



**FRESENIUS
MEDICAL CARE**

\$27,535,000
6.79% CAP



17 UNIT DIALYSIS PORTFOLIO

Marcus & Millichap



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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\$27,535,000 | 6.79%

- 17 Unit Fresenius Medical Care Portfolio
- Average 6.58 Years of Lease Term Remaining
- Mix of Lease Terms Mitigates Roll Exposure
- Minimal Landlord Responsibilities
- Corporate Guaranty Securing Majority of Properties
- Limited Competition from Other Dialysis Providers
- Near 100% Lafayette Fresenius Market Share
- Low PSF Rent | Strong Operating History
- Additional Clinic in Lafayette Available Upon Request

Portfolio Offering

Tenant	Fresenius Medical Care
Gross Leasable Area	112,774 SF
Total Lot Size	21.11 Acres +/-
Number of Locations	17

Offering Summary

Average Lease Term Remaining	6.58 Years
Lease Type	Double Net (NN)
Base Annual Rent	\$1,869,738.69
Scheduled Rent Increases	Varies By Location
Rent Commencement Date	1990-2019
Renewal Options	Varies By Location
Real Estate Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Roof & Structure	Landlord Responsibility
HVAC	Varies by Location

PRICE: \$11,685,000



**FRESENIUS
MEDICAL CARE**

Address	City	ST	SF	Lease Term Remaining	Current Annual Rent	Rent/SF	CAP Rate	Year Built
904 N John M Hardy Dr	Abbeville	LA	4,005	9.17	\$58,473.00	\$14.60	7.31%	1990
100 Champagne Blvd	Breaux Bridge	LA	4,800	4.00	\$42,024.00	\$8.76	7.78%	2000
625 E. 8th St	Crowley	LA	3,720	2.75	\$62,394.84	\$16.77	8.05%	1996
1101 Nile St	Eunice	LA	4,800	1.50	\$55,776.00	\$11.62	8.45%	1998
606 Haifleigh St	Franklin	LA	4,200	2.75	\$54,175.09	\$12.90	8.03%	1994
1906 Johnson St	Jennings	LA	3,704	4.42	\$56,114.04	\$15.15	7.74%	1990
609 Rue De Brille	New Iberia	LA	11,164	4.83	\$152,400.00	\$13.65	7.62%	1997
910 Martin Luther King Jr Dr	Lafayette	LA	6,200	4.83	\$96,100.00	\$15.50	8.01%	1994
2804 Ambassador Caffery Pkwy	Lafayette	LA	11,160	4.58	\$145,545.84	\$13.04	7.87%	1999
528 E Vine St	Opelousas	LA	7,010	3.00	\$94,635.00	\$13.50	7.89%	1995
115 Acorn Dr	Sunset	LA	6,200	2.58	\$59,493.36	\$9.60	8.04%	2001
616 Jack Miller Rd	Ville Platte	LA	4,800	3.17	\$42,024.00	\$8.76	8.08%	1999
TOTALS	12 Clinics		71,763	3.97	\$919,155.17	\$12.81	7.87%	

PRICE: \$15,850,000



Address	City	ST	SF	Lease Term Remaining	Current Annual Rent	Rent SF	CAP Rate	Year Built	Ownership Interest
5820 Masonic Dr	Alexandria	LA	7,385	13.92	\$197,439.12	\$26.74	5.81%	2019	Fee Simple
3214 Venture Park Dr	Lake Charles	LA	9,670	13.75	\$241,594.71	\$24.98	5.75%	2019	Fee Simple
634 Tunica Dr W	Marksville	LA	6,630	13.83	\$164,849.54	\$24.86	5.78%	2019	Fee Simple
1407 N. Jefferson St	Mt. Pleasant	TX	10,058	13.83	\$165,353.52	\$16.44	5.70%	2018	Fee Simple
1000 Beglis Pkwy	Sulphur	LA	7,268	11.83	\$181,346.63	\$24.95	7.25%	2018	Leasehold
TOTALS	5 Clinics		41,011	13.43	\$950,583.52	\$23.18	6.00%		

105 mi. East of Dallas

Fresenius Medical Care is the world's largest provider of products and services for individuals with renal diseases of which around 3.5 million patients worldwide regularly undergo dialysis treatment. Through its network of 4,003 dialysis clinics, Fresenius Medical Care provides dialysis treatments for 345,096 patients around the globe. Fresenius Medical Care has 120,659 employees in more than 50 countries. Fresenius Medical Care is also the leading provider of dialysis products such as dialysis machines or dialyzers. Along with the core business, the company focuses on expanding the range of related medical services in the field of Care Coordination. Fresenius Medical Care is listed on the Frankfurt Stock Exchange (FME) and on the New York Stock Exchange (FMS).

