



JDS Real Estate Services, Inc.
IL Lic. # 471.018303

SANDS INVESTMENT GROUP
NET INVESTMENT Gains, NET RESULTS



Fresenius Medical Care
480 Central Avenue
Northfield, IL 60093

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 8,000 SF Fresenius Medical Care Located at 480 Central Avenue in Northfield, Illinois. This Opportunity Includes a Corporate Guaranteed Lease With 4+ Years Remaining and 2% Annual Rent Increases, Providing For a Great Investment.

OFFERING SUMMARY

PRICE	\$3,345,126
CAP	6.75%
NOI	\$225,796
PRICE PER SF	\$418.14
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	480 Central Avenue Northfield, IL 60093
COUNTY	Cook
BUILDING AREA	8,000 SF
LAND AREA	0.61 AC
BUILT	1970



HIGHLIGHTS

- National Credit E-Commerce Resistant Tenant in Fresenius Medical Care (FMC)
- Corporately Guaranteed Lease
- 4+ Years Remaining on the Lease With 2% Annual Rent Increases and Three 5 Year Options
- Located in the Heart of The Village of Northfield's Commercial and Employment Area's Framework Business Park Plan For 2040
- Northfield is Located 19-Miles From Chicago
- Excellent Demographics With an Average Household Income \$157,504 in a 1-Mile Radius – Which is More Than Double the National Average
- Over 217,000 Residents Live Within a 5-Mile Radius of the Property
- Nearby Tenants Include: Chase Bank, Subway, Starbucks, Dunkin', Walgreens, Mariano's, Lowe's, Whole Foods, Best Buy, Panera Bread and More



LEASE SUMMARY

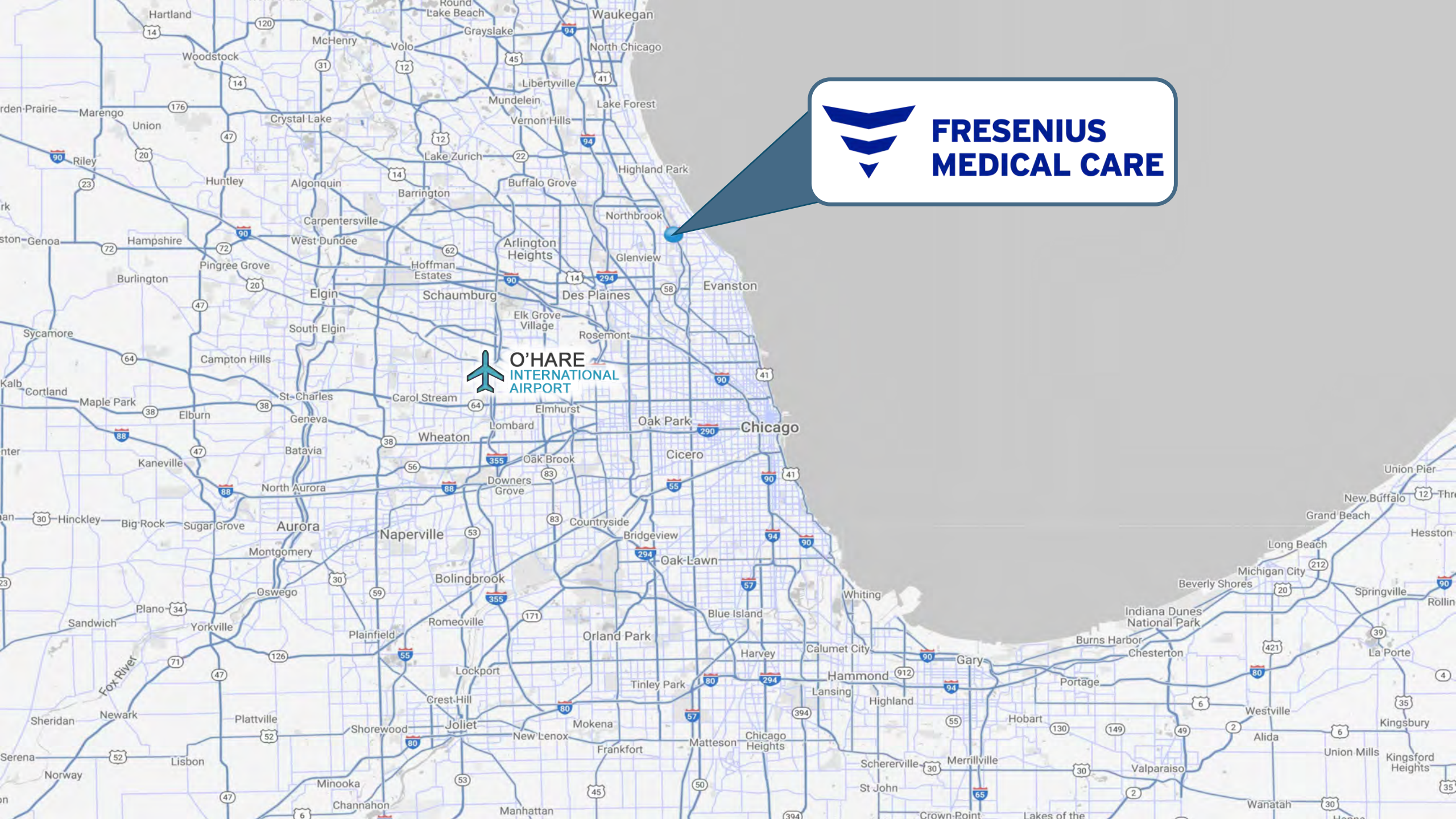
TENANT	Fresenius Kidney Care Northfield
PREMISES	A Building of Approximately 8,000 SF
LEASE COMMENCEMENT	November 1, 2012
LEASE EXPIRATION	March 31, 2024
LEASE TERM	4+ Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	2% Annually
LEASE TYPE	Double Net (NN)
PERMITTED USE	Dialysis Clinic
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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8,000 SF	\$225,796	\$28.22
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ACTUAL PROPERTY IMAGES



