

FRESENIUS MEDICAL CARE

Offering Memorandum // 107 Medical Park Drive, Campbellsville, KY 42718



JAMIE HARRISON

415.539.1106

harrison@tcpre.com

OFFERING SUMMARY

Fresenius Medical Care



\$ 2,097,727
Asking Price



7.35%
Cap Rate



\$154,183
Annual Rental Income



+/- 6,550 SF
Building Size



+/- 1.61 ACRES
Lot Size



2010
Year Built



*Representative Photo

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LEASE SUMMARY

Fresenius Medical Care



**FRESENIUS
MEDICAL CARE**

TENANT	Fresenius Medical Care
ADDRESS	107 Medical Park Drive, Campbellsville, KY 42718
RENT PSF	\$23.54 / Square Foot
LEASE TYPE	NN
LEASE TERM	April 14, 2010 - April 30, 2025
OPTION	FMV or 10% rental increase from current rent (whichever is lower)
TERMINATION	None



NET LEASE STRUCTURE

Fresenius Medical Care

LANDLORD RESPONSIBILITIES

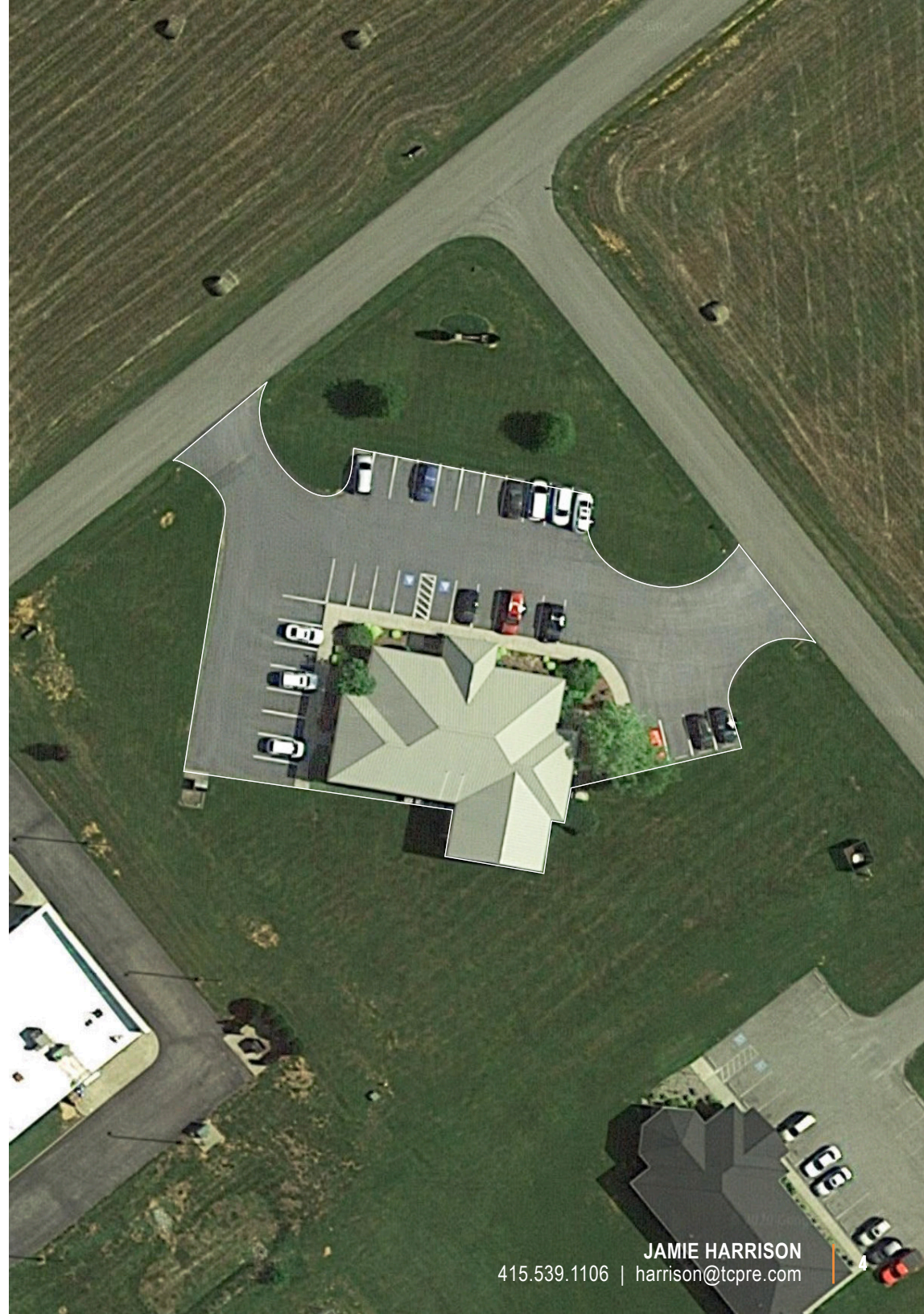
Landlord shall maintain and make all necessary repairs and/or replacements to the exterior and structural portions of the Building.