Tenant Profile

Entity	Fresenius Medical Care AG & Co. KGaA
Ticker	NYSE: FMS
Headquarters	Bad Homburg, Germany
Revenue	\$19.20 Billion
EBITDA	\$2.73 Billion
Operating Income	\$2.49 Billion
Net Income	\$1.32 Billion
Credit Rating	S&P BBB Moody's Baa3
Dialysis Patients	345,096
Dialysis Clinics	4,003

MISSION

To deliver superior care that improves the quality of life of every patient, every day, setting the standard by which others in the healthcare industry are judged.

VISION

To be the leader and partner of choice in managing care in a value-based system, we must continuously create clinical value for our patients and payors that translates to economic value for all of us.

Incidence of ESRD, by Health Service Area (2011-2015) per USRDS report

Fresenius Medical Care is the world's leading provider of dialysis products and services. We care for people with chronic kidney failure, of whom around 3.5 million worldwide depend on dialysis treatment. Thanks to our decades of experience in dialysis, our innovative research and our value-based care approach, we can help them to enjoy the very best quality of life.



4,003
CLINICS



345,096
PATIENTS SERVED



120,659
EMPLOYEES



52M+
TREATMENTS



50+
STATES AND
TERRITORIES IN OUR
NETWORK

Clinic Area Map



1 out of every 6 Medicare dollars was for patients with kidney failure. That's \$114 Billion for people with chronic kidney disease (CKD) and end-stage renal disease (ESRD).

