	CPI Capped at 2%	\$141,102
Year 7	CPI Capped at 2%	\$143,924
Year 8	CPI Capped at 2%	\$146,802
Year 9	CPI Capped at 2%	\$149,738
Year 10	CPI Capped at 2%	\$152,733
Year 11	CPI Capped at 2%	\$155,787
Year 12	CPI Capped at 2%	\$158,903
Year 13	CPI Capped at 2%	\$162,081
Year 14	CPI Capped at 2%	\$165,323
Year 15	CPI Capped at 2%	\$168,629

CAP RATE GROWTH CHART⁽²⁾



(1) Rentable Area, Lot Size, Year Built, Guarantor, and S&P Rating are estimates. Buyer is responsible for verifying during the Due Diligence process.

(2) Lease increases annually by CPI (Capped at 2%). Chart assumes 2% annual increases. Pro forma returns shown above are not guaranteed and does not take into consideration any unforeseen expenses. Buyer must conduct their own due diligence to confirm these estimates.

22-YEAR OCCUPATIONAL HISTORY

ESTABLISHED DIALYSIS CENTER STRATEGICALLY POSITIONED AT THE INTERSECTION OF U.S. HWY 45 & 82 IN A MAJOR RETAIL CORRIDOR

GOLDEN TRIANGLE REGION

THE GOLDEN TRIANGLE IS COMPRISED OF COLUMBUS, STARKVILLE AND WEST POINT ANCHORED BY COLUMBUS AIR FORCE BASE, MISSISSIPPI STATE UNIVERSITY AND BAPTIST MEMORIAL HOSPITAL (315-BEDS)

LOCATION & MARKET OVERVIEW

FRESENIUS MEDICAL CARE
COLUMBUS, MS

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LOCATION OVERVIEW



LOCATED AT THE INTERSECTION
OF U.S. HWY 45 & 82 IN A
MAJOR RETAIL CORRIDOR

WELL-ESTABLISHED DIALYSIS
CENTER WITH A 22-YEAR
OPERATIONAL HISTORY

TENNESSEE-TOMBIGBEE
WATERWAY GENERATES
\$386 MILLION IN LOCAL,
STATE & FEDERAL TAX
REVENUE PER YEAR AND
BOASTS A \$5 BILLION
OVERALL ECONOMIC IMPACT

CLOSE PROXIMITY TO REGIONAL MEDICAL HUB

Fresenius Medical Care is located within close proximity to the Baptist Memorial Hospital (315-beds), a Level III trauma facility and the largest entity hospital in the Baptist Memorial Hospital Care system. As Lowndes County’s largest private employer, there are approximately 1,100 employees, including 100 physicians and surgeons with access to more than 85 medical and surgical specialties. The hospital is positioned near the intersection of U.S. Hwy 45 & 82 (28,000 ADT), the main retail and commercial corridor in Columbus.

SURROUNDED BY NATIONAL RETAILERS

Fresenius Medical Care is surrounded by several national retailers including Walgreens, PetSmart, ULTA Beauty, T.J. Maxx, Pizza Hut, Walmart Supercenter, Lowe’s, Burger King, The UPS Store, Leigh Mall, Hobby Lobby, Krispy Kreme Doughnuts, Courtyard by Marriott, Hampton Inn & Suites, Fairfield Inn & Suites by Marriott, Holiday Inn Express & Suites, Hyatt Place, Dick’s Sporting Goods, Starbucks, Kroger Grocery and many regional retailers. The Subject Property is situated in the “Golden Triangle”, comprised of the cities of West Point, Columbus and Starkville, a region with a labor pool of 500,000 people within a 60-mile radius, a bustling regional airport, and several sizeable colleges and universities. The area has brought in \$6 billion in capital investment over the past decade, creating some 6,000 new jobs and attracting companies such as Yokohama Tire, Severstal steel mill, and the PACCAR plant.

EXCLUSIVE MARKET CONTROL IN COLUMBUS

Fresenius Medical Care has limited competition in the region as one of only two renal care providers in the city of Columbus with the next nearest dialysis center more than 20 miles away.



Sources: www.mississippi.org, www.baptistonline.org, www.tenntom.org, www.kidney.org

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HOUSEHOLD INCOME

YEAR 2018	1 MILE	3 MILES	5 MILES
AVERAGE	\$65,433	\$58,036	\$56,263
MEDIAN	\$43,997	\$35,389	\$38,472

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2023 Projection Total Population	3,201	19,268	32,324
2018 Census Total Population	3,218	19,626	32,417
2010 Census Total Population	3,254	19,702	32,541



MISSISSIPPI

Located midway between Atlanta and Dallas, Mississippi is in the heart of one of the fastest growing regions in the nation. A growing list of global companies and entrepreneurs call Mississippi home. Competitive energy and operating costs combined with the state's robust workforce creates a favorable environment for industries to thrive. Easy access to most U.S. markets within one day, Mississippi's transportation network enables businesses to compete in the global marketplace. With 14 federal highways, 7 interstate highways, 15 ports including 2 deepwater ports, 7 commercial airports including 2 international airports, and 2,500 miles of mainline railroad track, the state offers more than half of U.S. companies gateway ports to Central America, Latin America and other trade destinations.

From the United States' first lung transplant performed in Jackson in 1963 to the first synthetic organ transplant in 2011, Mississippi's innovative spirit is the driving force behind its biotechnology and healthcare success. The state's highly skilled, productive workforce is one of its greatest treasures. A right-to-work state, affordable cost of living and low overall cost of doing business make Mississippi an attractive economic option for companies of all sizes. Three Fortune 100 companies have distribution facilities in Mississippi, such as McKesson (#11), Amerisourcebergen (#16) and Cardinal Health (#26), while Baxter Healthcare Corporation operates a plant in Cleveland and Teleflex relocated its distribution operations to an existing 627,000-sq-ft facility in Olive Branch. In addition to these healthcare powerhouses, Mississippi is home to four major public research universities. Each university plays a vital role in the region's economic and workforce development by providing cutting-edge research to training for new industry skills. In an effort to promote expansion, Legislature passed the Health Care Industry Zone Act in 2012 offering incentives to healthcare related businesses that locate or expand within a qualified Health Care Zone.

DOWNTOWN JACKSON
CAPITAL OF MISSISSIPPI





ACTUAL LOCATION

FRESENIUS MEDICAL CARE | Columbus, MS | 15-Year Absolute NNN Lease Corporate Guarantee

MICKEY DAVIS
MS BROKER OF RECORD
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LICENSE: MS 15586