



SINGLE-TENANT OFFERING

FRESENIUS KIDNEY CARE

BRUCETON MILLS, WV



15-YR. NNN LEASE,
COMMENCED APRIL 2014



10% RENT INCREASES
EVERY FIVE YEARS



2006 BUILD-TO-SUIT
FOR FRESENIUS

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Offering Summary



\$1,655,171
7.00% CAP RATE



RENTABLE BLDG AREA
7,416 SF



LOT SIZE
1.45 Acres



YEAR BUILT
2006



NOI
\$115,837.92

LEASE SUMMARY

LEASE TYPE	NNN (LL-Roof & Structure)
OWNERSHIP TYPE	Fee Simple
TENANT	Fresenius Kidney Care
LEASE TERM	15 years
RENT COMMENCEMENT	December 10, 2014
RENT EXPIRATION	December 9, 2029
OPTIONS	Two, 5-year options

RENT SUMMARY

TERM	ANNUAL	MONTHLY
YEAR 1 - 5	\$115,861.94	\$9,655.16
YEAR 6 - 10	\$115,837.92	\$9,653.16



Investment Highlights

The Fresenius Bruceton Mills is a 2006 build-to-suit, state-of-the-art medical facility that is 100% leased to Fresenius with 6.5 years remaining on the lease. The lease is corporately guaranteed by Fresenius which holds an investment grade credit rating of BBB-. This location provides kidney dialysis services and consists of 7,416 square feet housing xx patient stations plus 1 private station located in a separate room.

The facility is located off Interstate 68 which provides direct access into Morgantown. West Virginia is a Certificate of Need (CON) State, which creates significant barriers to entry in this market for any potential new competitors of Fresenius. CON laws are designed to restrain health care facility costs and allow coordinated planning of new services and construction. Furthermore, average household income exceeds \$70K within a 1- and 3-mile radius.



2006 BUILD-TO-SUIT FOR FRESENIUS

COMMITTED TENANT

Tenant recently renewed the lease an additional 5 years showing a strong commitment to the site.

INVESTMENT GRADE TENANT

Fresenius Kidney Care has an S&P investment grade rating of BBB-

HEDGE AGAINST E-COMMERCE

Given the nature of the product, healthcare related real estate have been the least affected by the emergence of E-commerce.

GOVERNMENT FUNDING

The government has provided healthcare coverage for end stage renal disease (ESRD) since 1972 under the Medicare ESRD Program.

