



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

9076 Kingston Road | Shreveport, LA 71118

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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Fresenius Medical Care | 9076 Kingston Road | Shreveport, LA 71118



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INVESTMENT SUMMARY

Sands Investment Group is pleased to exclusively offer for sale the 8,562 sf Fresenius located at 9076 Kingston Road in Shreveport, Louisiana. This opportunity includes approximately 8 years remaining on the lease with minimal landlord responsibilities and over 100,000 people living in the area nearby, providing for a secure investment.



OFFERING SUMMARY

PRICE	\$3,155,000
CAP	6.50%
NOI	\$205,040
PRICE PER SF	\$368.49
GUARANTOR	Fresenius Medical Care Holdings, Inc.

PROPERTY SUMMARY

ADDRESS	9076 Kingston Road Shreveport, LA 71118
COUNTY	Caddo Parish
BUILDING AREA	8,562 SF
LAND AREA	2.00 AC
BUILT	2008

HIGHLIGHTS



8 Years Remaining on a NN Lease With Minimal Landlord Responsibilities



2 x 5 Year Options With 10% Rental Increase in the Next Option Period



Corporate Credit Guarantee: Fresenius Medical Care Holdings, Inc., Holds a Credit Rating of Moody's Baa3" – Parent Company Fresenius Medical Care New Income For 2018 Was \$2.341 Billion and Holds a Credit Rating of S&P BBB-



Fresenius Medical Care is the World's Largest Provider of Products & Services For Individuals With Renal Diseases of Which Approximately 3.4 Million Patients Worldwide Regularly Undergo Dialysis Treatment



Shreveport Ranks Third in Population in Louisiana After New Orleans and Baton Rouge and 133rd in the U.S.



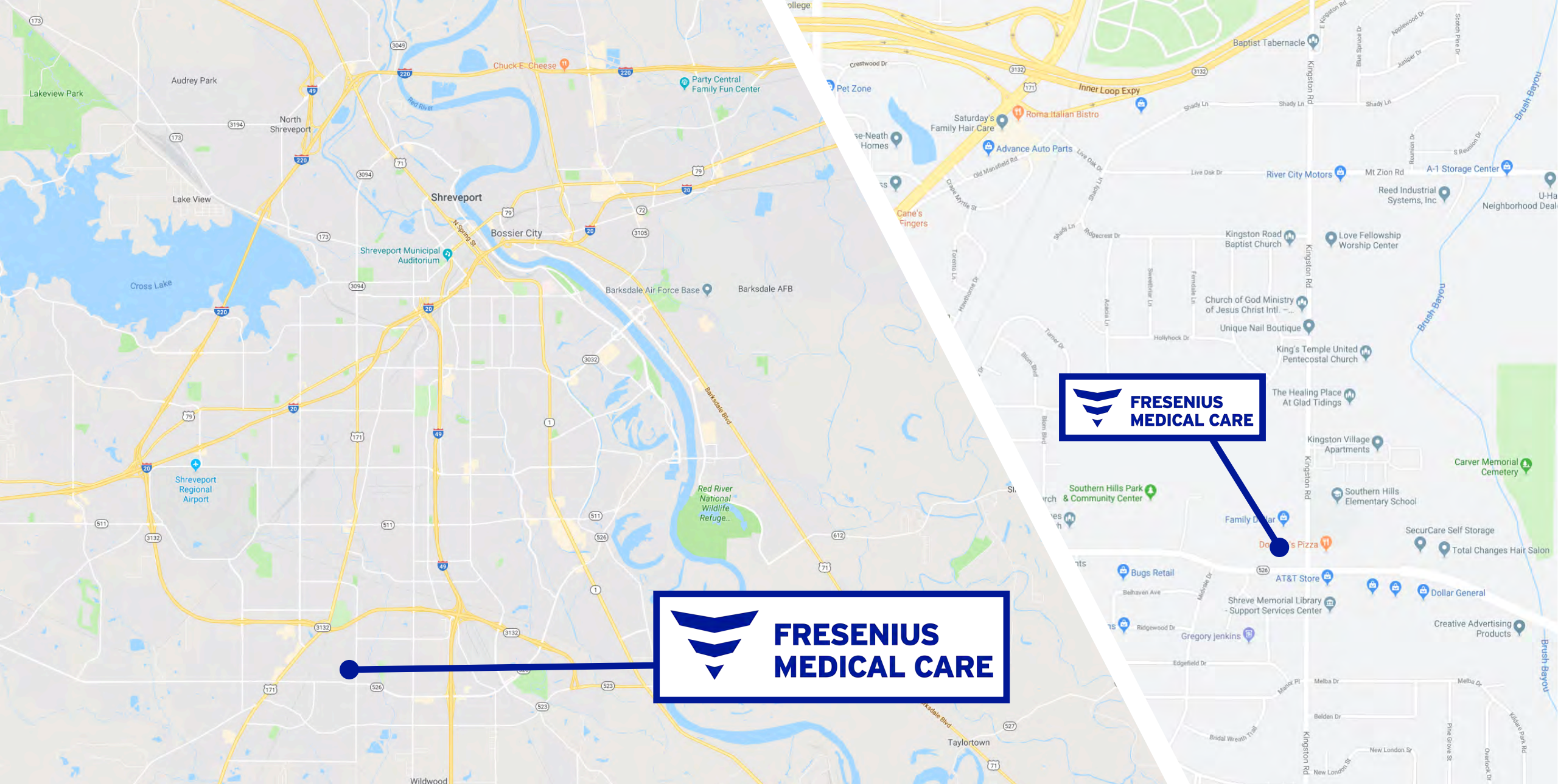
Population of Over 100,000 Residents Within a 5-Mile Radius of the Property



