

BRAND NEW CONSTRUCTION

NN Investment Opportunity



2678 OMRO ROAD
OSHKOSH WISCONSIN

ACTUAL SITE





EXCLUSIVELY MARKETING BY

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Rent Roll | Brand Profile





SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NN leased, investment grade (S&P: BBB), corporate guaranteed, Fresenius Medical Care investment property located in Oshkosh, Wisconsin. The tenant has over 14 years remaining in their initial term with 3 (5-year) options to extend. The lease features rare 1.70% annual rental increases throughout the initial term and option periods, steadily growing NOI and hedging against inflation. The lease is corporate guaranteed by Fresenius Medical Care (S&P: BBB) and is NN with landlord responsibilities limited to roof, structure, and parking lot. Founded in 1996, Fresenius Medical Care has become one of the largest renal care platforms around the globe through its network of over 3,900 dialysis clinics. This state-of-the-art location was recently completed and features brand new, high quality construction.

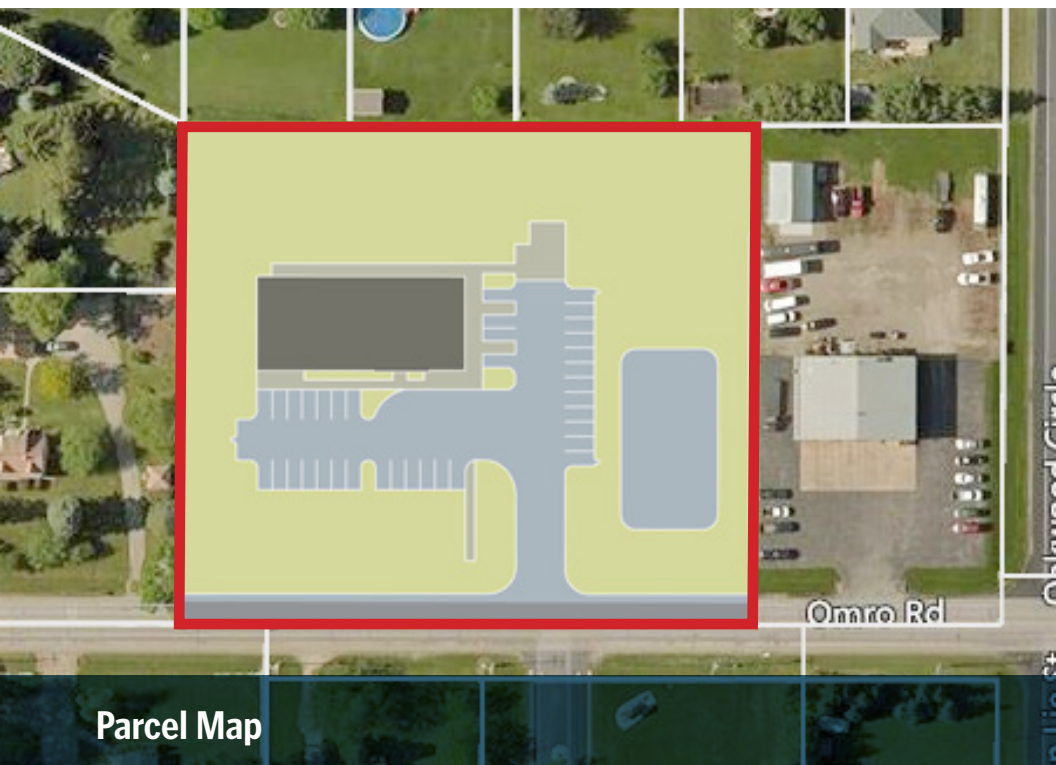
Fresenius Medical Care is located along Omro Road, a local retail and commuter thoroughfare averaging 5,600 vehicles passing by daily. The site is equipped with a large monument sign, creating excellent store visibility along Omro Road. The asset benefits from nearby on/off ramp access to Interstate 41 (49,400 VPD), the primary north/south thoroughfare traveling throughout Oshkosh, connecting commuters to the metropolitan cities of Green Bay and Milwaukee. The property is within close proximity to multiple big box retailers including Menards (155,700 SF), Dick's Sporting Goods (35,000 SF), and Lowe's Home Improvement (131,800 SF), anchor tenants that significantly increase consumer draw to the immediate trade area and promote crossover store exposure for Fresenius Medical Care. Other nearby national/credit tenants include PetSmart, Festival Foods, Walgreens, and more. Furthermore, the site is less than 1 mile northwest of Aurora Medical Center Oshkosh, a 72-bed, state-of-the-art hospital providing medical services for Oshkosh and neighboring cities. Additionally, the asset is surrounded by several apartment complexes including Brookside Apartments (213 units), Havenwood Heights (352 units), and Wyldewood Village (200 units), providing a direct consumer base from which to draw. The 5-mile trade area is supported by nearly 77,000 residents and 48,000 daytime employees with an average household income of \$68,000.



