

Fresenius

MEDICAL CARE

2125 ADAMS GROVE
COLUMBIA, SOUTH CAROLINA 29203

Across the Street from Prisma Health
Richland Hospital - 649 Bed Facility ✓

Long History at Location ✓
Fresenius has Operated at Site
for 21+ Years

Dense Infil Market ✓
380,000+ Pop. with a \$70,000+
Avg House Hold Income
in a 10 Mile Radius





Exclusively Listed by:

Marcus & Millichap
THE DELTONDO GROUP

Lead Brokers:

PETER DELTONDO

Managing Member
pdeltondo@mmreis.com
(949) 419-3267
License: CA 01797033

MICHAEL WESTER

Associate Director
mwester@mmreis.com
(949) 419-3213
License: CA 02006462

ANDRE THOMPSON

Associate
athompson2@mmreis.com
(949) 419-3217
License: CA 02086459

BROOKS BENNETT

Associate
bbennett@mmreis.com
(949) 419-3243
License: CA 02079079

BRYCE DUNKS

Director of Operations
bdunks@mmreis.com
(949) 419-3225

BEN YELM

Broker of Record
License: 86628

19800 MacArthur Boulevard, Suite 150
Irvine, California 92612

www.deltondoadvisorygroup.com

INVESTMENT HIGHLIGHTS

- ✓ **Long Term Passive Income:** 9-years remaining on Lease with 2% Annual Increases with Two, 5 Year Options
- ✓ **Near Downtown & Major University:** Fresenius Medical Care is just 3 Miles from Downtown Colombia & 3.5 Miles from the University of South Carolina (34,000+ Students)
- ✓ **Long Term History at Site:** Fresenius Medical Care has Occupied this Location & Served this Region for 21+ Years

- ✓ **Excellent Location Across from Major Hospital:** Across the Street Resides Prisma Health Richland Hospital a 649 Bed Facility and Affiliate of the University of South Carolina
- ✓ **Strong Demographics in Region:** Within a 10 Mile Radius Population Exceeds 380,000 with an Average Household Income of \$65,000+
- ✓ **Substantial Built-In Customer Base:** Within a 10 Mile Radius there are 150,000+ Households with 40% of the Population being 40+ Years Old



INVESTMENT SUMMARY

ADDRESS: 2125 Adams Grove
Columbia, South Carolina 29203

PRICE: \$2,913,000

CAP: 6.50%

NOI: \$189,360

DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
POPULATION:	77,905	173,323	383,973
HOUSEHOLDS:	31,860	70,568	152,123
HH INCOME:	\$60,743	\$64,106	\$70,204



BIRDS EYE VIEW



PROPERTY DESCRIPTION

✓ PROPERTY ADDRESS: 2125 Adams Grove Columbia, South Carolina 29203	✓ LEASE TYPE: Double-Net
✓ BUILDING SIZE: 8,268 SF	✓ YEAR BUILT / Renovated: 1999
✓ LOT SIZE: 1.41 Acres	✓ FRONTAGE & ACCESS: Adams Grove Drive

TENANT SUMMARY

TENANT NAME:	Fresenius Kidney Care
OPERATOR:	Fresenius Medical Care Can Kidney Centers, LLC
GUARANTY:	Fresenius Medical Care Holdings, Inc.
TYPE OF OWNERSHIP:	Fee Simple
LEASE TYPE:	Double-Net
LEASE COMMENCEMENT:	January 4, 1999
LEASE EXPIRATION:	December 31, 2029
TERM REMAINING:	9 Years
INCREASES:	2% Annually
OPTIONS:	Two, 5 Year Options

ANNUALIZED OPERATING DATA

	CURRENT RENT	MONTHLY RENT	YEARLY RENT/ SQFT
Jan 4, 2009 - Dec 31, 2020 (Current)	\$189,360.00	\$15,780.00	\$22.90
Jan 1, 2021 - Dec 31, 2021	\$193,147.20	\$16,095.60	\$23.36
Jan 1, 2022 - Dec 31, 2022	\$197,010.14	\$16,417.51	\$23.83
Jan 1, 2023 - Dec 31, 2023	\$200,950.34	\$16,745.86	\$24.30
Jan 1, 2024 - Dec 31, 2024	\$204,969.35	\$17,080.78	\$24.79
Jan 1, 2025 - Dec 31, 2025	\$209,068.74	\$17,422.39	\$25.29
Jan 1, 2026 - Dec 31, 2026	\$213,250.11	\$17,770.84	\$25.79
Jan 1, 2027 - Dec 31, 2027	\$217,515.11	\$18,126.26	\$26.31
Jan 1, 2028 - Dec 31, 2028	\$221,865.41	\$18,488.78	\$26.83
Jan 1, 2029 - Dec 31, 2029	\$226,302.72	\$18,858.56	\$27.37



LEASE ABSTRACTION

Utilities:

Tenant shall pay all charges for electricity, gas, sanitary sewer, telephone, trash removal, water & other utility services.