The Average Household Income is \$64,319 Within a 5-Mile Radius of the Property



Neighboring Tenants Include: Walmart Neighborhood, Brookshire's, AT&T, Domino's Pizza, Dollar General, Family Dollar, Valvoline and Circle K



Fresenius Medical Care | 9076 Kingston Road | Shreveport, LA 71118



PATTERSON
DENTAL
Ark La Tex
Foot & Ankle Specialists

Starbucks

Fry's

McDonald's



Tobros LLC
Car Wash

Bert Kouns Industrial Loop

Kingston Road

FRESENIUS
MEDICAL CARE



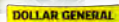
Harrison's
Service Center

Shrevepor-Bosser
Family Dental Care

Kingston Village

Southern Hills
Elementary School





Bert Kouns Industrial Loop

Tobros LLC
Car Wash



Shreve Memorial Library -
Support Services Center

Southern Hills
Elementary School

Ivey's Carpet
& Interiors

Harrison's
Service Center

Kingston Road



FRESENIUS
MEDICAL CARE



Burlington
LONG JOHN SILVER'S
Firestone

LA
3132

Cane's T-Mobile
SUBWAY
metroPCS

LOWE'S **Denny's**
POPEYES **SMOOTHIE KING** **Valvoline**
SecurCare Self Storage **Applebee's**
CHASE **cricket**

CITITRENDS **Aaron's**
Exxon **SALLY BEAUTY**

FRED'S HIBBETT
EST. 1947 SPORTS
Little Caesars **CAFO**
CVS pharmacy **Chick-fil-A**
DOLLAR TREE **BURGER KING**
STAGE

Bert Kouns Industrial Loop

Kroger **Capital One**
SONIC **WHATABURGER**

FAMILY DOLLAR

Valvoline

Walmart
Neighborhood Market

BancorpSouth **Brookshire's**
SUBWAY **Carl's Jr.**
Kentucky Fried Chicken **O'Reilly AUTO PARTS**

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PAPA JOHN'S **Walgreens**
ANYTIME FITNESS **WAFFLE HOUSE**

Kingston Road

Walmart Supercenter **TSC** **TRACTOR SUPPLY CO**
MURPHY USA **SUBWAY**
SHOE DEPT.

DOLLAR GENERAL

TACO BELL **FAMILY DOLLAR** **SHELL**
CIRCLE K **Chicken Express**

FRESENIUS MEDICAL CARE

ZAXBY'S **DQ** **McDonald's**
Pizza Hut

CITY OVERVIEW

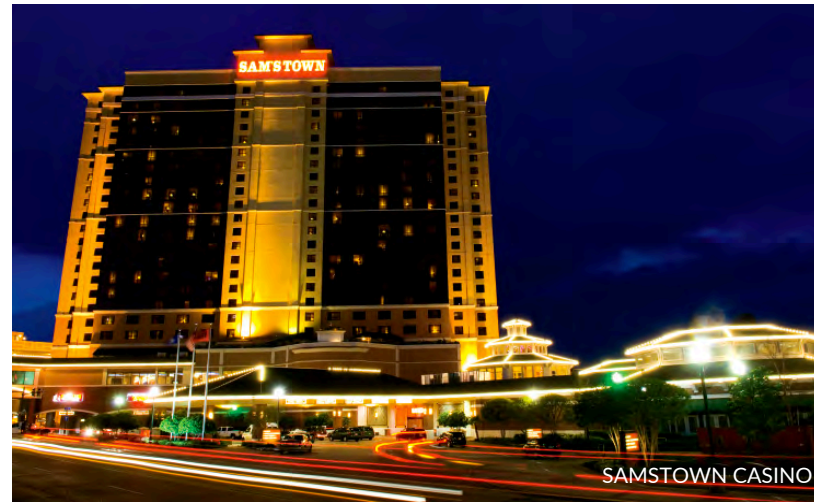
Shreveport | Caddo Parish County | Louisiana