PROPERTY PHOTOS



OFFERING SUMMARY



Parcel Map

Offering

PRICING	\$3,067,000
NET OPERATING INCOME*	\$167,147
CAP RATE	5.45%
BLENDED TERM CAP RATE	6.15%
GUARANTY	Corporate
TENANT	Fresenius Medical Care
LEASE TYPE	NN
LANDLORD RESPONSIBILITIES	Roof, Structure, & Parking Lot

**Note: NOI is estimated and could be subject to slight changes on final reconciliation with FMC*

Property Specifications

RENTABLE AREA	7,243 SF
LAND AREA	2.11 Acres
PROPERTY ADDRESS	2678 Omro Road Oshkosh, WI 54904
YEAR BUILT	2020
PARCEL NUMBER	002-0102-16
OWNERSHIP	Fee Simple (Land & Building)

14 Years Remaining | Rare Annual Rental Increases | Corporate Guaranteed | Brand New 2020 Construction

- Corporate guaranteed by Fresenius Medical Care (S&P: BBB)
- Over 14 years remaining in their initial term with 3 (5-year) options to extend
- Lease features rare 1.70% annual rental increases throughout the initial term and option periods, steadily growing NOI and hedging against inflation
- State-of-the-art location was recently completed and features brand new, high quality construction

NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance
- Landlord responsibilities limited to roof, structure, and parking lot
- Ideal, low-management investment for a passive investor

Located Along Omro Road | Excellent Visibility & Access Quick Access to Interstate 41 (49,400 VPD)

- Fresenius Medical Care is located along Omro Road, a local retail and commuter thoroughfare averaging 5,600 vehicles passing by daily
- Nearby on/off ramp access to Interstate 41 (49,400 VPD), the primary north/south thoroughfare traveling throughout Oshkosh, connecting commuters to the metropolitan cities of Green Bay and Milwaukee
- The site is equipped with a large monument sign, creating excellent store visibility along Omro Road

Nearby Big Box Retailers | Strong National/Credit Tenants | Aurora Medical Center Oshkosh

- Close proximity to multiple big box retailers including Menards (155,700 SF), Dick's Sporting Goods (35,000 SF), and Lowe's Home Improvement (131,800 SF)
- Nearby national/credit tenants include PetSmart, Festival Foods, Walgreens, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for Fresenius Medical Center
- Located less than 1 mile northwest of Aurora Medical Center Oshkosh, a 72-bed, state-of-the-art hospital providing medical services for Oshkosh and neighboring cities

Direct Residential Consumer Base | Strong Demographics in 5-Mile Trade Area

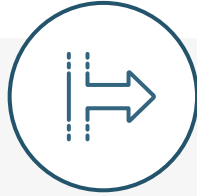
- Nearby apartment complexes include Brookside Apartments (213 units), Havenwood Heights (352 units), and Wyldewood Village (200 units), providing a direct consumer base from which to draw
- Nearly 77,000 residents and 48,000 employees support the trade area
- \$68,000 average household income

PROPERTY OVERVIEW



Location

Located in
Oshkosh, Wisconsin
Winnebago County



Access

Omro Road
1 Access Point



Traffic Counts

Omro Road
5,600 Cars Per Day
Interstate 41
49,400 Cars Per Day
State Highway 21
15,000 Cars Per Day



Improvements

There is approximately 7,243 SF
of existing building area



Parking

There are approximately
32 parking spaces
on the owned parcel.
The parking ratio is
approximately 4.42 stalls per
1,000 SF of leasable area.



