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FRESENIUS MEDICAL CARE

Orangeburg, South Carolina

CONFIDENTIAL OFFERING MEMORANDUM

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EXCLUSIVELY LISTED BY



Peter Couchell, CCIM

Managing Director/Shareholder

couchell@furmancap.com

864 678 5923



Rob Schmidt

Vice President

rschmidt@furmancap.com

864 678 5995

FURMAN
CAPITAL ADVISORS

Furman Capital Advisors, LLC
101 E. Washington Street, Suite 400
Greenville, SC 29601 | 864.235.6855

 FurmanCapital.com

INVESTMENT OVERVIEW

Executive Summary

PROPERTY SUMMARY

Address	125 Kinard Street Orangeburg, SC 29118
Building SF	±5,237 SF
Total Land Size	±1.4 Acres
Year Built	2018 Build-to-Suit
Parking	34 Spaces
Roof	Architectural Shingles
Occupancy	100%

INVESTMENT HIGHLIGHTS

- **Investment Grade Tenant** - Guaranteed by Fresenius Medical Care Holdings, Inc., which holds a credit rating of Moody's Baa3. Parent company Fresenius Medical Care net income for 2018 was \$2.341 billion and holds a credit rating of S&P BBB-.
- **Long Remaining Lease Term** - ±14 years remaining with three (3) five-year (5) options to renew
- **Limited Landlord Responsibilities** - Landlord responsibilities are limited to roof, structure and major repairs to HVAC
- **Brand New Construction** - Build-to-suit completed in February of 2018
- **Attractive Rent Growth** - 10% rent increases every 5 years during the primary term
- **Located Strategically Near Regional Medical Center** - RMC is a 286-bed regional hospital

FINANCIAL SUMMARY

NOI	\$187,318
Cap Rate	6.00%
List Price	\$3,120,000
Lease Type	NNN
Rental Increases	10% every five years
Remaining Lease Term	14 Years



NOI AND CAP RATE GROWTH

	Years 1-5	Years 6-10	Years 11-15
Base Rent	\$187,841	\$206,626	\$227,288
Less Reserves	- \$524	- \$524	- \$524
NOI	\$187,318	\$206,102	\$226,764
Cap Rate Growth	6.00%	6.60%	7.26%