**FRESENIUS
MEDICAL CARE**



**O'HARE
INTERNATIONAL
AIRPORT**



NEW
TRIER
HIGH SCHOOL

HERITAGE

Travel100Group
global | travel | consultants

SUBWAY

Glanna

ExtraSpace
Storage

THE HAPPINN
Bar & Grill

THREE TARTS
Bakery and Cafe

Winnetka-Northfield Public Library District

UNITED STATES
POSTAL SERVICE

LORI'S
The Sole of Chicago

MARIANO'S

DUNKIN'

ENAZ
Energy Solutions

The Canvasback

The Village of
Northfield
The comfortable corner of the North Shore

STARBUCKS
COFFEE

SHELL

BESS
HARDWARE
& SPORTS

Willow Rd

ROSE
PEST SOLUTIONS

Northfield Restaurant

Walgreens

Kids In Sync

THE HOUSE
CHICAGO ACADEMY

CHASE

Credentials
Solutions

NSM

North Shore Vascular

Gifted
Learning
Center
North Shore



FRESENIUS
MEDICAL CARE

INTERSTATE
94

Stokie Hwy

Central Ave

TRANSWORLD
Producing Shows Since 1966

Saint Philip the Apostle in Divine Mercy Parish



PCNation



Gifted Learning Center
North Shore

Central Ave
Stokie Hwy



FRESENIUS
MEDICAL CARE



































**FRESENIUS
MEDICAL CARE**

Stokie Hwy


CHASE

Willow Rd




**WINTRUST
BANK**


KOHL'S















Jewel-Osco










DUNKIN'


MARIANO'S
SUBWAY

ACE



























TRADER JOE'S



















NORTHFIELD | COOK COUNTY | ILLINOIS

Northfield is an affluent village in Cook County in the state of Illinois. The city is located approximately 19 miles north of downtown Chicago. It is part of a collection of upscale residential communities north of Chicago that belong to New Trier Township and the greater North Shore. As of the 2018 estimate census, the village's population was 5,422 residents. The city is perfect for discerning families who value their privacy and a laid-back lifestyle. Living in Northfield is comfortable by nature and connected by choice, so people can have what they want in life and still be themselves and close to a big city.

Due to the cities close proximity, Chicago's economy affects Northfield's. Chicago has the third-largest gross metropolitan product in the United States – about \$670.5 billion according to September 2018 estimates. The city has also been rated as having the most balanced economy in the U.S, due to its high level of diversification. Chicago is a major world financial center, with the second-largest central business district. The city has major financial and futures exchanges, including the Chicago Stock Exchange, the Chicago Board Options Exchange, and the Chicago Mercantile Exchange (the "Merc"). The Chicago metropolitan area has the 3rd largest science and engineering work force of any metropolitan area in the nation. Manufacturing, printing, publishing and food processing also play major roles in the city's economy. Several medical products and service companies are headquartered in the Chicago area, including Baxter International, Boeing, Abbott Laboratories, and the Healthcare division of General Electric.

Chicago is only a 25 minute drive away from Northfield, making it the perfect city to visit. Chicago is home to Millennium Park, which is a large green space with a video display and includes the famous reflective Bean sculpture. Chicago is also home to the Willis Tower, Navy Pier, the Shedd Aquarium, and the Arts Institute of Chicago. Chicago, on Lake Michigan in Illinois, is among the largest cities in the U.S. Famed for its bold architecture, it has a skyline punctuated by skyscrapers such as the iconic John Hancock Center, Willis Tower (formerly the Sears Tower) and the neo-Gothic Tribune Tower. The city is also renowned for its museums, including the Art Institute of Chicago with its noted Impressionist and Post-Impressionist works.