TENANT RESPONSIBILITIES

Tenant shall at its sole cost and expense keep and maintain the non-structural portions of the interior of Premises, including all Tenant Alterations, in good order and repair and free of refuse and rubbish.

EXPENSE CATEGORY	TENANT RESPONSIBILITY	LANDLORD RESPONSIBILITY
Exterior Structure		X
Roof		X
Parking Lot Replacement		X
Parking Lot Repairs	X	
HVAC Replacement		X
HVAC Repair	X	
Janitorial	X	
Parking Lot	X	
Landscaping	X	
Taxes	X	
Insurance	X	
Utilities	X	

**The table above represents the financial responsibility for Tenant or Landlord*



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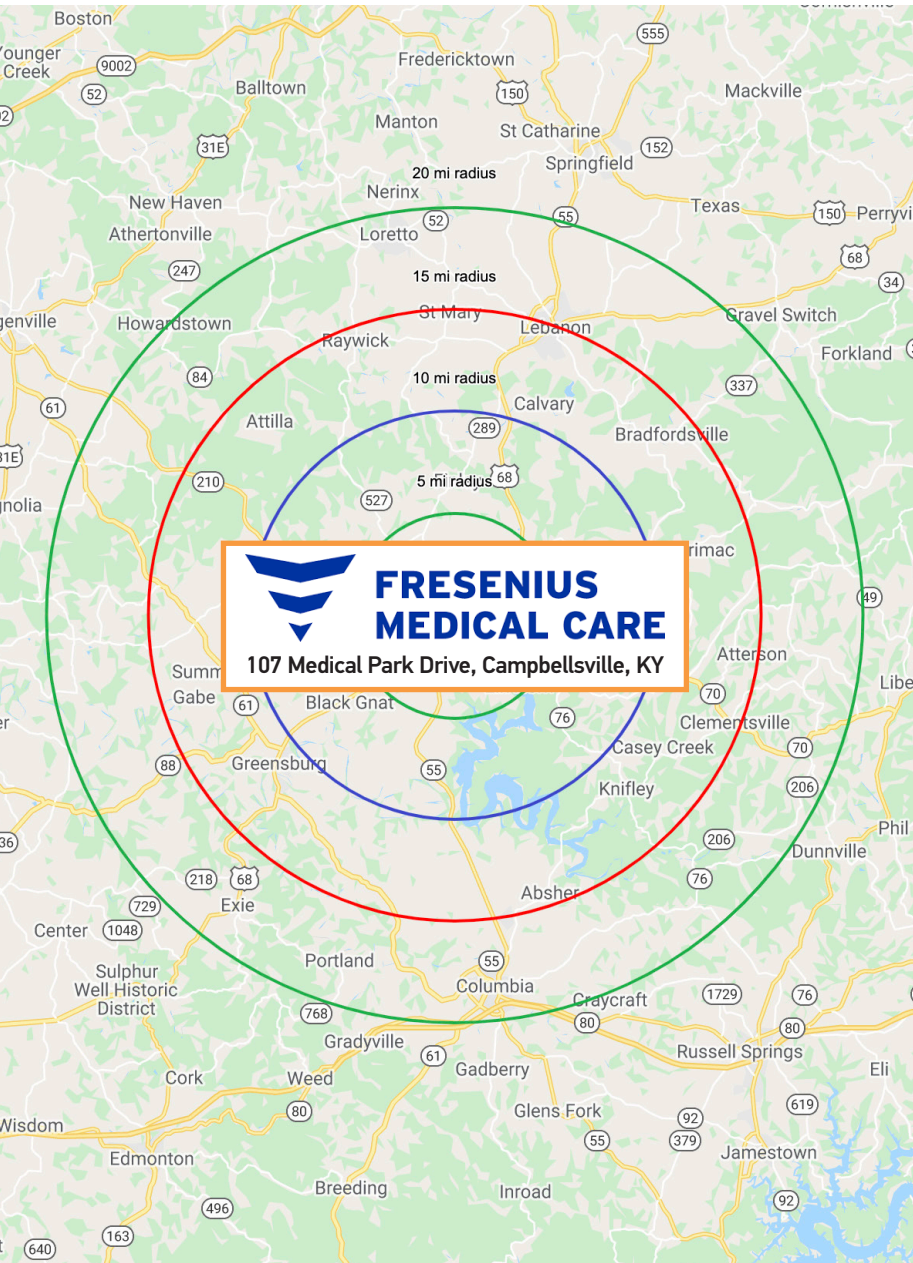
RENT SCHEDULE