Regional Map



PROPERTY OVERVIEW

Local Map



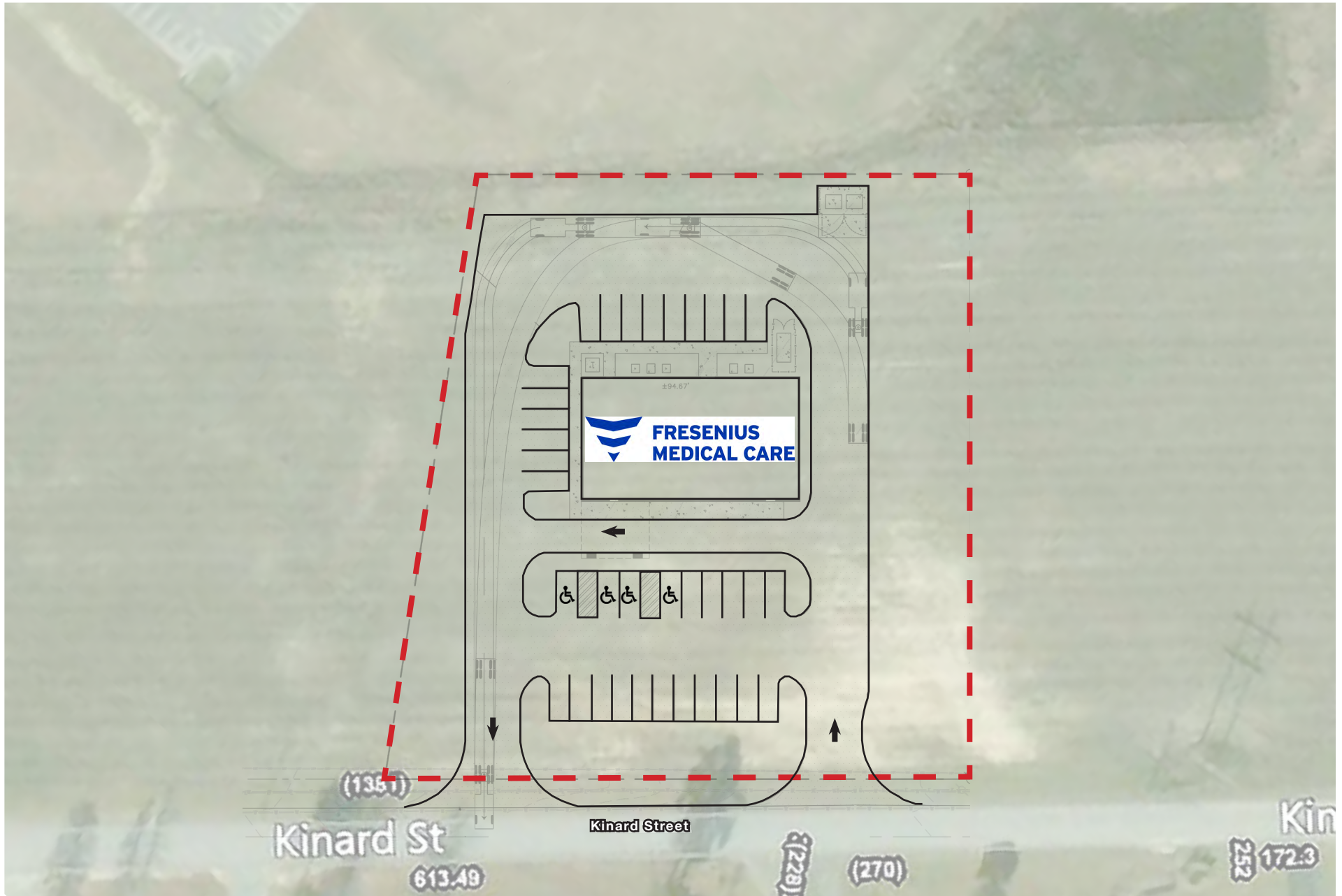
PROPERTY OVERVIEW

Retailer Map



PROPERTY OVERVIEW

Site Plan



TENANT OVERVIEW

Tenant Summary



Fresenius Medical Care North America (FMC) is the premier health care company focused on delivering the highest quality care to people with renal and other chronic conditions.

Worldwide, around 3.2 million patients with this disease regularly undergo dialysis therapy, a vital blood cleansing procedure that substitutes the function of the kidney in the case of kidney failure.

Through their industry-leading network of more than 2,200 dialysis facilities, outpatient cardiac and vascular labs, and urgent care centers, as well as the country's largest practice of hospitalist and post-acute providers, Fresenius Medical Care provides coordinated health care services at pivotal care points for hundreds of thousands of chronically ill customers throughout the continent.

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. Fresenius' integrated approach helps to not only improve patients' health outcomes, but also reduce the total cost of care.

Fresenius corporate credit rating: Standard & Poor's BBB-, Moody's Baa3, and Fitch BBB-. Fresenius Medical Care's market cap exceeds \$ 24 billion. Click [HERE](#) to visit Fresenius online.



2,200+

U.S. DIALYSIS CLINICS



60,000+

U.S. EMPLOYEES



190,000+

U.S. PATIENTS SERVED



\$24.4B

MARKET CAP

A FEW INDUSTRY ACCOLADES



U.S. Chamber of Commerce
2018 for Excellence in Disaster Response



Forbes America's Best Employers 2015



Modern Health Care Spirit of Excellence Award



Fortune 2011 World's Most Admired Companies

TENANT OVERVIEW

Lease Summary

FINANCIAL SUMMARY

Tenant	Bio-Medical Applications of South Carolina
Tenant Trade Name	Fresenius Medical Care
Lease Guarantor	Fresenius Medical Care Holdings, Inc.
Tenant Classification	Corporate
Lease Type	NNN
Size	±5,237 SF
Prorata Share	100%
Original Lease Term	15 Years
Rent Commencement Date	February 20, 2018
Lease Expiration Date	February 28, 2033
Term Remaining	±14 Years
Renewal Options	(3) 5-Year
Initial Term Increases	10% Every 5 Years
Property Taxes	Tenant Reimbursement ¹
Landlords Insurance	Tenant Reimbursement ²
Tenants Insurance	Tenant Responsible
General Maintenance	Tenant Responsible
Maintenance Expenses	Tenant Reimbursement
HVAC	Tenant Reimbursement ³
Roof	Landlord is Responsible ⁴
Capital Expenses	Amortized & Reimbursed by Tenant ⁴
Structure	Landlord is Responsible
Parking Lot Repairs	Tenant Reimbursement
ROFO/ROFR	None
Option to Terminate	None