NORTHFIELD, IL



SKYDECK AT WILLIS TOWER

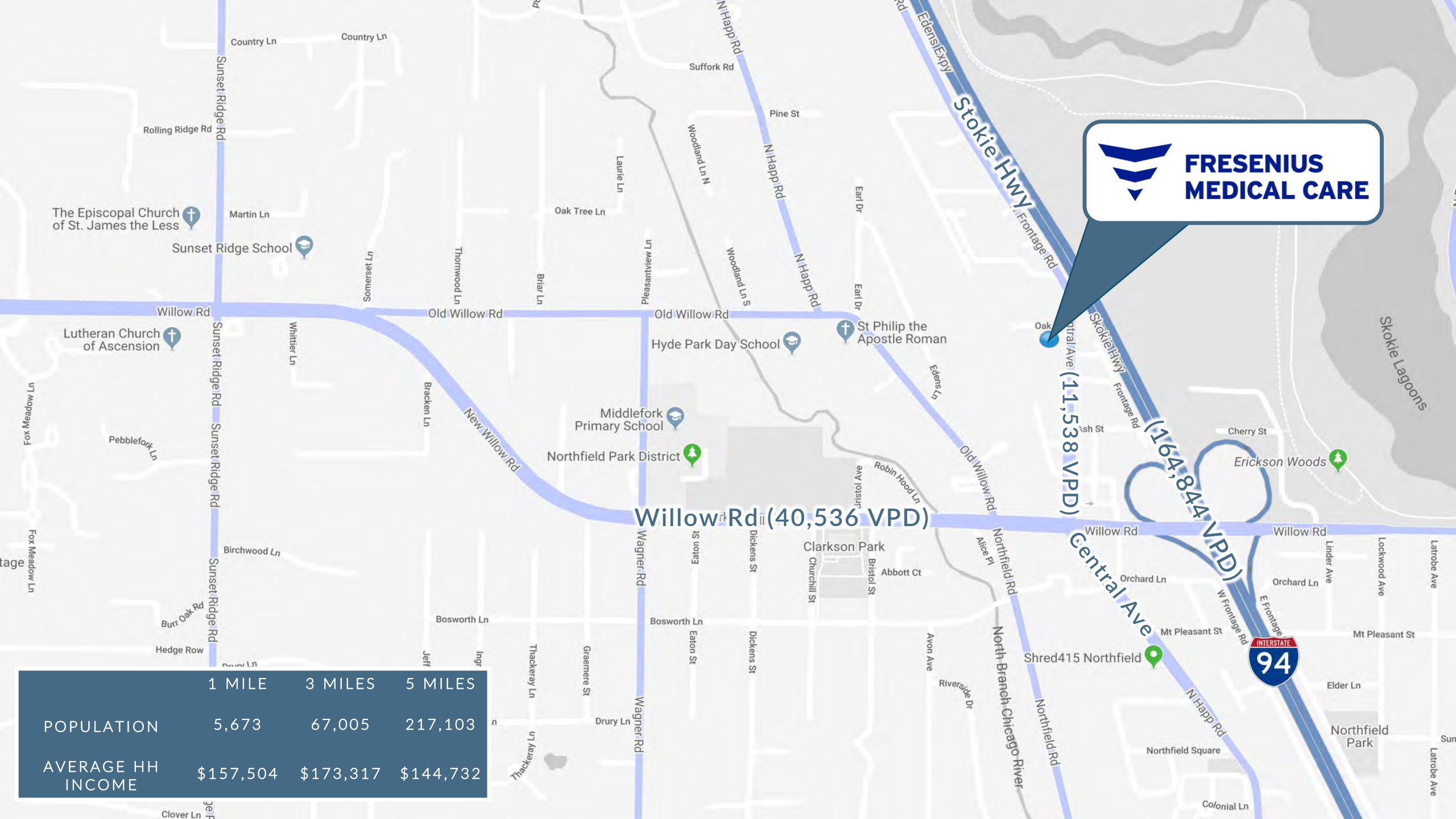


CHICAGO, IL



**FRESENIUS
MEDICAL CARE**

	1 MILE	3 MILES	5 MILES
POPULATION	5,673	67,005	217,103
AVERAGE HH INCOME	\$157,504	\$173,317	\$144,732



TENANT PROFILE

Fresenius Medical Care is a German company specializing in the production of medical supplies, primarily to facilitate or aid renal dialysis. It is 30% owned by the health care company Fresenius. As of December 31, 2017, the number of Fresenius Medical Care shares is held by its largest shareholder, Fresenius SE & Co. KGaA remained unchanged at around 94.4M.

