

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES  
OFFERING MEMORANDUM



**FRESENIUS  
MEDICAL CARE**

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820 Veterans Dr  
Jackson, OH 45640



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# Executive Overview

## LOCATION

- **E-Commerce Resistant Healthcare Asset** – The healthcare industry is not as susceptible to e-commerce and economic swings, giving an additional level of security to this asset
- **Single Tenant Net Leased Asset** – The property features a very passive NN lease, that is ideal for out of state investors. The cost of day to day maintenance is reimbursed by the tenant.
- **Recent Lease Extension** – Fresenius Recently extended their lease for an additional Five Years and added additional options to renew, showing their long-term commitment to the location
- **Strong Rental Increases** – The lease features 2% Annual Increases, which act as a great hedge against inflation for a future investor
- **Corporate Guaranty** – This lease features a corporate guaranty from Fresenius Medical Care Holdings, Inc.
- **Opportunity Zone** – Subject Property is located in an opportunity zone, which provides a range of tax incentives to potential investors
- **Market Leading Operator** – Fresenius Medical Care (NYSE: FMS) is the world's largest dialysis provider and a Fortune 500 company with a market cap of \$20 Billion
- **Investment Grade Credit Tenant** – Fresenius holds an S&P credit rating of BBB-
- **Growing Operator** – Fresenius currently operates over 2,200 dialysis facilities in North America alone, and is continuing its expansion domestically and overseas



Fresenius Medical Care  
INDIAN HILLS DIALYSIS

Fresenius Medical Care  
INDIAN HILLS DIALYSIS

# SURROUNDING TENANTS



# Financial Overview



## Investment Summary

» **PROPERTY ADDRESS** 820 Veterans Dr.  
Jackson, OH 45640

» **LIST PRICE** \$1,493,000

» **CAP RATE** 8.50%

» **GLA** ± 8,134 SF

» **YEAR BUILT** 2008

» **LOT SIZE** ± 1.62 Acres

## Tenant Summary

Tenant Name	Fresenius Medical Care
Type of Ownership	Fee Simple
Lease Type	NN
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Roof and Structure Responsible	Landlord Responsible
Original Lease Term (Years)	10
Lease Commencement Date	7/1/18
Rent Commencement Date	7/1/18
Lease Expiration Date	6/30/23
Term Remaining on Lease	± 3.75 Years
Increases	2% Annual Increases
Options	Three (3) Five (5) Year Options
Annual Rent	\$126,939.20

## Annualized Operating Data

Lease Commence	Monthly Rent	Annual Rent	Rent/SF	Cap
Base Term - 2019 - 2020	\$10,578.27	\$126,939.20	\$15.61	8.50%
Base Term - 2020 - 2021	\$10,789.83	\$129,477.99	\$15.92	8.67%
Base Term - 2021 - 2022	\$11,005.63	\$132,067.55	\$16.24	8.85%
Base Term - 2022 - 2023	\$11,225.74	\$134,708.90	\$16.56	9.02%

# Tenant Overview



## Tenant Overview

» **Company Name**  
Fresenius

» **Industry**  
Healthcare

» **Website**  
[www.fmc-ag.com](http://www.fmc-ag.com)

Fresenius Medical Care Holdings, operating as Fresenius Medical Care North America or FMCNA, operates a network of some 2,200 dialysis clinics located throughout the continent. One of the largest providers of kidney dialysis services, FMCNA offers outpatient and in-home hemodialysis treatments for chronic kidney disease. The company's operating units also market and sell dialysis machines and related equipment and provide renal research, laboratory, and patient support services. FMCNA oversees the North American operations of dialysis giant Fresenius Medical Care AG & Co.

Fresenius Medical Care is the world's leading provider of products and services for people with chronic kidney failure. Around 2.8 M patients with this disease worldwide regularly undergo dialysis treatment. Dialysis is a vital blood cleansing procedure that substitutes the function of the kidney in case of kidney failure. The company's strategy is geared toward sustainable growth and aims to continuously improve the quality of life of patients with kidney disease by offering innovative products and treatment concepts of the highest quality.