RENT SCHEDULE

Term	Monthly	Annual	Rent/SF
Years 1-5	\$15,653.46	\$187,841.47	\$35.87
Years 6-10	\$17,218.80	\$206,625.62	\$39.45
Years 11-15	\$18,940.68	\$227,288.18	\$43.40
First Option	Lesser of Fair Market Value or 1.7% Annual Increases		
Second Option	Lesser of Fair Market Value or 1.7% Annual Increases		
Third Option	Lesser of Fair Market Value or 1.7% Annual Increases		

LEASE NOTES

1. Tenant reimburses Landlord 100% within 30 calendar days of receipt of invoice
2. Tenant reimburses Landlord for property & business income insurance. Landlord is responsible for costs of general liability policy
3. Landlord is responsible for replacement or the cost of any Major Component over \$2,500
4. Landlord may charge as a Maintenance Expense any capital expenditures intended to reduce Maintenance Expenses, amortized over Landlord's commercially reasonable determination of the useful life in accordance with GAAP



MARKET OVERVIEW

Market Analysis

Orangeburg, South Carolina



LOCATION

- The city of Orangeburg (also known as *The Garden City*) serves as the county seat, and it is the most populated city in the county.
- The city is located 37 miles southeast of Columbia, on the north fork of the Edisto River in the Piedmont area.
- The population for the City of Orangeburg is ±12,954, while Orangeburg County is ±87,476 (2017).



ATTRACTIONS

Orangeburg is one of the top-rated tourist destinations in South Carolina. The city is packed with immense scenic beauties and picturesque landscapes. Tourists visiting this wonderful green city can involve themselves in a wide array of outdoor activities. The presence of a number of nature and amusement parks compiled with zoos and gardens makes it a unique destination to visit.

- Edisto Memorial Gardens
- I.P. Stanback Museum & Planetarium
- Hillcrest Golf Course
- Eutaw Springs Battlefield
- Railroad Shrine and Museum
- Orangeburg County Fair



COMMUNITY

- A haven for history buffs, Orangeburg County boasts more than three dozen listings on the National Registry of Historic Places. Fifteen sites in the county are included on the South Carolina Heritage Corridor.
- One of the Top 20 visitor attractions in South Carolina, the Edisto Memorial Gardens consist of 150 acres of azaleas, camellias, roses and other flowers spaced among giant oaks and century-old cypress trees.
- Sitting along Lake Marion, Santee State Park is full of fishing opportunities and wildlife. Visitors can take advantage of cabins on land or piers, two lakefront camping areas, nature trails, a bike trail, a picnic area, a park store, a boat ramp, and more.



HIGHER EDUCATION

- Proudly the oldest historically black university in the state of South Carolina, **Claflin University**, located in Orangeburg on U.S. Hwy. 601, is an evolving aesthetic center of architecture and landscaping. Claflin is ranked one of the top colleges in the United States by Forbes.com for the sixth year.
- Founded in 1896, **South Carolina State University** is the largest historically black university in the state. Located at 300 College St. in Orangeburg, the school is the home of generations of scholars and leaders. Lowman Hall is listed on the National Register of Historic Places.

MARKET OVERVIEW

Demographics

5-Mile Radius



125 Kinard St | Orangeburg, SC 29118

POPULATION

2018



HOUSEHOLDS

2018



DAYTIME POPULATION

2018



MEDIAN AGE

2018



AVERAGE HOUSEHOLD INCOME

2018



2018 Esri

DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 125 Kinard Street, Orangeburg, SC 29118 ("Property"). It has been prepared by Furman Capital Advisors ("Agent"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.



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