

Confidential Offering Memorandum



FRESENIUS KIDNEY CARE

14001 W. Osborne Street, Los Angeles, CA 91331



Exclusive Offering Listed By



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\$9,042,000

Purchase Price

5.00%

Cap Rate



Josiah Byrnes

Executive Vice President

\$452,066

Annual Rent

Modified N N N

Lease Type

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Embree affiliates have an ownership interest in the subject property.

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Representative Photo

Property & Lease Details

The Offering

Property Address	14001 W. Osborne St. Los Angeles CA 91331
Tenant	Bio-Medical Applications of California, Inc.
Guarantor	Fresenius Medical Care Holdings, Inc.

Site Description

Year Re-Developed	2018
Building Square Feet	Approximately 10,075 Sq. Ft.
Lot Size	Approximately 0.69 Acres

Investment Summary

Cap Rate	5.00%
Purchase Price	\$9,042,000
Annual Rent	\$452,066
Lease Commencement	May 17, 2019
Lease End	May 31, 2034
Lease Term	15 - Years
Lease Type	NNN (landlord responsible for roof & structure)
Lease Escalations Renewal	1.70% Annually
Options	Three, 5 - Years



Offering Overview

Embree Capital Markets Group is pleased to present for sale a unique net-leased dialysis clinic fully leased to Fresenius Kidney Care. This is an opportunity for an investor to acquire a well-located corporate dialysis facility in Los Angeles, California.

Area Description

Los Angeles, is the second-most populous city in the United States, after New York City, and the most populous city in the Western United States. With an estimated population of four million, Los Angeles is the largest city in the state of California and the cultural, financial, and commercial center of Southern California. Nicknamed the “City of Angels”, Los Angeles is known for its Mediterranean climate, ethnic diversity, and sprawling metropolis. Los Angeles is one of the most substantial economic engines within the United States, with a diverse economy in a broad range of professional and cultural fields. Los Angeles is also famous as the home of Hollywood, a major center of the world entertainment industry. A global city, it has been ranked 6th in the Global Cities Index and 9th in the Global Economic Power Index. The Los Angeles combined statistical area also has a gross metropolitan product of \$831 billion (as of 2008), making it the third-largest in the world, after the Tokyo and New York metropolitan areas.