# Area Overview

## Jackson, OH

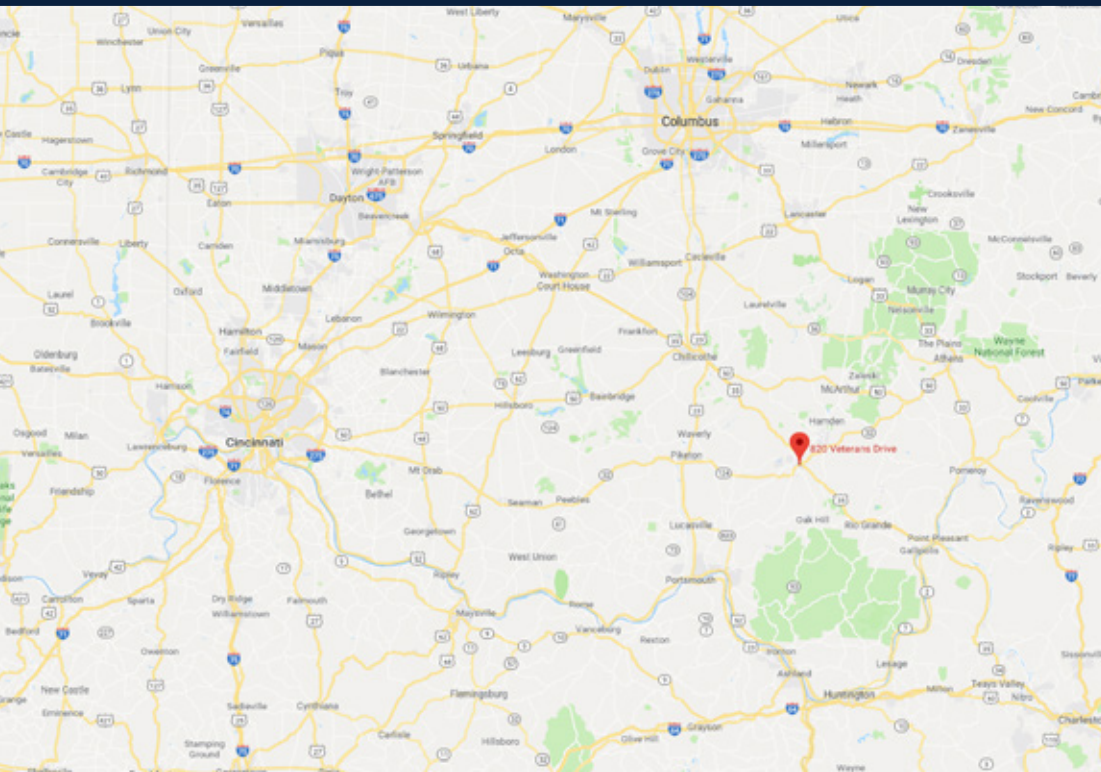
The city of Jackson is in the heartland of the midwestern United States, a city within one day's drive of two-thirds of the population of the United States, and a two-hour drive, almost all by a four-lane highway, of seven major interstate highways.

It is a community of 6,500 people with new schools and new healthcare facilities, almost all built new within the last 15 years. It is also within 90 minutes of Ohio State University, Ohio University, and Marshall University.

Jackson is a friendly community with a heartfelt Appalachian lifestyle, where neighbors know neighbors and a perfect locale to raise a family, striving to make everyone's life a little better and making sure the citizens get a greater return than the investments they are asked to make.

Jackson is also home to one of Ohio's great fall gatherings, the Jackson Apple Festival held every September.

Jackson is truly a fun place to visit, a wonderful place to start a business with a very good, dedicated and dependable workforce, and just a great place to live.



## Demographics

POPULATION	1 - MILE	3 - MILE	5 - MILE
2024 Projection	1,425	8,652	11,999
2019 Estimate	1,443	8,722	12,093
2010 Census	1,515	9,000	12,492
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2024 Projection	621	3,624	4,867
2019 Estimate	628	3,653	4,905
2010 Census	654	3,767	5,064
INCOME	1 - MILE	3 - MILE	5 - MILE
2019 Est. Average Household Income	\$52,154	\$50,404	\$50,994

## Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **Fresenius** located at **820 Veterans Dr, Jackson, OH 45640**. ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this 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 Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes 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 Seller.

Owner and Matthews Real Estate Investment Services 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 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 this 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 Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes 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 date this Offering Memorandum.



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