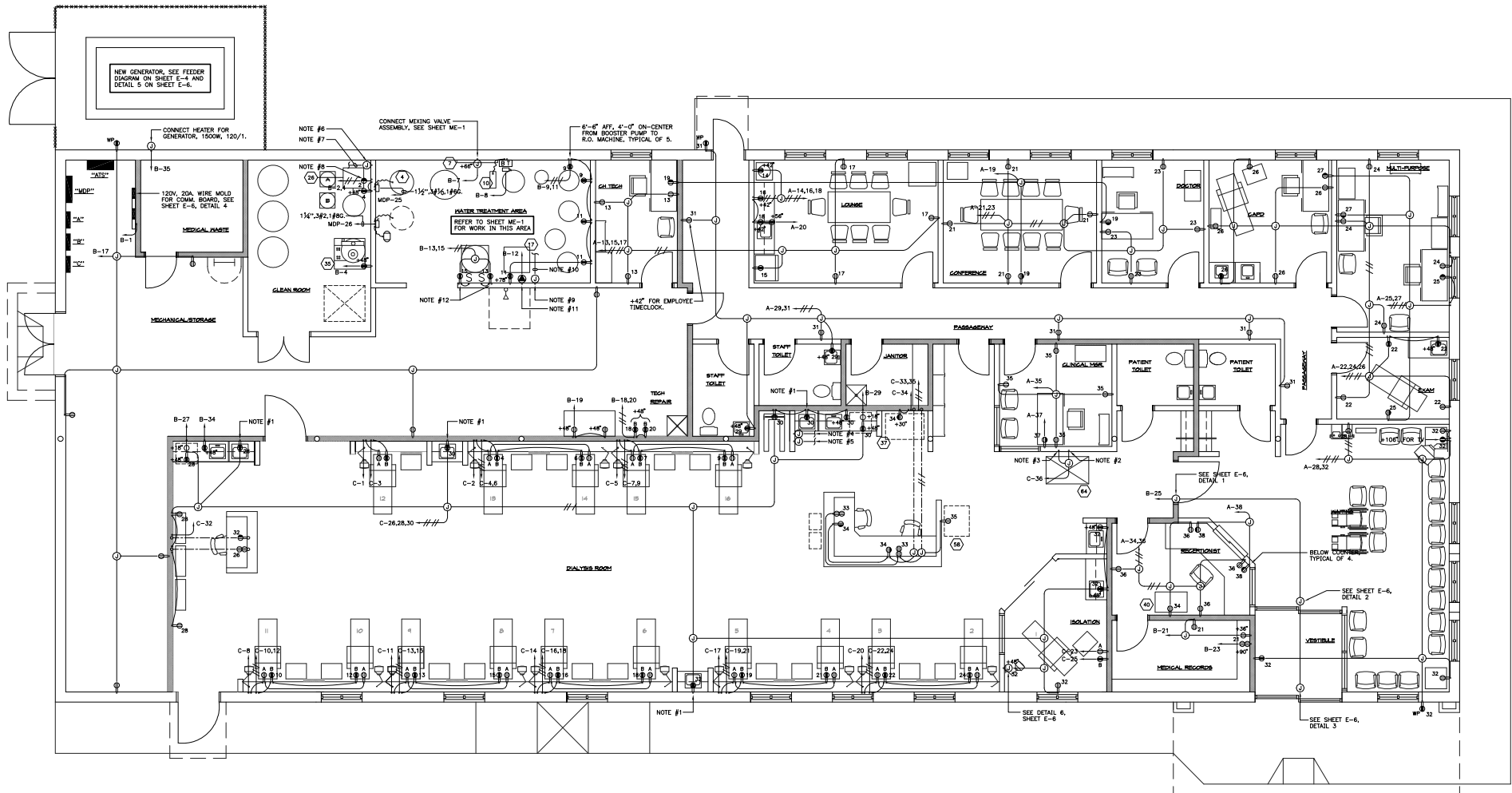
CERTIFICATE OF NEED STATE

North Carolina is a Certificate of Need (CON) state, creating significant barriers to entry in this marketplace for any competition