Fresenius Medical Care

FRESENIUS	Year	Begin Date	End Date	Annual Base Rent	% Increase
Primary Term	1	April 14, 2010	April 30, 2011	\$127,403	-
	2	May 1, 2011	April 30, 2012	\$127,403	
	3	May 1, 2012	April 30, 2013	\$127,403	
	4	May 1, 2013	April 30, 2014	\$127,403	
	5	May 1, 2014	April 30, 2015	\$127,403	
	6	May 1, 2015	April 30, 2016	\$140,143	10% Rental Increase
	7	May 1, 2016	April 30, 2017	\$140,143	
	8	May 1, 2017	April 30, 2018	\$140,143	
	9	May 1, 2018	April 30, 2019	\$140,143	
	10	May 1, 2019	April 30, 2020	\$140,143	10% Rental Increase (deal sold off of this rental rate)
	11	May 1, 2020	April 30, 2021	\$154,183	
	12	May 1, 2021	April 30, 2022	\$154,183	
	13	May 1, 2022	April 30, 2023	\$154,183	
	14	May 1, 2023	April 30, 2024	\$154,183	
	15	May 1, 2024	April 30, 2025	\$154,183	
Option Term 1	1	May 1, 2025	April 30, 2026	\$169,601	10% Increase or FMV (whichever is less)
	2	May 1, 2026	April 30, 2027	\$169,601	
	3	May 1, 2027	April 30, 2028	\$169,601	
	4	May 1, 2028	April 30, 2029	\$169,601	
	5	May 1, 2029	April 30, 2030	\$169,601	
Option Term 2	1	May 1, 2030	April 30, 2031	\$186,561	10% Increase or FMV (whichever is less)
	2	May 1, 2031	April 30, 2032	\$186,561	
	3	May 1, 2032	April 30, 2033	\$186,561	
	4	May 1, 2033	April 30, 2034	\$186,561	
	5	May 1, 2034	April 30, 2035	\$186,561	

