

Fresenius Medical Care – Rochester, NY

1570 Long Pond Drive, Rochester, NY

Investment Highlights

- Over Ten Years Remaining on Initial Fifteen Year Lease
- Build-to-Suit for Fresenius in 2015
- Full Corporate Guarantee of Fresenius Medical Care Holdings Inc.
- NN Lease Structure | Very Limited Landlord Responsibilities
- Located Within a Certificate of Need State for Renal Failure | Only One of Twelve States in the Country
- 10% Rent Increases Every Five Years | Three, Five-Year Renewal Options



JDS Real Estate Services, Inc.
Broker of Record
NY #RB-0020183



Purchase Price	\$6,075,000
Cap Rate	5.75%
NOI	\$349,089
Lot Size	1.00 Acres
Year Built	2015
Building Size	9,352 SF
Price / SF	\$627.36
Lease Structure	NN
Annual Rent Increases	10% every five years
Lease Expiration	May 31, 2030
Lease Guarantor	FMCH, Inc.

Financing Requirements and Return Summary

Loan Amount to be assumed	\$3,165,000 (as of Nov 2019)
Annual Debt Service (Year 1)	\$160,528
Amortization Start	September 2020
Interest Rate	4.55%
Equity	\$2,910,000
Return on Equity (Year 1)	6.48%
Total Return (Cash Flow + Principal Reduction)	7.05%