Abbeville, LA

904 N. John Hardy Drive
Abbeville, Louisiana 70510

Building Size: 4,005 sf

Land Area: .50 Acres

Built to Suit: 1990

Demographics (10 MI): 55,318

Annual Rent: \$58,473

Increases: 2% Annually

Lease Expiration: 4/30/2029

Two Five Year Options

Tenant responsible for HVAC repairs
Landlord responsible for HVAC replacement



Breaux Bridge, LA

100 Champagne Boulevard
Breaux Bridge, Louisiana 70517

Building Size: 4,800 sf

Land Area: .83 Acres

Built to Suit: 2000

Demographics (10 MI): 119,932

Annual Rent: \$42,024

Increases: FMV in Option Periods

Lease Expiration: 2/29/2024

Two Five Year Options

Tenant responsible for all HVAC repairs
and replacement



Crowley, LA

625 E. 8th Street
Crowley, Louisiana 70526

Building Size: 3,720 sf

Land Area: .43 Acres

Built to Suit: 1996

Demographics (10 MI): 38,694

Annual Rent: \$62,395

Increases: 2% on 12/1/2020

Lease Expiration: 11/30/2022

Two Five Year Options

Tenant responsible for all HVAC repairs
and replacement



Eunice, LA

1101 Nile Street
Eunice, Louisiana 70535

Building Size: 4,800 sf

Land Area: .90 Acres

Built to Suit: 1998

Demographics (10 MI): 27,045

Annual Rent: \$55,776

Increases: FMV in Option Periods

Lease Expiration: 8/31/2021

Two Two Year Options

Tenant responsible for all HVAC repairs
and replacement



Franklin, LA

606 Haifleigh Street
Franklin, Louisiana 70538

Building Size: 4,200 sf

Land Area: .30 Acres

Built to Suit: 1994

Demographics (10 MI): 19,457

Annual Rent: \$56,175

Increases: 2% on 12/1/2020

Lease Expiration: 11/30/2022

Two Five Year Options

Tenant responsible for all HVAC repairs
and replacement



Jennings, LA

1906 Johnson Street
Jennings, Louisiana 70546

Building Size: 3,704 sf

Land Area: .60 Acres

Built to Suit: 1990

Demographics (10 MI): 25,204

Annual Rent: \$56,114

Increases: FMV in Option Periods

Lease Expiration: 7/31/2024

Two Five Year Options

Tenant responsible for all HVAC repairs
and replacement



Lafayette, LA

910 Martin Luther King Jr Drive
Lafayette, Louisiana 70501

Building Size: 6,200 sf

Land Area: 1.81 Acres

Built to Suit: 1994

Demographics (10 MI): 254,918

Annual Rent: \$96,100

Increases: 3% on 2/1/2023

Lease Expiration: 1/31/2025

Two Five Year Options

Tenant responsible for all HVAC repairs
and replacement



Lafayette, LA

2804 Ambassador Caffery Pkwy
Lafayette, Louisiana 70506

Building Size: 11,160 SF

Land Area: 1.29 Acres

Built to Suit: 1999

Demographics (10 MI): 250,778

Annual Rent: \$145,546

Increases: FMV in Option Periods

Lease Expiration: 10/31/2024

Three Five Year Options

Tenant responsible for HVAC expenses
not to exceed \$1,000

Acadiana Renal Partners Occupies
2,648 SF. Lease Expiration: 11/30/2023



New Iberia, LA

609 Rue De Brille
New Iberia, Louisiana 70563

Building Size: 11,164 SF

Land Area: 1.13 Acres

Built to Suit: 1997

Demographics (10 MI): 81,715

Annual Rent: \$152,400

Increases: FMV in Option Periods

Lease Expiration: 1/31/2025

Three Five Year Options

Tenant responsible for all HVAC repairs
and replacement



Opelousas, LA

528 E Vine Street
Opelousas, Louisiana 70570

Building Size: 7,010 sf

Land Area: .85 Acres

Built to Suit: 1995

Demographics (10 MI): 55,334

Annual Rent: \$94,635

Increases: FMV in Option Periods

Lease Expiration: 2/28/2023

Two Five Year Options

Tenant responsible for all HVAC repairs
and replacement



Sunset, LA

115 Acorn Drive
Sunset, Louisiana 70584

Building Size: 6,200 sf

Land Area: 1.03 Acres

Built to Suit: 2001

Demographics (10 MI): 93,292

Annual Rent: \$59,483

Increases: 2% on 10/1/2020

Lease Expiration: 11/30/2022

Two Two Year Options

Tenant responsible for HVAC expenses
not to exceed \$1,000



Ville Platte, LA

616 Jack Miller Rd
Ville Platte, Louisiana 70586

Building Size: 4,800 sf

Land Area: 1.82 Acres

Built to Suit: 1999

Demographics (10 MI): 25,145

Annual Rent: \$42,024

Increases: FMV in Option Periods

Lease Expiration: 5/31/2023

Two Five Year Options

Tenant responsible for all HVAC repairs
and replacement



Alexandria, LA

5820 Masonic Drive
Alexandria, Louisiana 71301

Building Size: 7,385 sf

Land Area: 1.69 Acres

Built to Suit: 2019

Demographics (10 MI): 95,172

Annual Rent: \$197,439

Increases: 10% Every Five Years

Lease Expiration: 1/31/2034

Three Five Year Options

Tenant responsible for HVAC expenses
not to exceed \$2,500



Lake Charles, LA

3214 Venture Park Drive
Lake Charles, Louisiana 70615

Building Size: 9,670 sf

Land Area: 3.14 Acres

Built to Suit: 2018

Demographics (10 MI): 146,826

Annual Rent: \$241,595

Increases: 10% Every Five Years

Lease Expiration: 11/30/2033

Three Five Year Options

Tenant responsible for HVAC expenses
not to exceed \$2,500



Marksville, LA

634 Tunica Drive West
Marksville, Louisiana 71351

Building Size: 6,630 sf

Land Area: 1.55 Acres

Built to Suit: 2018

Demographics (10 MI): 24,126

Annual Rent: \$164,850

Increases: 10% Every Five Years

Lease Expiration: 12/31/2033

Three Five Year Options

Tenant responsible for HVAC expenses
not to exceed \$2,500



Mount Pleasant, TX

1407 North Jefferson Street
Mount Pleasant, Texas 75455

Building Size: 10,058 SF

Land Area: 2.18 Acres

Re-Built to Suit: 2018

Demographics (10 MI): 32,302

Annual Rent: \$165,354

Increases: 10% Every Five Years

Lease Expiration: 12/31/2033

Three Five Year Options

Tenant responsible for HVAC expenses
not to exceed \$2,500



Sulphur, LA

1000 South Beglis Parkway
Sulphur, Louisiana 70663

Building Size: 7,263 sf

Land Area: 1.01 Acres

*Leasehold Interest

Built to Suit: 2018

Demographics (10 MI): 128,150

Annual Rent: \$181,347

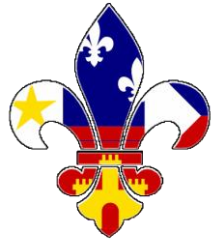
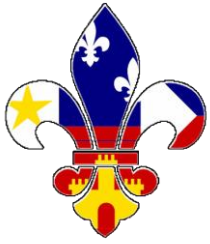
Increases: 10% Every Five Years

Lease Expiration: 12/26/2031

Three Five Year Options

Tenant responsible for HVAC expenses
not to exceed \$2,500





Lafayette is located in the southern central part of Louisiana, at the intersection of Highways 10 and 49. It is the fourth largest city in Louisiana and is the only major city in Louisiana that has grown in population since the year 2000. Lafayette resides in an area called Acadiana, which is known as the Cajun Heartland, and is the unofficial Cajun Capitol of the south.

Lafayette has a strong tourism industry, attracted by the wonderful Cajun food of this region. It has more restaurants per capita of any city in the entire area. The city has a thriving arts community, consisting of theatre, visual arts, and especially music. Cajun music is a combination of bluegrass and French with a little European folk music thrown in. Almost every weekend, there is a music, dance or street festival and the city is known for its great Mardi Gras celebrations when Lafayette explodes with color and wild costumes.

Because of its year-long warm climate, Lafayette is known as "The Sportsman's Paradise". The bayous and swamps are great places for canoe rides and the fishing is very popular. In addition, there are championship golf courses nearby and lots of hiking and biking trails to explore. The Louisiana Ragin Cajuns is the team name of the University of Louisiana at Lafayette.



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