

# Fresenius Kidney Care | Portfolio of 3

Atlanta, Georgia MSA

**\$8,920,481**

Purchase Price

**7.25%**

Cap Rate

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Subject Property | Conyers, GA

## Investment Summary

**Stan Johnson Company**, on behalf of ownership, is pleased to offer for sale to qualified investors the opportunity to purchase the 100% fee simple interest in this portfolio of three (3) Fresenius Medical Care properties all located within the Atlanta metro area.

Each lease is guaranteed by Fresenius Medical Care (S&P: BBB-), the leading kidney care company in the world. These are high-volume clinics that have all received recent lease extensions.

## Investment Highlights



**INVESTMENT-GRADE CREDIT**

Fresenius Medical Care: BBB- (S&P)



**ESSENTIAL DIALYSIS TENANT**

Worldwide Leader in Kidney Care



**RECENT LEASE EXTENSIONS**

High-Volume Clinics



**ANNUAL RENTAL INCREASES**

with Minimal Landlord Responsibilities



**200,000+ POPULATION**

Avg. 5-Mile Radius Pop. for Portfolio

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 **Stan Johnson Co.**