Company Overview



Representative Photo

Investment Summary

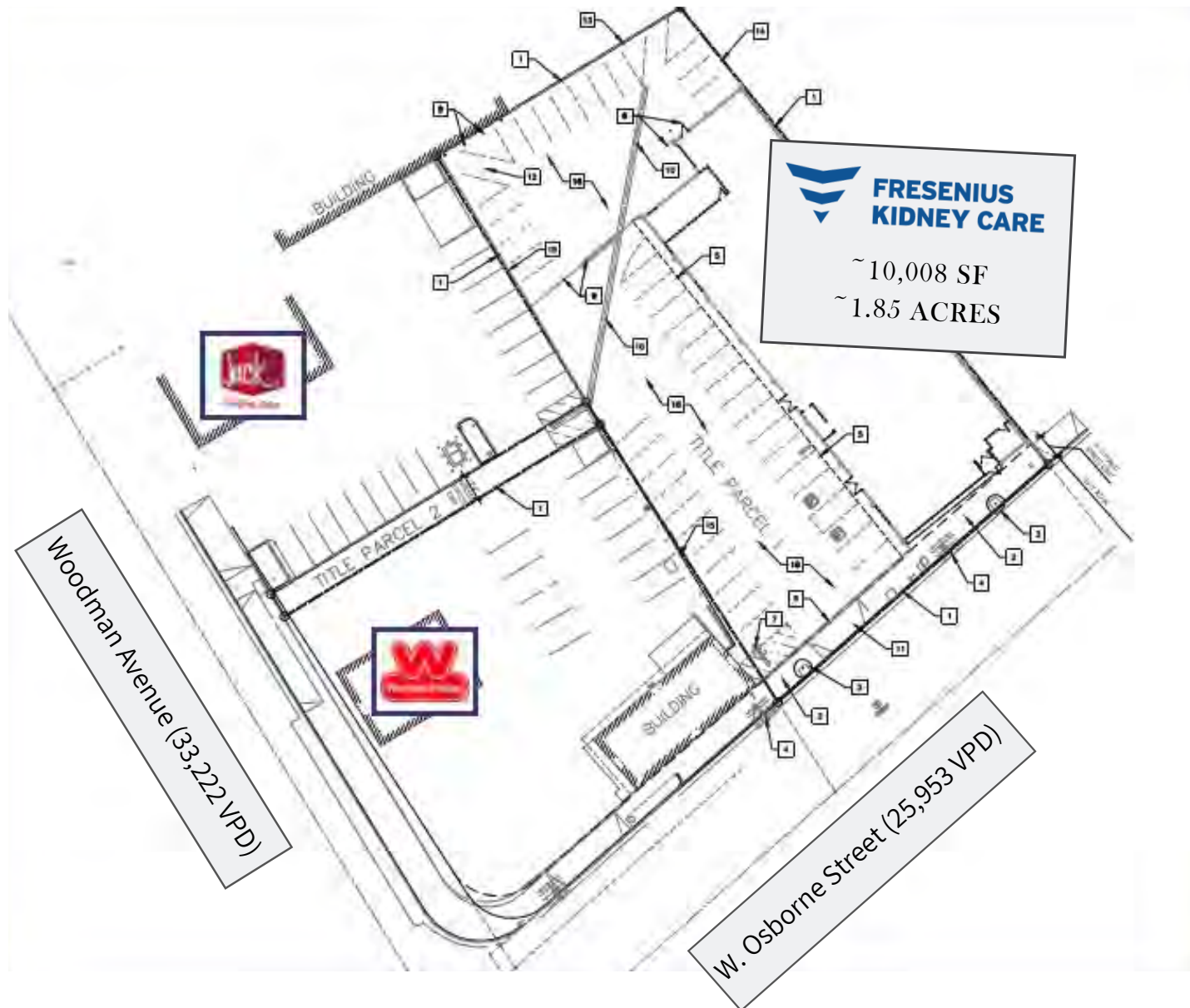
Company Type	Public (NYSE: FMS)
2018 Revenue	\$38.197 Billion+
Store Count	3,920+
Employees	112,000+
S&P Credit Rating	BBB
Website	www.FreseniusKidneyCare.com



**FRESENIUS
KIDNEY CARE**

- Fresenius Medical Care North America is a division of Fresenius Medical Care AG & Co. KGAA (NYSE: FMS), the world's largest integrated provider of products and services for individuals undergoing dialysis because of chronic kidney failure, a condition that affects more than 2.5 million individuals worldwide.
- Fresenius Medical Care North America is a major provider of kidney dialysis services and renal care products. They provide products, dialysis care services, education and support for Chronic Kidney Disease (CKD), including treatment options for later stage CKD.
- Fresenius Medical Care provides renal services to over 333,331 people annually worldwide through a network of over 3,928 facilities.
- The Company employs over 112,000 individuals and maintains a U.S. Corporate Headquarters in Waltham, MA.
- North American Revenue accounts for over 66% of the total worldwide revenue generated by the company.
- In 2018, the parent company, Fresenius Medical Care, posted net revenues of \$38.197 billion dollars.
- Fresenius was the 2013 winner of the Thompson Reuters Investor Relations Top Honor for Best Company in MedTech Services.
- Fresenius is ranked in the Fortune Global 500 at #298 (2018)