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Shreveport, LA

Shreveport is a city in the northeastern corner of Louisiana. It is the seat of Caddo Parish county, it's the most-populous city in the Shreveport-Bossier metropolitan area, and it's the third-largest city in Louisiana. Shreveport's population is approximately 188,987 people, and it sits in the heart of the Ark-La-Tex region where Arkansas, Louisiana, and Texas meet, making it a major transportation center. Bordered by wetlands and pine forest, Shreveport overlooks the Red River and spans 122.35 square miles. Thanks to innovative tax benefits, Shreveport has become home to the third largest film industry in the country. Movies filmed in the region include "The Guardian" and "Battle: Los Angeles"; this has led to Shreveport gaining the nickname "Hollywood South."



Economy

Shreveport is the economic and cultural heart of the Ark-La-Tex region. It has seen a positive job growth of .3% on the job market in the past year. A national leader in health care and social assistance, it currently employs nearly a fifth of its residents in this prized occupation. This is due to the presence of multiple major hospital and health facilities in Shreveport, such as Willis Knighton, Shriner Hospital for Children, Christus Schumpert, and the Louisiana State University Health Sciences Center. The two largest employers in the region are the Barksdale Air Force Base and the Caddo Parish Public School Board. Shreveport also has a thriving gaming and lifestyle economy, with over a dozen casinos, horse racing tracks, and riverboat gambling facilities in the area.



Contemporary Life

Food, Mardi Gras festivities, air shows, state fairs, film festivals: Shreveport has it all. Creole and cajun cooking doesn't get any more zesty or authentic than at Orlandeaux's Café, the oldest African-American owned and operated restaurant in the country. Shreveport has been running Mardi Gras parades and balls since the 19th century, a tradition which has been gloriously revived with glamorous pizzazz in the present day. The Barksdale Defenders of Liberty Air and Space Show regales young and old with dazzling aviation displays from civilian, military, and historic aircraft alike. Shreveport is also home to several museums, including the Southern University Museum of Art, the only museum in the region devoted to collecting and exhibiting African diasporic and African-American artworks.

DEMOGRAPHICS

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Fresenius Medical Care | 9076 Kingston Road | Shreveport, LA 71118