AREA DEMOGRAPHICS

Fresenius Medical Care



20 MILE RADIUS



POPULATION
72,286



HOUSEHOLDS
29,284



INCOME
\$57,828

POPULATION

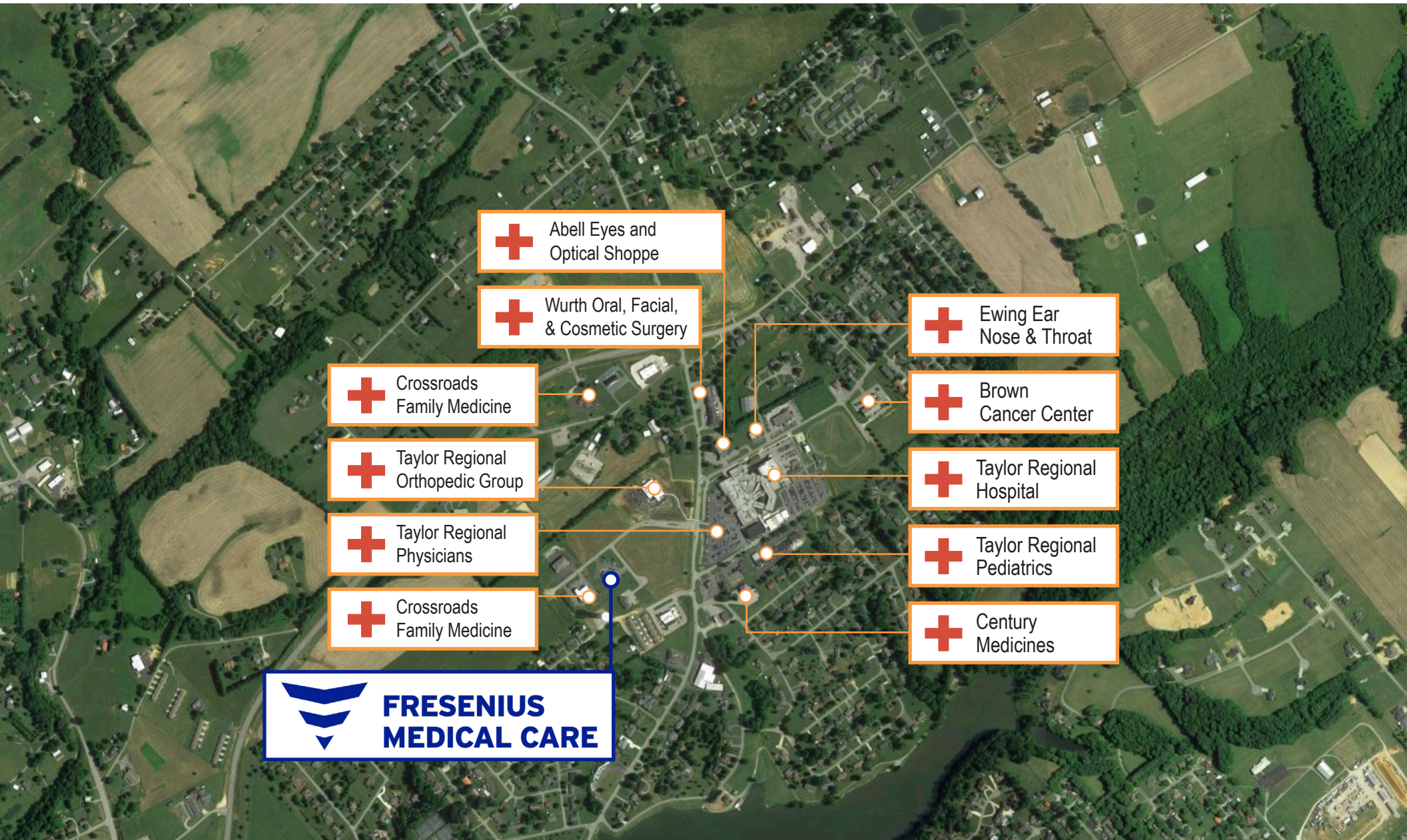
HOUSEHOLDS

INCOME

	5 Mile Radius	10 Mile Radius	15 Mile Radius
Estimated Population (2020)	19,790	27,155	45,033
Projected Population (2025)	19,801	27,261	45,330
Census Population (2010)	18,618	26,017	44,668
Census Population (2000)	17,423	24,381	42,159
Projected Annual Growth (2020 to 2025)	-	-	0.10%
Historical Annual Growth (2000 to 2020)	0.70%	0.60%	0.30%
Projected Households (2025)	8,033	11,000	18,362
Census Households (2010)	7,521.00	10,413	17,608
Census Households (2000)	7,122.00	9,788	16,608
Projected Annual Growth (2020 to 2025)	-	-	-
Historical Annual Growth (2000 to 2020)	0.60%	0.60%	0.50%
Estimated Average Household Income (2020)	\$54,132	\$56,495	\$57,222
Estimated Median Household Income (2020)	\$43,032	\$46,066	\$44,533
2020 Estimated Per Capita Income	\$22,298	\$23,072	\$23,550

MEDICAL PARK OVERVIEW

Fresenius Medical Care



LOCATION OVERVIEW

Fresenius Medical Care



TENANT PROFILE

Fresenius Medical Care



Fresenius Medical Care is a diversified medical equipment company based in Germany. The Fresenius Group provides products and services for dialysis, hospitals as well as inpatient and outpatient medical care. Fresenius consists of four business segments; Fresenius Medical Care, Fresenius Helios, Fresenius Kabi, and Fresenius Vamed. They are active in over 120 countries.

The North American branch of Fresenius Medical Care is headquartered in Waltham, Massachusetts. Fresenius Medical Care North America is a major provider of kidney dialysis and renal care products. They provide products, dialysis care services, education and support for Chronic Kidney Disease. Fresenius Medical Care North America provides renal services to hundreds of thousands of people throughout the United States, Mexico, and Canada through their 2,200+ dialysis facilities.

WEBSITE	www.fmcna.com
CREDIT RATING	Investment Grade (S&P: BBB-)
STOCK SYMBOL	NYSE: FMS
MARKET CAPITALIZATION	\$38 billion
NUMBER OF LOCATIONS	2,200+
HEADQUARTERS	Bad Homburg, Germany



**Representative Photo*

TCP

TOUCHSTONE

COMMERCIAL PARTNERS

Corp. Lic. 01112906
www.tcpres.com

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415.539.1106

harrison@tcpres.com

CA DRE # 01364847

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