Parcel

Parcel Number: 002-0102-16
Acres: 2.11
Square Feet: 91,912 SF



Year Built

2020



Zoning

B-3: General Business



49,400
CARS PER DAY

INTERSTATE 41/ U.S. HIGHWAY 41

TP
SALES INC.



DICK'S
SPORTING GOODS
PET SMART

LOWE'S

Culver's

BC
DYNAMICS

Wendy's

STATE HIGHWAY 21

15,000
CARS PER DAY

OMRO RD.

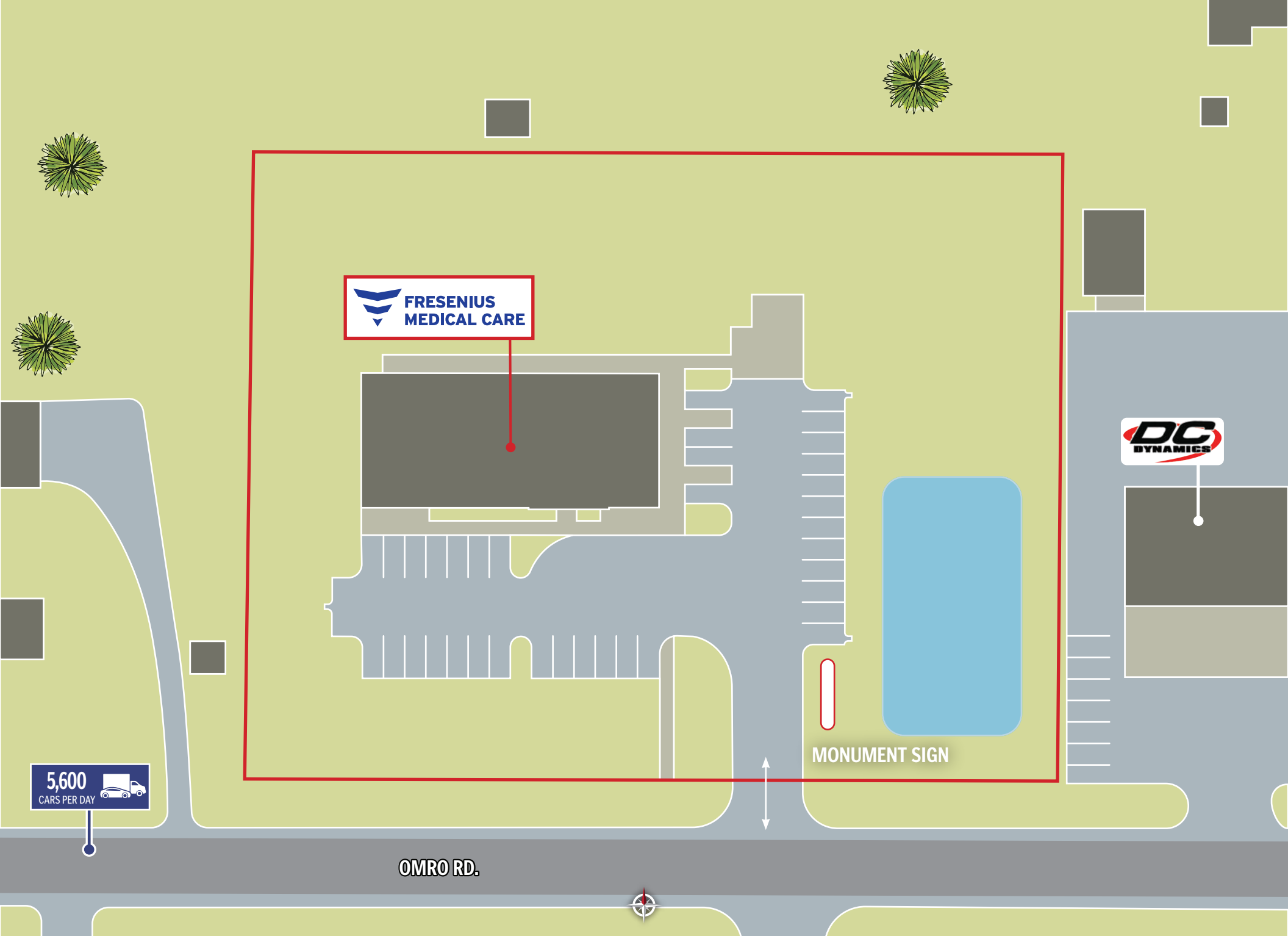
OAKWOOD CIR.

