

ACTUAL PROPERTY

1355 PALM BAY RD NE, MELBOURNE FL 32905

FRESENIUS MEDICAL CARE

MELBOURNE, FLORIDA



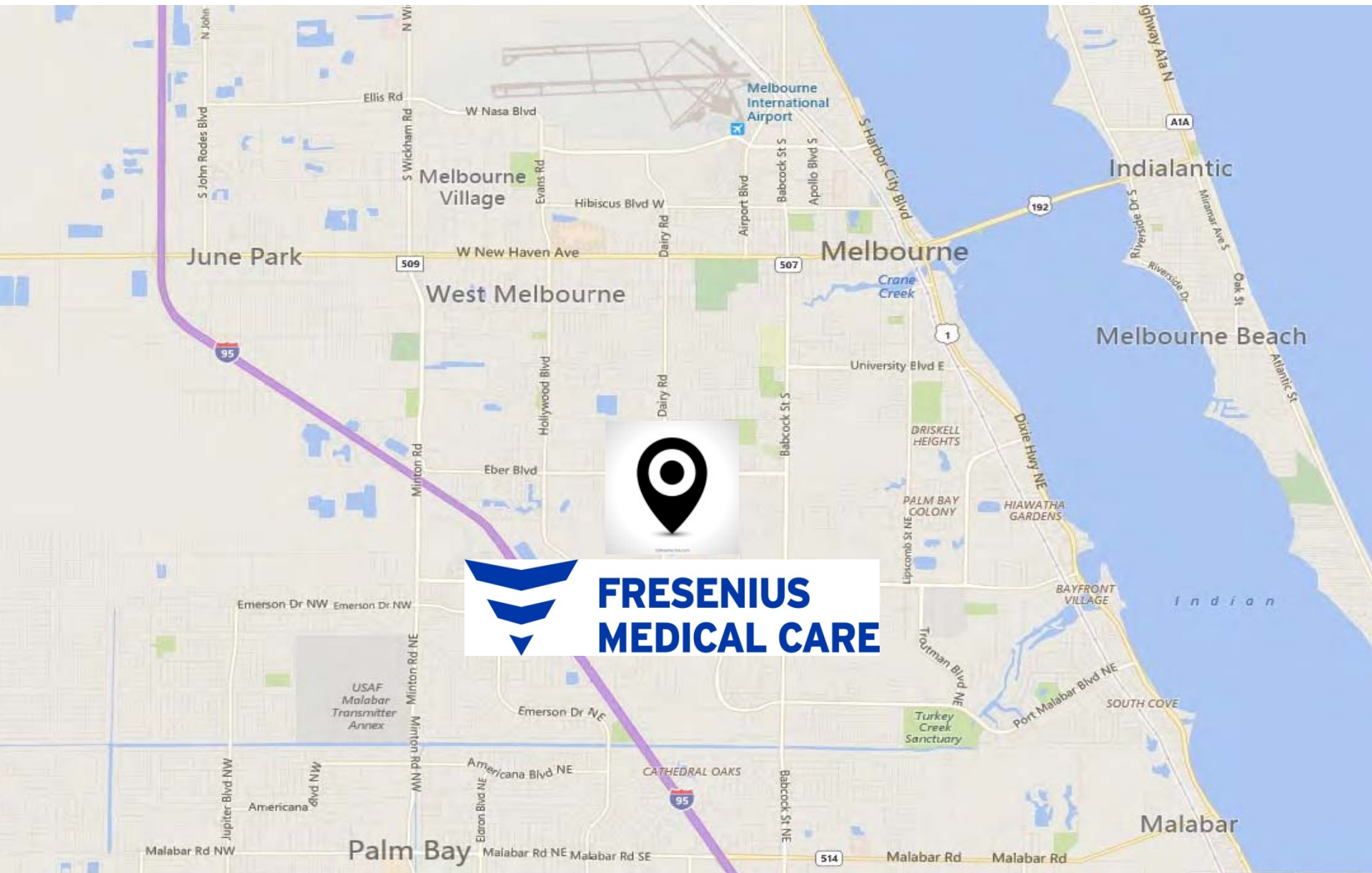
OFFERED BY:

JOHN LEE

646-837-6509 or 917-774-8812

john.lee@lemrx.com

LEM RX REALTY ADVISORS



INVESTMENT SUMMARY



OFFERING TERMS

PRICE
\$6,912,280

CAP
5.10%

NOI
\$352,526.45

HOURS OF OPERATION: MON – SAT
6AM – 9PM

ADDRESS: 1355 Palm Bay Rd NE,
Melbourne, FL 32905

BLDG SIZE: 10,392 square ft on 1.48 acres

YEAR BUILT: 2017



RENT SCHEDULE – 1.7% ANNUAL RENT INCREASES

Yr. 1	\$335,142.00	Yr. 6	\$364,614.23	Yr. 11	\$396,678.23
Yr. 2	\$340,839.41	Yr. 7	\$370,812.67	Yr. 12	\$403,421.76
Yr. 3	\$346,633.68	Yr. 8	\$377,116.48	Yr. 13	\$410,279.93
Yr. 4	\$352,526.45	Yr. 9	\$383,527.46	Yr. 14	\$417,254.69
Yr. 5	\$358,519.40	Yr. 10	\$390,047.43	Yr. 15	\$424,348.02

LEASE TERM: 15 years

LEASE TYPE: NN – Landlord responsible for roof, structure & HVAC

OPTIONS: Three (3) five (5) year options at lesser of FMV or an amount equal to 110 % of base rent paid during last year of prior lease term

GUARANTOR: Fresenius Medical Care Holdings, Inc.

INVESTMENT HIGHLIGHTS



INVESTMENT GRADE TENANT:

Rated BBB- by Standard and Poors

NEW 2017 CONSTRUCTION:

- Modified NNN Lease
- 1.7% annual rent increases

ABOUT MELBOURNE, FL:

Melbourne FL is a city in Brevard County, southeast of Orlando on Florida's east coast. Melbourne is the economic engine of Brevard County and is a hub for high-tech and aerospace industries. It is located midway between Jacksonville and Miami. As this city lies along the Indian River Lagoon, it is loved by those who enjoy its quiet beauty. On the other side of the river a portion of the city lies on a barrier island with many beach parks. Melbourne has an international airport and is located on a major interstate with easy access to Orlando and its attractions, Kennedy Space Center and beyond.

STRATEGIC LOCATION:

- Located on busy Palm Bay Rd. and near the I-95
- Surround by densely populated housing with a population growth of 22% since 2000
- Dense trade area. Nearby retail tenants include Walgreens, Walmart, LA Fitness, BJ's Wholesale, Chick-fil-A, Starbucks, CVS, Chili's, Aldi, Golden Corral and more.
- Located approximately 15 minutes from Melbourne International Airport

EXCELLENT DEMOGRAPHICS:

- Population of 141,000 people within 5 miles
- Average household income of \$56,000 within a 1, 3 and 5 mile radius



NEW NN LEASE

15 YRS

WITH 3 – 5 YEAR OPTIONS AT
LESSER OF FMV OR 110% OF
LAST BASE RENT PAID



ANNUAL RENT INCREASES

1.7%

PER YEAR



LARGE POPULATION

141K

5 MILE RADIUS



HOUSEHOLD INCOME

60K

5 MILE RADIUS

TENANT PROFILE



TENANT: FRESENIUS MEDICAL CARE

LEASE GUARANTOR: FRESENIUS MEDICAL CARE HOLDINGS, INC.

S&P CREDIT RATING: BBB-

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-.



