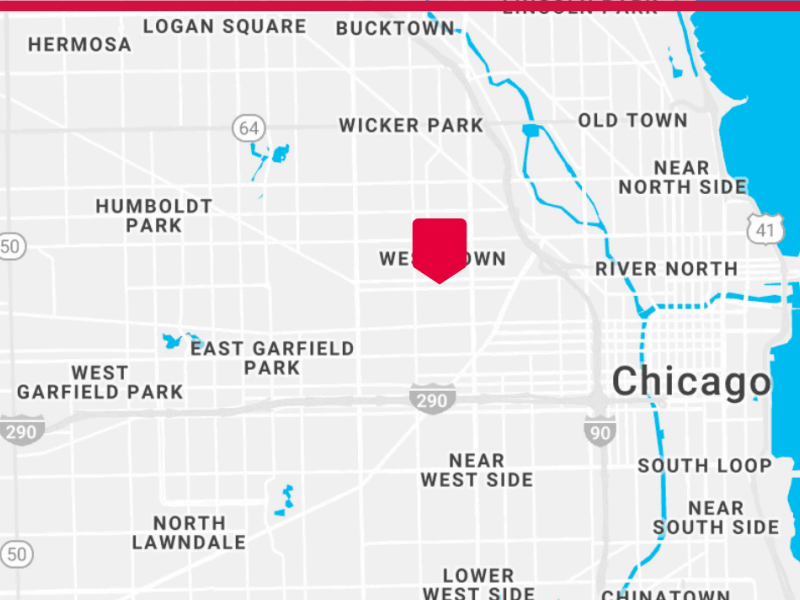


Fresenius Medical Care – Chicago

1806 –1810 W Hubbard Street, Chicago, IL 60622

Investment Highlights

- Ten Years Remaining on Initial Fifteen Year Double Net Lease
- Build-to-Suit for Fresenius in 2014
- 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
- Annual Rental Increases of 2.0% | Three, Five-Year Renewal Options
- Very Strong Property Demographics – Over 527,805 People within a Three-Mile Radius of the Subject Property



Purchase Price	\$7,975,000
Cap Rate	5.85%
NOI	\$464,661
Lot Size	±1.81 Acres
Year Built	2014
Building Size	10,170 SF
Price / SF	\$767.89
Lease Structure	NNN
Annual Rent Increases	2.00%
Lease Expiration	September 30, 2029
Lease Guarantor	FMCH, Inc.

Financing Requirements and Return Summary

Loan Amount to be assumed	\$4,200,000 (as of Nov 2019)
Annual Debt Service (Year 1)	\$235,065
Amortization Start	May 2020
Interest Rate	4.554%
Equity	\$3,775,000
Return on Equity (Year 1)	6.08%
Total Return (Cash Flow + Principal Reduction)	7.26%