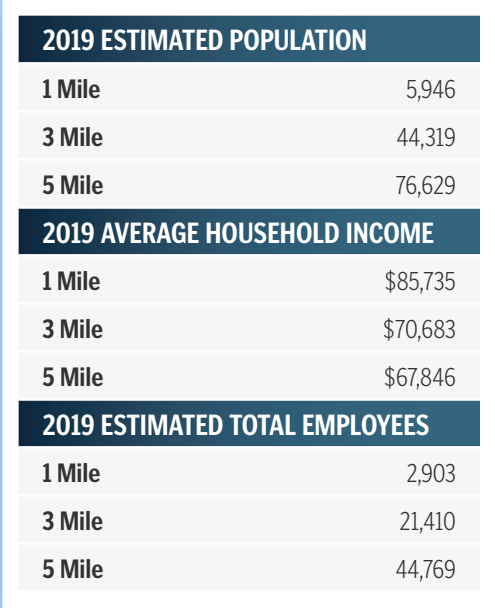
 **FRESENIUS
MEDICAL CARE**

WESTTOWNE CENTER
Associated Bank
MENARDS
festival
foods











Oshkosh, Wisconsin

The City is a political subdivision of the State incorporated in 1853, is the County seat of Winnebago County, and is located on the western shore of Lake Winnebago in the Fox River Valley 173 miles north of the City of Chicago, Illinois, and 275 miles east of the cities of Minneapolis and St. Paul, Minnesota. The corporate limits of the City encompass approximately 24.24 square miles. City has population of 66,083 in 2020.

The Oshkosh Transload Terminal, along the Wisconsin & Southern Railroad, in the Southwest Industrial Park is open for business. The city's central city district is in the midst of multiple redevelopment projects including residential, office, entertainment, and commercial. The Interstate 41 corridor continues to grow with multiple redevelopments, infill development, and greenfield developments.

Principal Employers of the City are Oshkosh Corporation, Bemis, Silver Star Brands Inc. / Miles Kimball Co, Hoffmaster, A Solo Cup Company, Muza Metal Products, Lapham-Hickey Steel, Aurora Medical Center & Aurora Group, U S Bank, 4imprint, Ascension Health, Oshkosh Community YMCA, Miravida Living, Wal-Mart, Clarity Care and United Parcel Service.

Boating and fishing can be enjoyed at Lake Winnebago. The Bill Miller Park and Memorial Park are accessible from Oshkosh as well. Golfers can enjoy a round at the Far Vu Golf Course and the Utica Golf Course. Oshkosh and nearby Attractions are Utica Golf Course, Morgan House, Menominee Park, Paine Art Center and Gardens, Far Vu Golf & ClubSouthview Park.

The University of Wisconsin-Oshkosh is the local university. Others in the neighborhood include Moraine Park Technical College, Fox Valley Technical College and Saint Norbert College.

Major transportation arterials that run through the city are Interstate 41, U.S. Highway 45, State Highways 21,26,44, 76, and 91. Wisconsin and Southern Railroad and Canadian National Railroad. Two ports are within 100 miles, Green Bay at 50 miles and Milwaukee at 80 miles. Multiple commercial airports are located within 100 miles, including Appleton International Airport, Austin Straubel International Airport and General Mitchell International Airport.