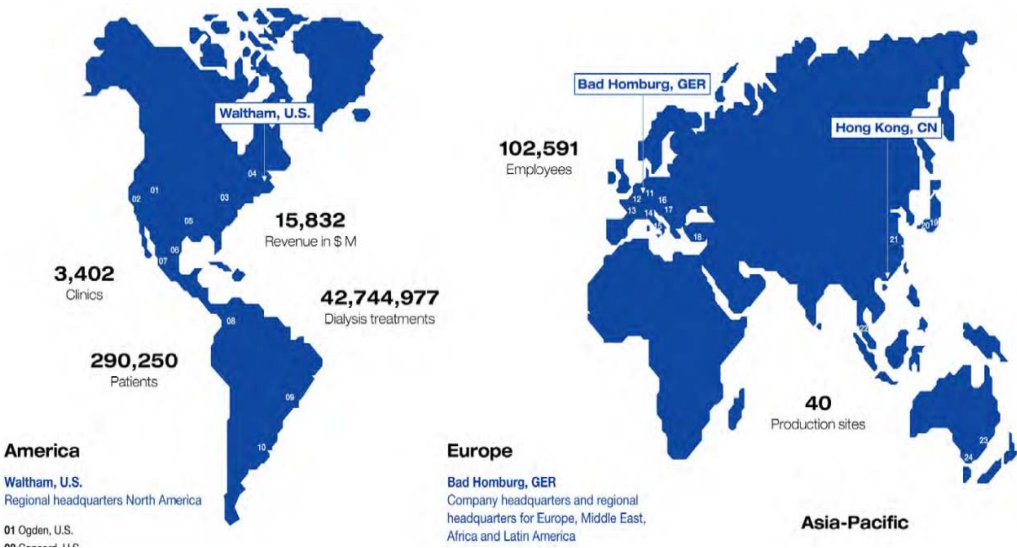
#1 Dialysis Provider in the world



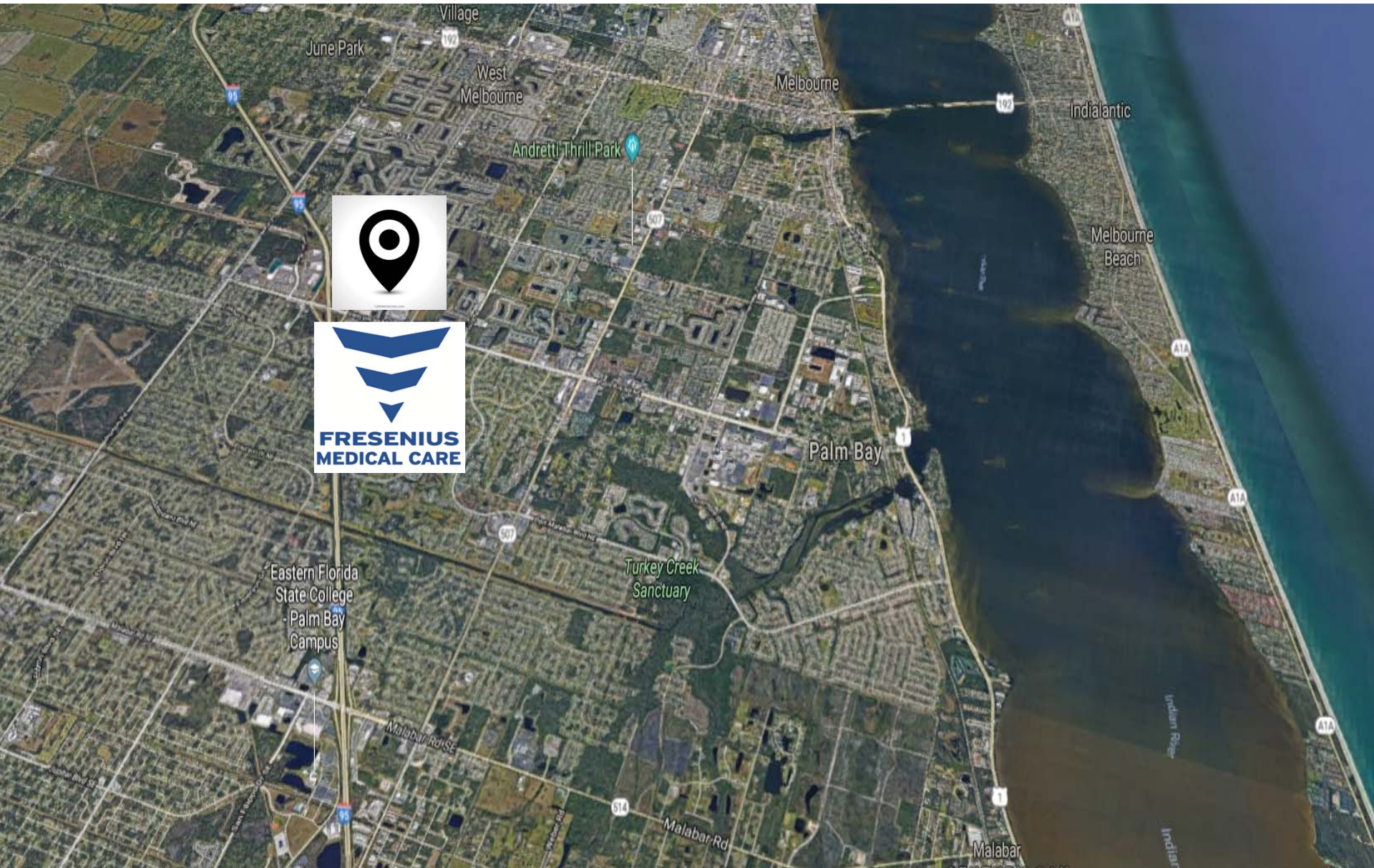
3,400+ Global Locations



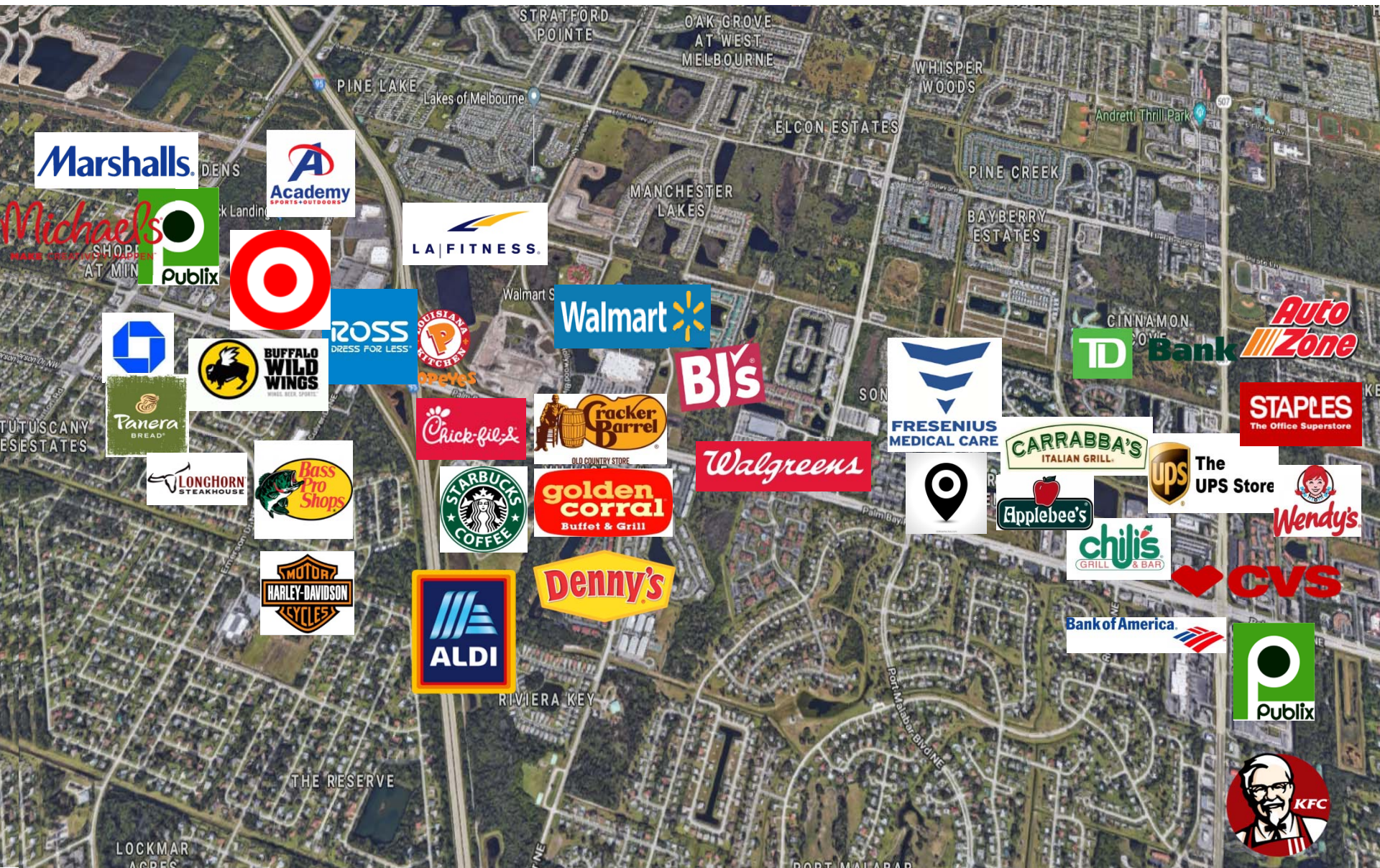
Ticker: FMS



AERIAL PT. 1



AERIAL PT. 2



AERIAL PT. 3





LARGE
POPULATION
141K
5 MILE RADIUS

POPULATION

1 MILE:	9,579
3 MILE:	81,607
5 MILE:	141,306

AVERAGE HH INCOME

1 MILE:	\$49,202
3 MILE:	\$58,710
5 MILE:	\$60,300



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