Population

3-MILE

43,223

5-MILE

100,567

10-MILE

256,475



Average Household Income

3-MILE

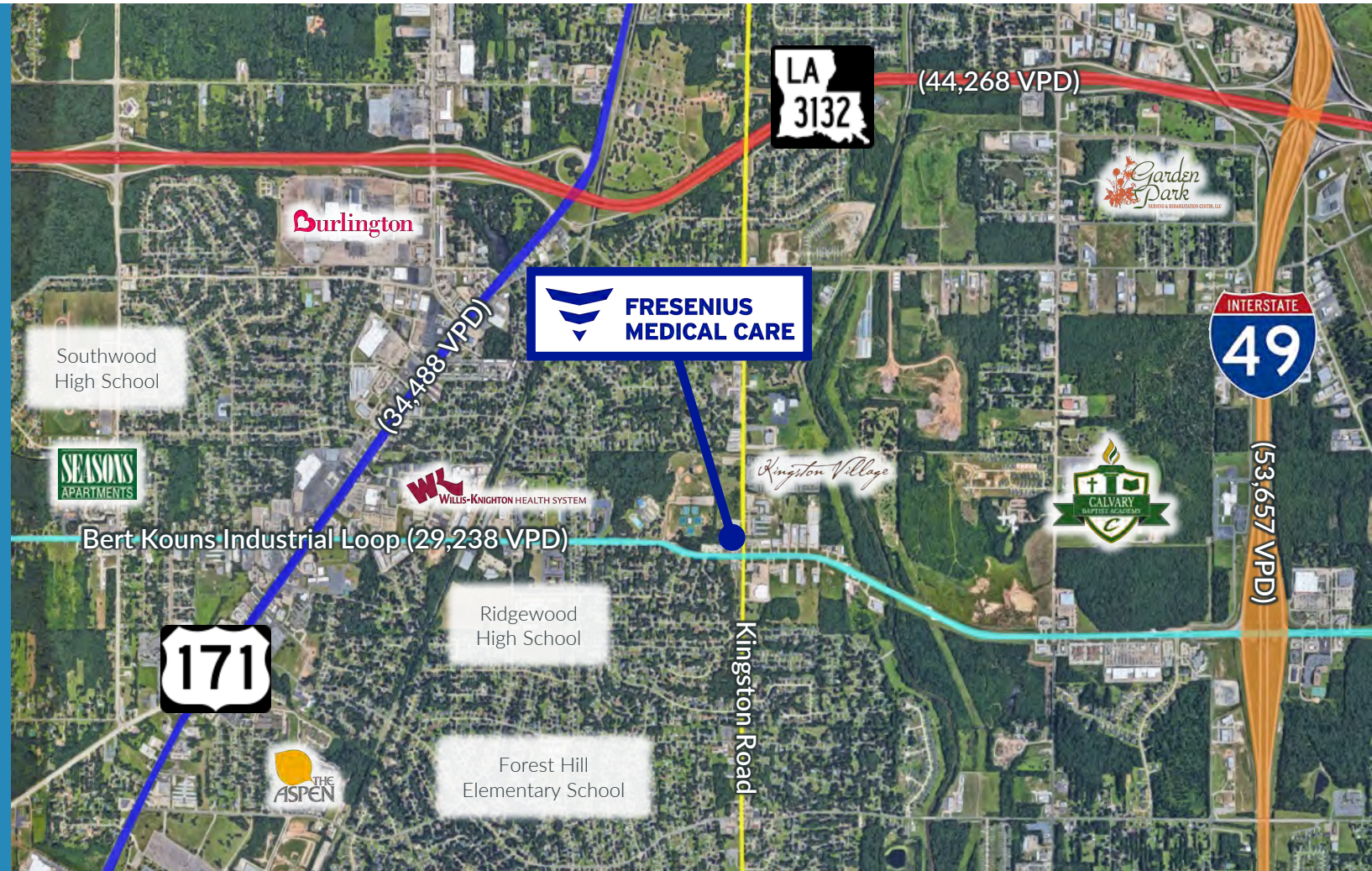
\$50,065

5-MILE

\$64,319

10-MILE

\$59,073



TENANT PROFILE

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Fresenius Medical Care is a German company specializing in the production of medical supplies, primarily to facilitate or aid renal dialysis. It is 30% owned by the health care company Fresenius. As of December 31, 2017, the number of Fresenius Medical Care shares is held by its largest shareholder, Fresenius SE & Co. KGaA remained unchanged at around 94.4M.

Around the world, the company cares for more than 325,000 renal patients in their global network of more than 3,800 dialysis clinics. At the same time, they operate more than 40 production sites on all continents, to provide dialysis products such as dialysis machines, dialyzers and related disposables. As the world's only vertically integrated renal company, they also offer specialty pharmacy and laboratory services, as well as manufacturing and distributing the most comprehensive line of dialysis equipment, disposable products and renal pharmaceuticals.



2,200+
U.S DIALYSIS CLINICS



26M
ANNUAL
HEMODIALYSIS
TREATMENT
EQUIVALENTS IN
NORTH AMERICA



2
DECADES OF
HEALTHCARE
LEADERSHIP



50+
STATES AND
TERRITORIES IN OUR
NETWORK



190,000+
U.S PATIENTS
SERVED



60,000+
U.S. EMPLOYEES



COMPANY TYPE
NYSE: FMS



FOUNDED
1996



OF LOCATIONS
3,800+



HEADQUARTERS
Bad Homburg, Germany



WEBSITE
freseniusmedicalcare.com

LEASE SUMMARY

TENANT	Fresenius Medical Care
PREMISES	A Building of Approximately 8,562 SF
LEASE COMMENCEMENT	July 11, 2007
LEASE EXPIRATION	June 30, 2027
LEASE TERM	~8 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	The Lessor of Fair Market Value or 10% at Options
GUARANTOR	Fresenius Medical Care Holdings, Inc.
LEASE TYPE	Double Net (NN)
PERMITTED USE	Medical
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



Actual Property Image

RENT ROLL

Fresenius Medical Care | 9076 Kingston Road | Shreveport, LA 71118



TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Fresenius Medical Care	8,562 SF	\$205,040	\$23.95	The Lessor of Fair Market Value or 10%	At Option Periods	07/11/2007	06/30/2027	2 x 5 Years



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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Actual Property Image



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