Property Taxes:

Tenant shall pay all taxes, assessments and charges which may be assessed and levied upon premises inclusive of the land, building and all improvements.

Insurance:

Tenant shall maintain commercial general liability insurance with minimum limits of \$1,000,000, naming Landlord as an additional insured, but only with respect to the Tenant’s obligations

Tenant is Responsible:

Maintain & keep the interior and exterior of the premises in good repair, free of refuse & rubbish. Driveway cleaning, sweeping, trash removal and repair / replacement of parking lot lights and landscaping of premises. Responsible for and shall provide for regular maintenance, repair and replacement of the heating/air conditioning systems.

Landlord is Responsible:

Repairs to foundations, structure, load bearing walls, roof, gutters, downspouts, water mains, gas & sewer lines, sidewalks, private roadways, parking areas.



TENANT PROFILE

Not Actual Site



FRESENIUS MEDICAL CARE

Fresenius Medical Care (NYSE: FMS) is the world's leading provider of products and services for people with chronic kidney failure. Around 3.5 million patients worldwide with this disease regularly undergo dialysis treatment. Dialysis is a life-saving blood cleansing procedure that substitutes the function of the kidney in case of kidney failure.

Fresenius Medical Care cares for more than 347,000 patients in a global network of more than 4,000 dialysis clinics. At the same time, they operate 45 production sites in more than 20 countries, to provide dialysis products such as dialysis machines, dialyzers and related disposables.

Fresenius Medical Care aims to further consolidate its expertise and to use this competence as a basis for sustainable, profitable growth. We aim to continuously improve our patients' quality of life by offering them high-quality products as well as innovative technologies and treatment concepts.

Fresenius Medical Care's corporate headquarters is in Bad Homburg v. d. Höhe, Germany. The headquarters in North America is in Waltham, Massachusetts, the headquarters of Asia-Pacific is located in Hongkong and the headquarters of Latin America is in Rio de Janeiro.

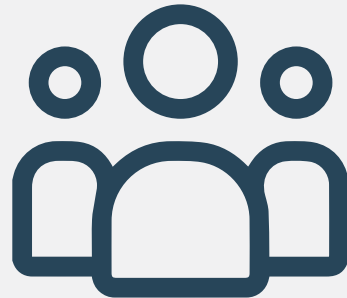
FRESENIUS MEDICAL CARE IN NUMBERS

- ✓ Offers Dialysis Products & Services in Around 150 Countries
- ✓ Performed Approximately 52 Million Dialysis Treatments in 2019
- ✓ Every 6-Seconds Provides a Dialysis Treatment Somewhere on the Globe
- ✓ One of Two Dialysis Machines Worldwide is Made By Fresenius
- ✓ Operate 45 productions Sites in More Than 20 Countries



±128,300
TOTAL EMPLOYEES

Change of +7% from 2018



TOTAL
EMPLOYEES **±345,096**
Change of +4% from 2018

FRESENIUS MEDICAL CARE SUMMARY

Tenant:	Fresenius Medical Care
Revenue 2019:	±\$19.41 Billion (49% of Fresenius Group Total Revenue)
Net Income 2019:	±\$1.53 Billion (73% of Fresenius Group Net Income)
Credit Rating (S&P'S):	BBB
Ticker Symbol (NYSE):	FMS
Number of Clinics:	3,994+
Number of Employees:	±128,300 (44% of Fresenius Group Total Employment)
Number of Dialysis Treatments (YR):	52+ Million
Number of Patients:	±345,096
USA Headquarters:	Waltham, MA
Website:	www.freseniusmedicalcare.us

FRESENIUS OPERATIONS





**FRESENIUS
MEDICAL CARE**

Fresenius Medical Care is the world’s largest provider of products and services for individuals with renal diseases of which around 3.2 million patients worldwide regularly undergo dialysis treatment. Through its global network of 4,000 dialysis clinics, Fresenius Medical Care provides dialysis treatments for 345,096 patients around the globe. Fresenius Medical Care is also the leading provider of dialysis products such as dialysis machines or dialyzers. Along with the core business, the company provides related medical services in the field of Care Coordination.