Around the world, the company cares for more than 325,000 renal patients in their global network of more than 4,000 dialysis clinics. At the same time, they operate more than 40 production sites on all continents, to provide dialysis products such as dialysis machines, dialyzers and related disposables. As the world's only vertically integrated renal company, they also offer specialty pharmacy and laboratory services, as well as manufacturing and distributing the most comprehensive line of dialysis equipment, disposable products and renal pharmaceuticals.



4,000+
U.S. DIALYSIS CLINICS



50M
TREATMENTS



2
DECADES OF
HEALTHCARE
LEADERSHIP



50+
STATES AND
TERRITORIES IN OUR
NETWORK



342,488+
U.S. PATIENTS
SERVED



120,734+
U.S. EMPLOYEES



COMPANY TYPE
NYSE: FMS



FOUNDED
1996



OF LOCATIONS
4,000+



HEADQUARTERS
Bad Homburg, Germany



WEBSITE
freseniusmedicalcare.com

CONFIDENTIALITY AGREEMENT

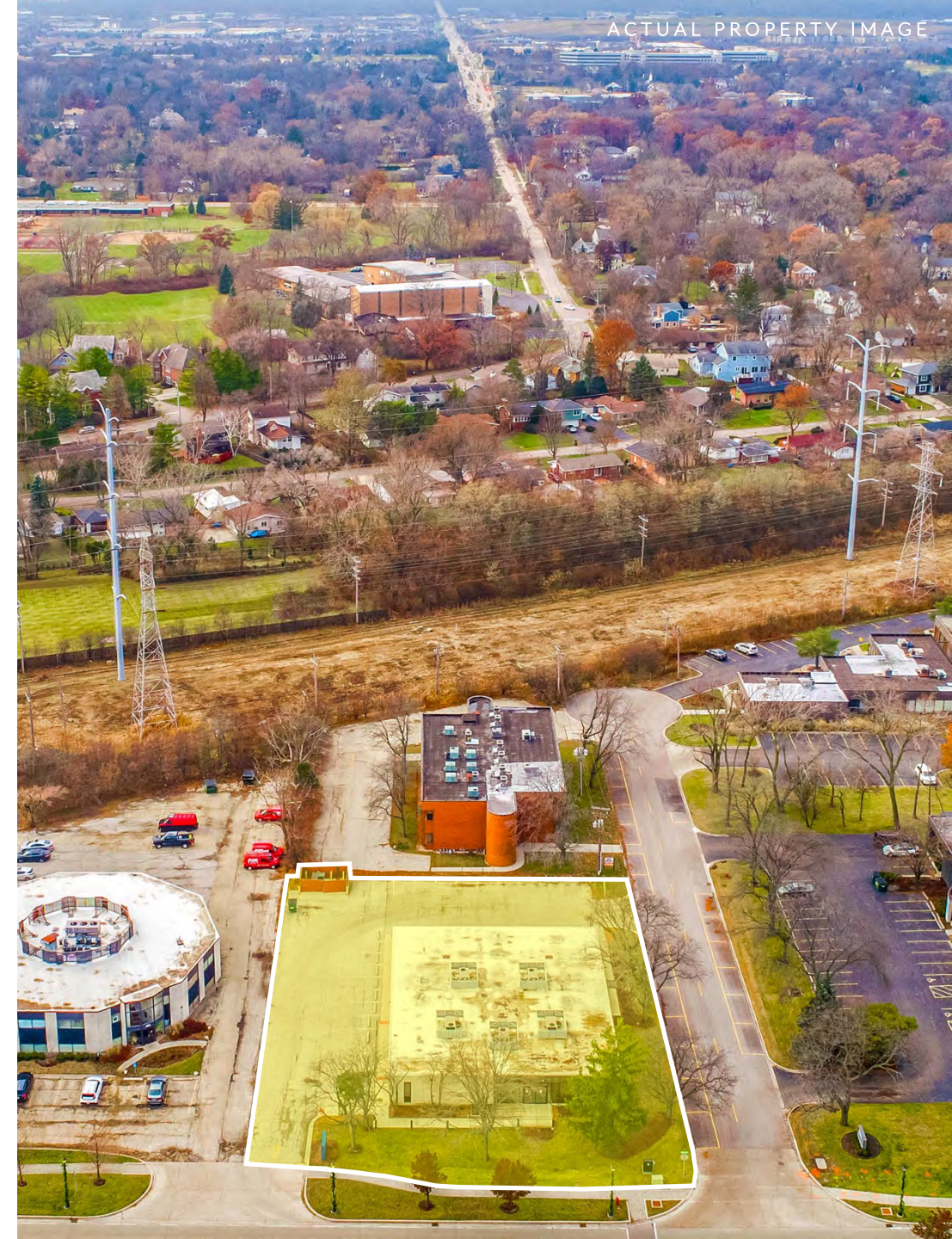
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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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