Elevations & Site Plans

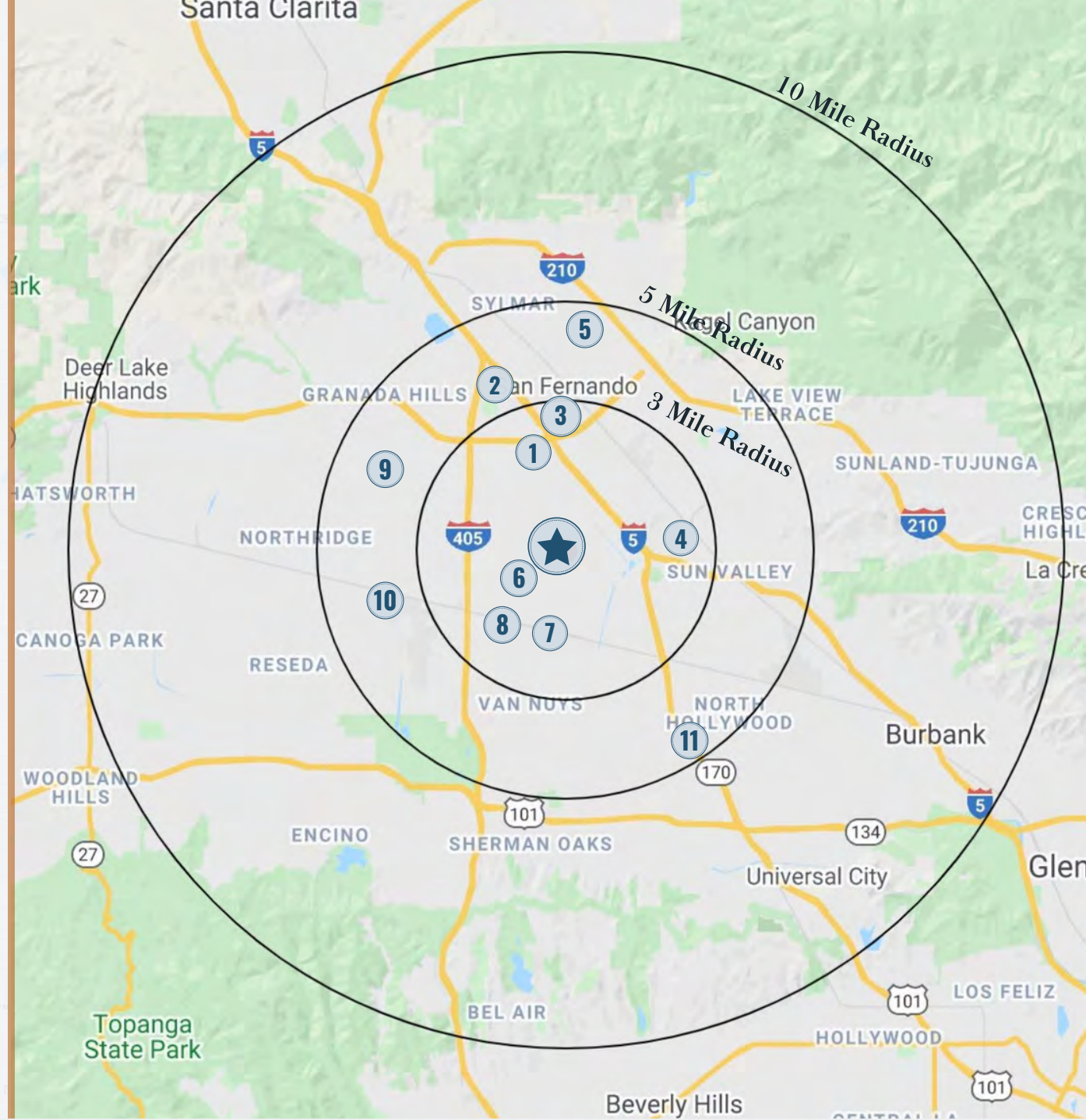


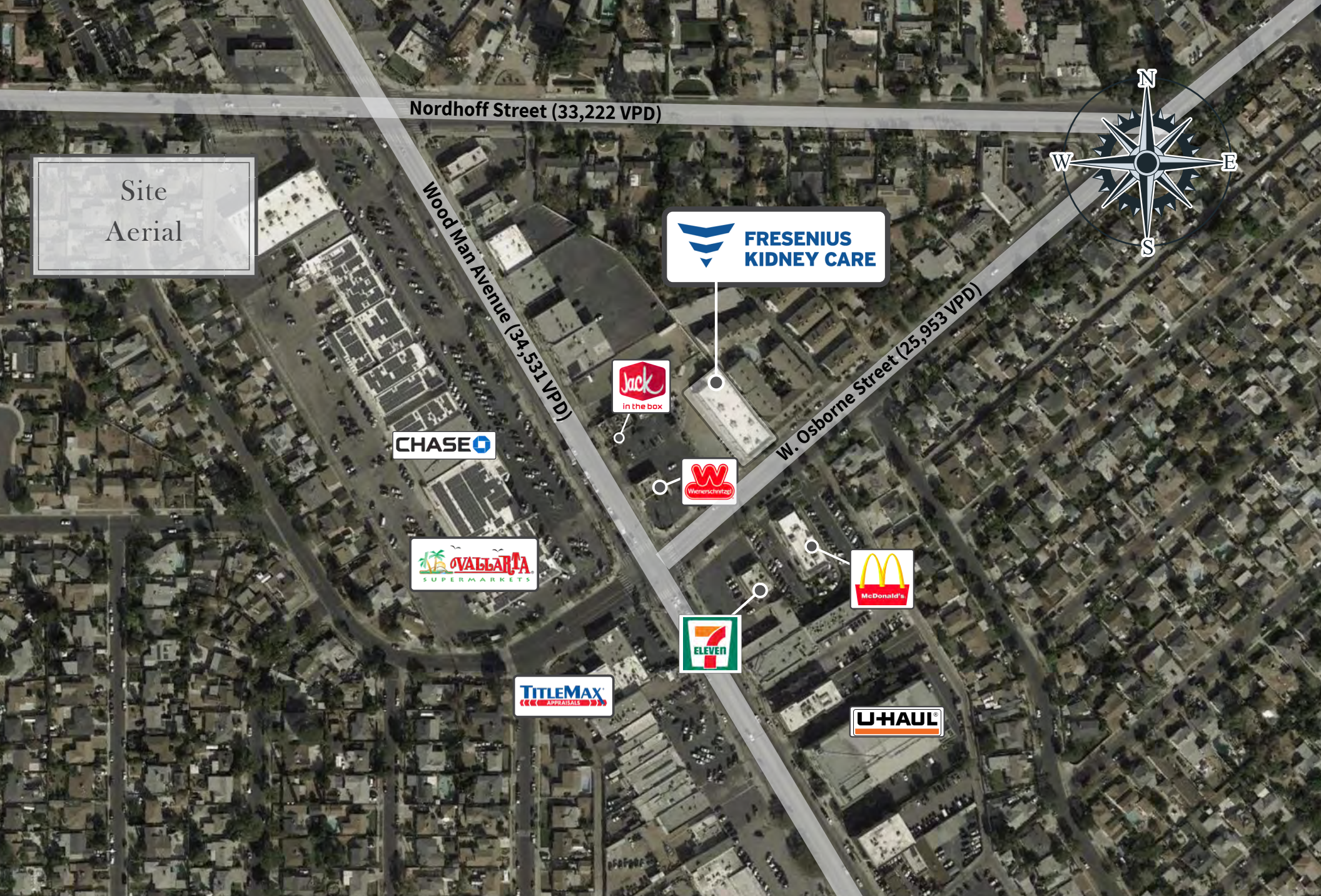
Elevations & Site Plans



Competitive Facilities

-  Fresenius Kidney Care
14001 W. Osborne St Los Angeles, CA
-  FMC | Mission Hills
11550 Indian Hills Rd, Ste 100 Mission Hills CA
-  Holy Cross Renal Center
14901 Rinaldi St # 100, Mission Hills, CA
-  FMC | San Fernando
451 S Brand Blvd Ste 100, San Fernando, CA
-  Laurel Canyon | Sun City
8987 Laurel Canyon Blvd, Sun Valley, CA
-  NRC | Sylmar
12151 San Fernando Rd, Sylmar, CA
-  U.S. Renal Care | Panorama
14600 Roscoe Blvd, Panorama City, CA
-  U.S. Renal Care | Van Nuys
14624 Sherman Way #106, Van Nuys, CA
-  Davita Dialysis | Valley
6840 Sepulveda Blvd #101, Van Nuys, CA
-  NRC | North Valley
16907 Devonshire St, Granada Hills, CA
-  U.S. Renal Care | Northridge
18546 Roscoe Blvd #108, Northridge, CA
-  Davita | North Hollywood
12126 Victory Blvd, North Hollywood, CA





