



3711 Dewey Street • Manitowoc, WI

JDS Real Estate Services, Inc.  
Broker of Record - WI



721 Mike's Pike Street • Winslow, AZ

**kw ARIZONA**  
KELLERWILLIAMS, REALTY

## Investment Highlights

- Just Under Ten Years Remaining on Initial Fifteen Year Lease
- Build-to-Suit for Fresenius in  
2013 – Manitowoc, WI  
2014 – Winslow, AZ
- Full Corporate Guarantee of Fresenius Medical Care Holdings Inc.
- NN Lease Structure | Very Limited Landlord Responsibilities
- Annual Rental Increases of 1.50%  
| Three, Five-Year Renewal Options

Purchase Price	\$8,525,000	
Cap Rate	6.05%	
NOI	\$515,720	
	Manitowoc, WI	Winslow, AZ
Lot Size	1.51 Acres	1.27 Acres
Year Built	2013	2014
Building Size	7,200 SF	8,228 SF
Price / SF	\$561.57	\$562.02
Lease Structure	NN	NN
Annual Rent Increases	1.50%	10% every 5 years
Lease Expiration	June 8, 2029	January 31, 2029
Lease Guarantor	FMCH, Inc.	FMCH, Inc.

## Financing Requirements and Return Summary

Loan Amount to be assumed	\$4,450,000 (as of Nov 2019)
Annual Debt Service (Year 1)	\$280,171
Amortization Start	January 2020
Interest Rate	4.80%
Equity	\$4,075,000
Return on Equity (Year 1)	5.78%
Total Return (Cash Flow + Principal Reduction)	7.45%