

# Fresenius Kidney Care

A Corporately Guaranteed Single-Tenant Outpatient Dialysis Clinic

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Price: **\$5,103,000**



Cap Rate: **Contact Broker**

## Investment Offering

**Stan Johnson Company**, on behalf of Ownership, is pleased to offer the rare opportunity to acquire the fee simple interest in the Fresenius Medical Care dialysis clinic located at 3326 Centennial Boulevard in Colorado Springs, CO (the "Property"). The newly constructed Property is subject to a newly executed 15-year lease. The Property comprises 7,203 SF across 1.60 acres of land and was recently rebranded as a corporate location from Liberty Dialysis - a wholly owned subsidiary of Fresenius Medical Care.

The Lease is guaranteed by Fresenius Medical Care Holdings, Inc ("FMC"), the largest operator of outpatient dialysis clinics and leading provider of CKD and ESRD treatment services. In 2019, FMC generated revenues in excess of \$19.6 Billion across nearly 4,000 clinics. FMC currently holds an investment-grade credit rating from Moody's Corporation of Baa3, Stable (Standard and Poor's: BBB equivalent). Outpatient dialysis treatment is a growing essential service industry, with over 124,000 new cases of ESRD reported in 2017.

The lease requires minimal Landlord obligations, with an income structure net of all expenses. The lease provides annual 2.0% rental escalations in the base term, which continue through each of the three (3), five (5) year renewal options. The offering provides the Investor with a stable, long-term income stream backed by an investment-grade corporate guaranty.

## Highlights

**Investment-Grade Corporate Guaranty**

**Rare Colorado Dialysis Acquisition Opportunity**

**Developing Retail & Medical District**

**Recently Executed 15-Year Lease**

**Annual Rental Increases**

**Superb Demographics and Market Fundamentals**

**Growing Essential Service Industry**

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[Contact Broker Here](#)

 **Stan Johnson Co.**