Site
Aerial

Nordhoff Street (33,222 VPD)

Wood Man Avenue (34,531 VPD)

 **FRESENIUS
KIDNEY CARE**



W. Osborne Street (25,953 VPD)

CHASE

 **Jack
in the box**

 **Wiener Schnitzel**

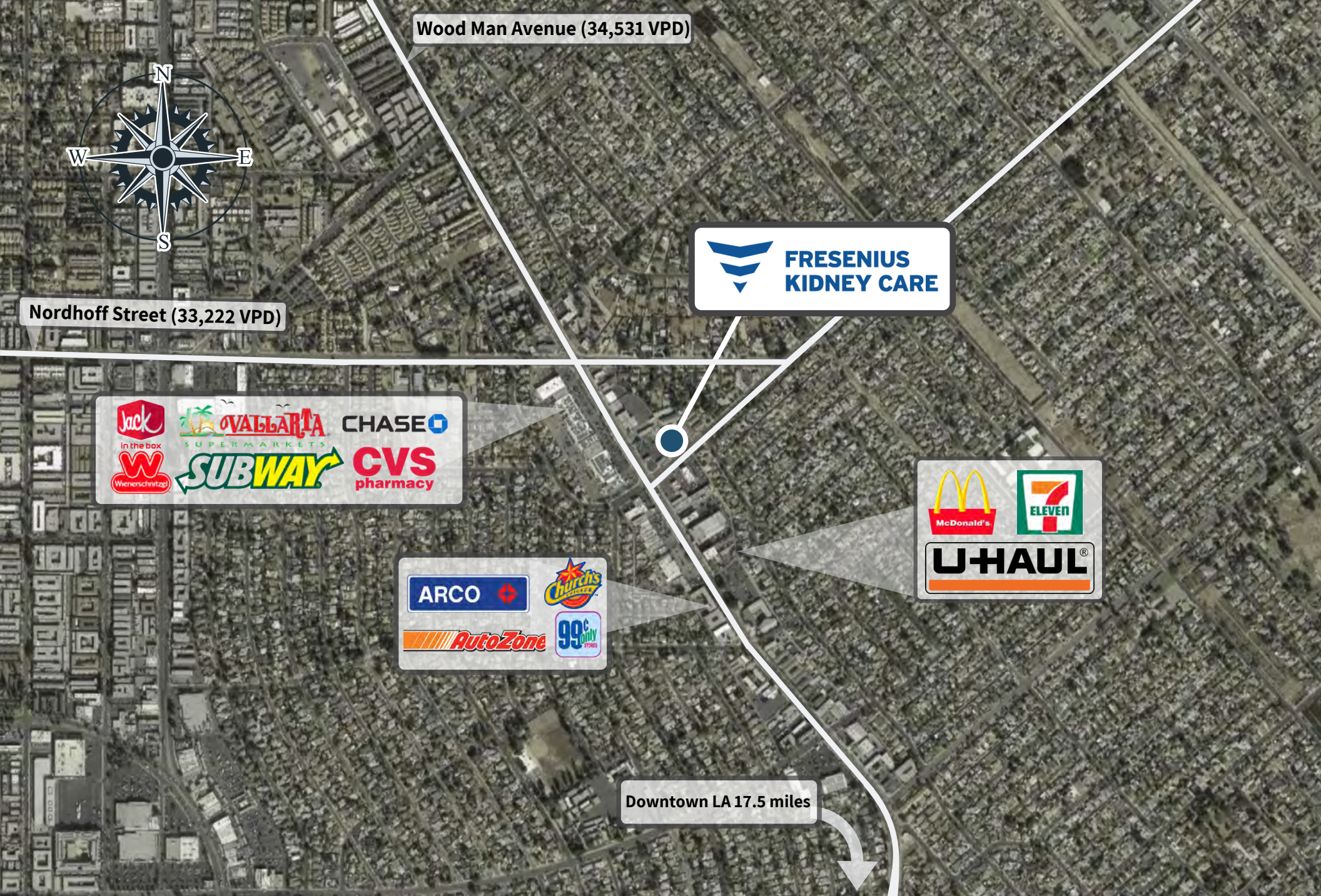
 **VALLARTA
SUPERMARKETS**

 **McDonald's**

 **7
ELEVEN**

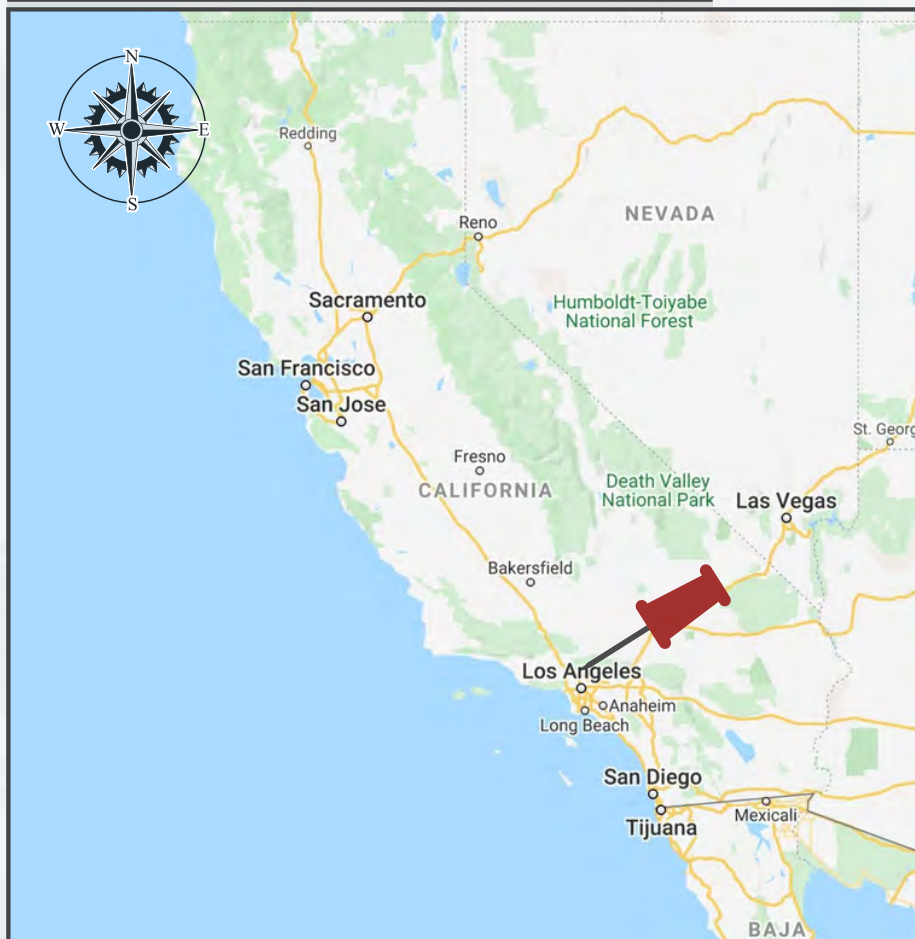
 **TITLEMAX
APPRAISALS**

 **U-HAUL**

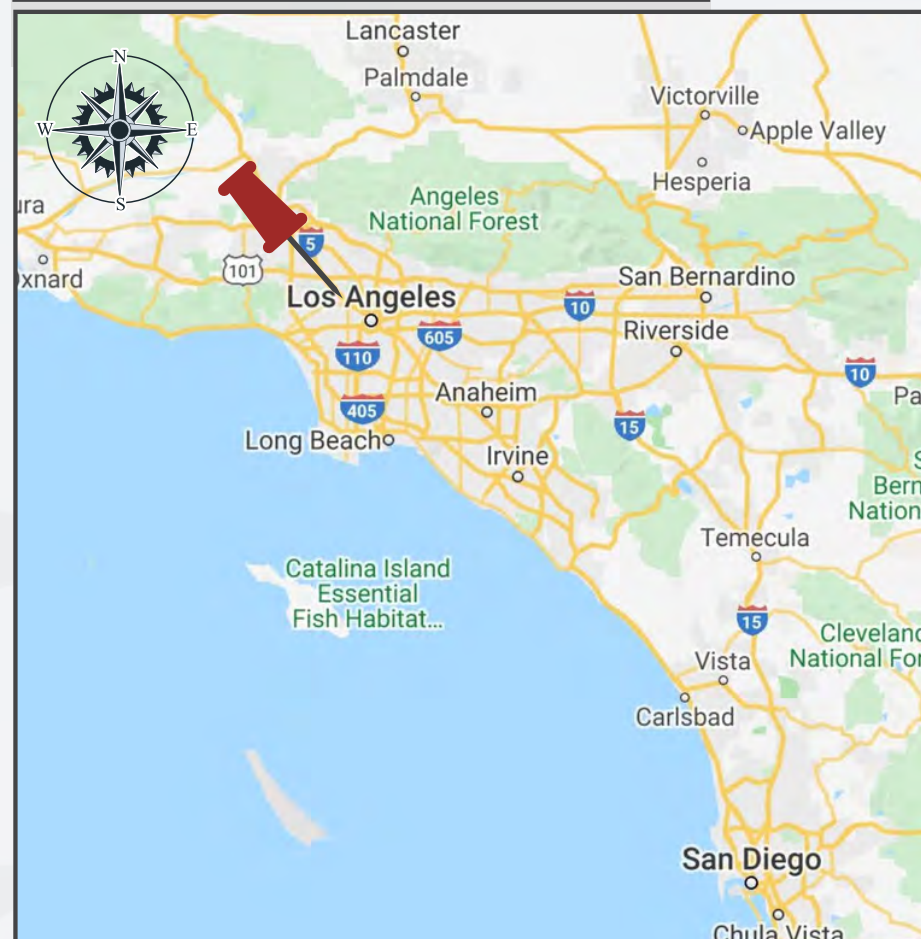


Location Context

State



Region



Demographic Analysis • Los Angeles, CA



Population

	1 Mile	3 Miles	5 Miles
2018 Population	51,975	332,987	721,062
2023 Projection	52,980	344,453	745,075
Growth 2018-2023	0.4%	0.7%	0.7%



Households

2018 Households	12,824	87,924	208,344
2023 Projected households	13,071	91,180	215,571
Growth 2018-2023	0.4%	0.7%	0.7%



Average Household Income

Average Household Income	\$61,598	\$63,010	\$69,795
\$25,000-\$50,000	1,936	13,871	30,101
\$50,000-\$75,000	909	6,461	15,003
\$75,000-\$100,000	665	4,346	10,112
\$100,000+	1,067	6,871	18,081



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Josiah Byrnes

Executive Vice President

About Embree

Embree Group of Companies provides nationwide turnkey real estate services, specializing in build-to-suit development, design/build, general construction, program management, and capital markets for specialty retail, financial, automotive, restaurant, healthcare and senior living facilities. Embree's fully integrated, in-house services allow us to become an extension of the client's organization. Since 1979, Embree's foundation has been built on developing tailored programs for 300+ national clients. The firm is headquartered near Austin, Texas, with regional offices located in Phoenix and the DFW area. Over the past 40 years, Embree's executive team has developed, built, or transacted more than 13,000 assets in all 50 states, Puerto Rico, and Canada with a total market value in excess of \$10 billion.



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