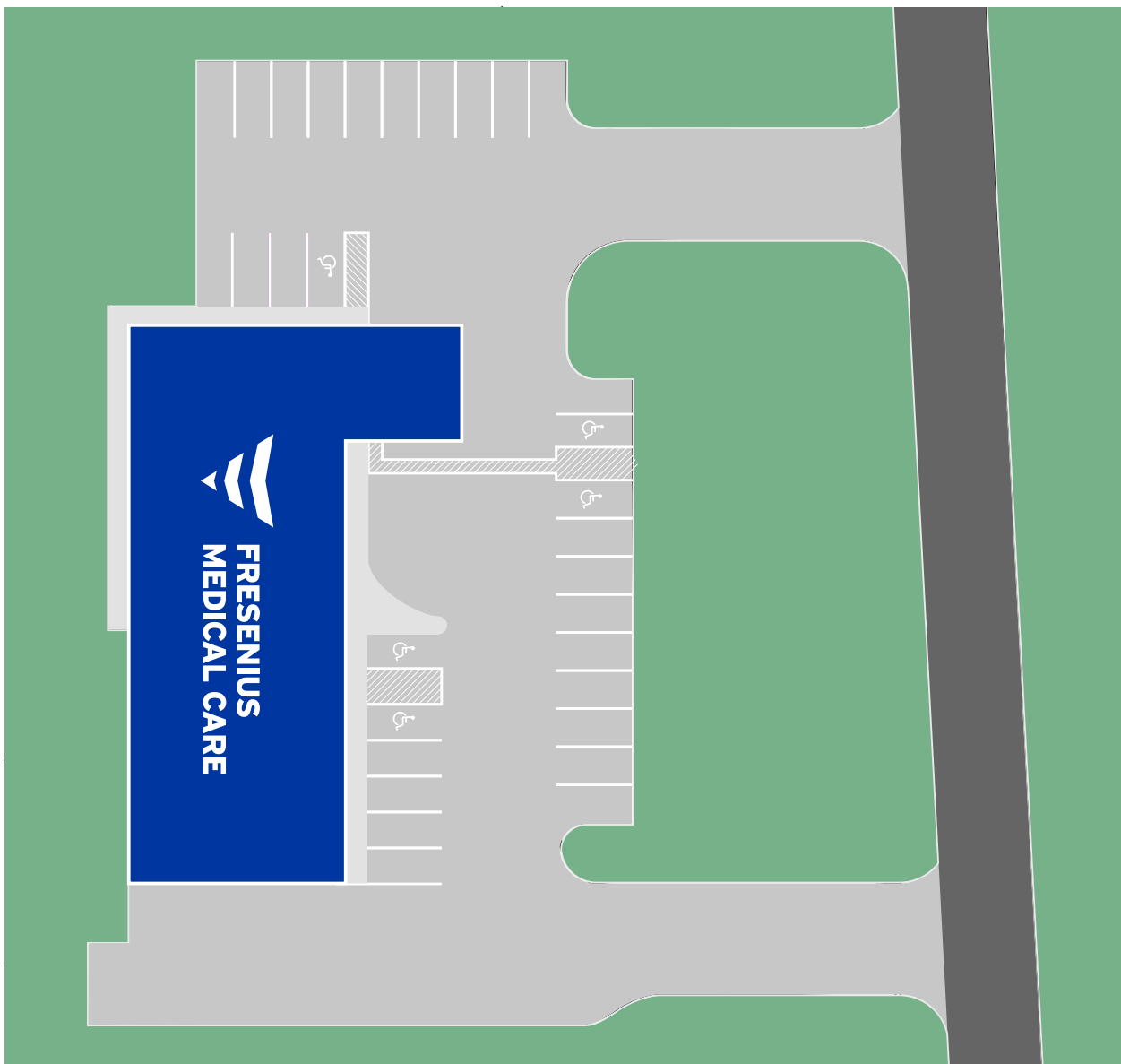
STRONG DEMOGRAPHICS

Average household income exceeds \$70K within a 1 and 3 mile radius.

Floor Plan



Site Plan



Tenant Overview



Underscoring its commitment to improve the lives of people with chronic kidney disease (CKD) and end stage renal disease (ESRD), Fresenius Medical Care North America (FMCNA) branded its kidney and dialysis services division as Fresenius Kidney Care (FKC) in 2015. Vascular services, pharmacy services, lab services, urgent care centers, physician practice solutions and dialysis devices and equipment are also offered by FMCNA.

Fresenius Kidney Care has the most top rated dialysis centers in America. Today, FKC is the worldwide leader in the treatment of renal disease and an innovative leader in kidney disease research with 50,000 employees serving over 190,000 patients in over 2,400 facilities nationwide.

Free educational support, nutritional counseling, social work services, home training programs and clinical care is offered through Fresenius Kidney Care to support emotional, medical, dietary and financial needs of patients. Nondialysis options include Kidney transplant or supportive care without dialysis treatment.

Fresenius Kidney Care centers are equipped with air-conditioned waiting rooms and treatment areas. Many centers also offer individual TVs with cable or satellite service, private areas, internet access, reclining treatment chairs, and beds for nocturnal dialysis.

www.freseniuskidneycare.com



CLINICS
2,400

PATIENTS SERVED
190,000

EMPLOYEES
50,000

Preston County Market

BRUCETON MILLS, WV



2019

	1 MILE	3 MILES	5 MILES
POPULATION			
Total	914	4,292	6,550
HOUSEHOLDS			
Total	24	532	1,568
Occupied	91.7%	85.0%	85.8%
Vacant	8.3%	15.0%	14.2%
INCOME			
Average Household Income	\$75,065	\$72,487	\$68,150
AGE			
Median Age	34.1	35.0	36.3

2024

	1 MILE	3 MILES	5 MILES
POPULATION			
Total	920	4,332	6,611
HOUSEHOLDS			
Total	25	548	1,607
Occupied	88.0%	84.3%	85.1%
Vacant	12.0%	15.7%	14.9%
INCOME			
Average Household Income	\$84,698	\$79,947	\$79,947
AGE			
	Trends:		
Median Age	34.3	35.4	37.0

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