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	5,946	44,319	76,629
2024 Projected Population	6,106	44,945	77,766
2010 Census Population	5,650	43,563	75,192
Projected Annual Growth 2019 to 2024	0.53%	0.28%	0.30%
Historical Annual Growth 2010 to 2019	0.69%	0.21%	0.22%
2019 Estimated Households	2,597	17,778	30,701
2024 Projected Households	2,682	18,096	31,286
2010 Census Households	2,414	17,204	29,632
Projected Annual Growth 2019 to 2024	0.65%	0.36%	0.38%
Historical Annual Growth 2010 to 2019	0.94%	0.38%	0.40%
2019 Estimated White	93.76%	91.73%	89.73%
2019 Estimated Black or African American	0.37%	1.69%	3.33%
2019 Estimated Asian or Pacific Islander	4.42%	4.05%	4.09%
2019 Estimated American Indian or Native Alaskan	0.20%	0.49%	0.70%
2019 Estimated Other Races	0.27%	0.90%	0.82%
2019 Estimated Hispanic	1.55%	3.07%	3.15%
2019 Estimated Average Household Income	\$85,735	\$70,683	\$67,846
2019 Estimated Median Household Income	\$66,533	\$52,831	\$51,767
2019 Estimated Per Capita Income	\$36,796	\$28,663	\$27,356
2019 Estimated Total Businesses	151	1,374	2,813
2019 Estimated Total Employees	2,903	21,410	44,769



RENT ROLL

Lease Term						Rental Rates					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Fresenius Medical Care	7,243	11/15/2019	11/30/2034	Current	-	\$13,929	\$1.92	\$167,147	\$23.08	NN	3 (5-Year)
(Corporate Guaranty)				12/1/2020	1.70%	\$14,166	\$1.96	\$169,989	\$23.47		
				12/1/2021	1.70%	\$14,407	\$1.99	\$172,878	\$23.87		
1.70% Annual Increases Thereafter Throughout Initial Term and Options											

FINANCIAL INFORMATION

Price	\$3,067,000
Net Operating Income*	\$167,147
Cap Rate	5.45%
Blended Term Cap Rate	6.15%
Lease Type	NN

*Note: NOI is estimated and could be subject to slight changes on final reconciliation with FMC

PROPERTY SPECIFICATIONS

Year Built	2020
Rentable Area	7,243 SF
Land Area	2.11 Acres
Address	2678 Omro Road Oshkosh, WI 54904



For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.



BRAND PROFILE

Fresenius Kidney Care freseniuskidneycare.com

Fresenius Medical Care is the world's largest provider of products and services for individuals with renal diseases of which around 3.4 million patients worldwide regularly undergo dialysis treatment. Through its network of 3,971 dialysis clinics, Fresenius Medical Care provides dialysis treatments for 336,716 patients around the globe. Fresenius Medical Care is also the leading provider of dialysis products such as dialysis machines or dialyzers. Along with its core business, the company provides related medical services in the field of Care Coordination. Fresenius Medical Care is listed on the Frankfurt Stock Exchange (FME) and on the New York Stock Exchange (FMS).



COMPANY TYPE

Public (NYSE: FMS)

2019 EMPLOYEES

1,18,308

2019 REVENUE

\$16.55 B

2019 NET INCOME

\$1.20 B

2019 ASSETS

\$32.93 B

2019 EQUITY

\$11.96 B

CREDIT RATING

S&P: BBB



NATIONAL NET LEASE GROUP

SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.

275+

**RETAIL
PROFESSIONALS**

25+

OFFICES

#1

**LARGEST REAL ESTATE
SERVICES FIRM**
in North America
exclusively dedicated to retail

2100+

**RETAIL
TRANSACTIONS**
in 2019
company wide

485

**PROPERTIES
SOLD**
in 2019
NNLG

\$1.5B

**TRANSACTION
VALUE**
in 2019
NNLG

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*Statistics are for 2019

ACTUAL SITE

SRSRE.COM/NNLG