1

WALTHAM, U.S.
Regional Headquarters
North America

2

BAD HOMBERT, GER
Company Headquarters &
Regional Headquarters for
Europe, Middle East, Africa &
Latin America

3

HONG KONG, CN
Regional Headquarters
Asia-Pacific



FORBES AWARDS

- ✓ World’s Largest Public Companies, 2017-19
- ✓ Top Multinational Performers 2017
- ✓ World’s Best Employers 2017
- ✓ America’s Best Employers 2015
- ✓ World’s Most Innovative Companies 2013

Palmetto Health-USC
Plastic Surgery

Palmetto Health-USC
Pediatric Urology

Prisma Health
Heart Hospital

Palmetto Health-USC
Cardiology-Palmetto Heart

Prisma Health Children's
Hospital-Midlands

Palmetto Health-USC
Neurosurgery

**Prisma Health
Richland Hospital**

Carolina Pediatrics &
Adolescent Care

Palmetto Health-USC
Geriatrics-Senior Primary Care

Colonial Drive (7,500+ VPD)

Adams Grove



**FRESENIUS
MEDICAL CARE**





Univ. of South Carolina
3.5-Miles from Fresenius

Downtown Columbia
3-Miles from Fresenius



South Carolina Department
of Social Services

Alcohol Abuse &
Drug Treatment

Carolina Pediatrics
& Adolescent Care

Palmetto Health-USC
Geriatrics-Senior Primary
Care Practice

Colonial Drive (7,500+ VPD)

Adams Grove



FRESENIUS
MEDICAL CARE



DISTANCE FROM SUBJECT PROPERTY

75 - MILES Augusta, GA

94 - MILES Charlotte, NC

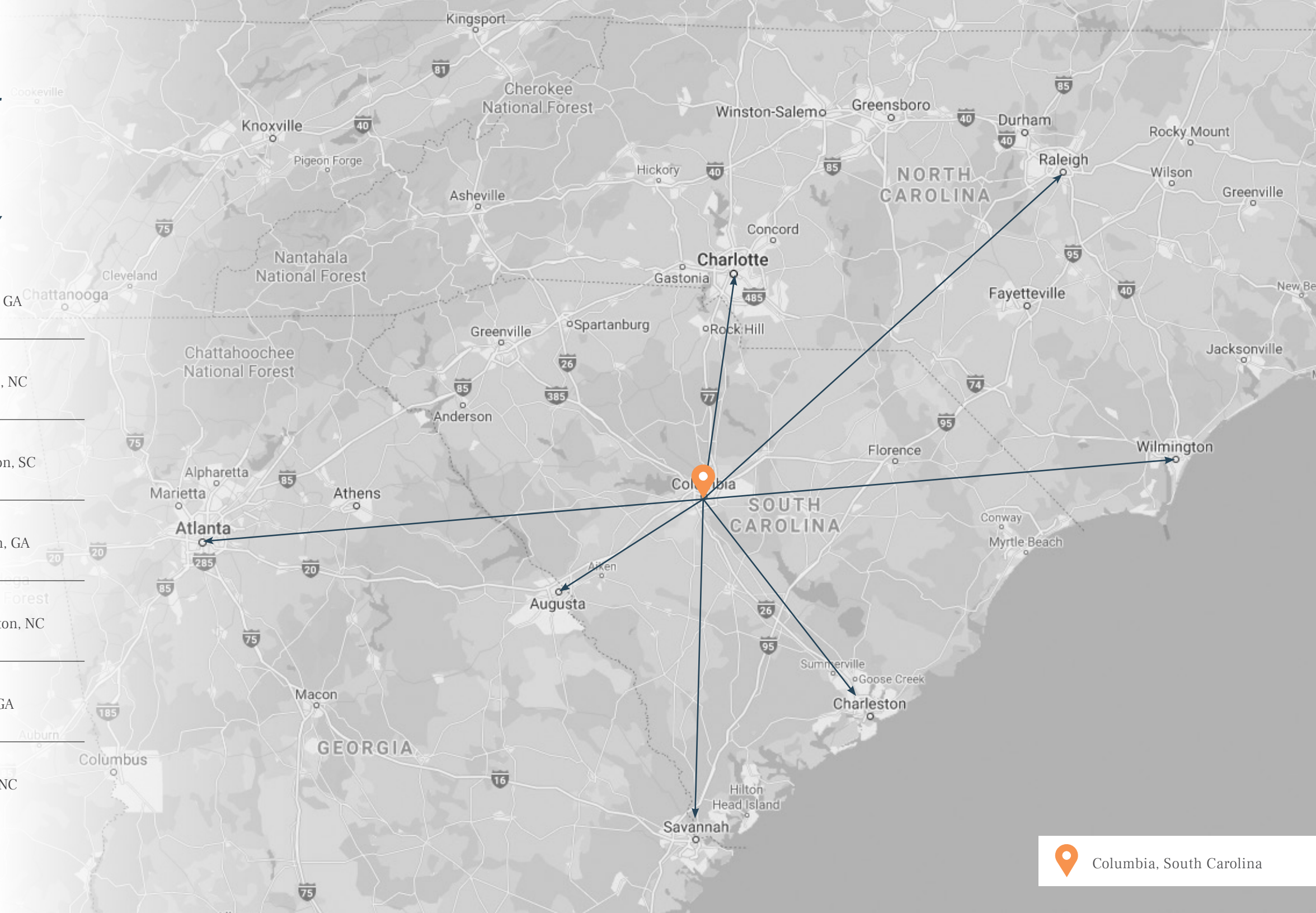
119 - MILES Charleston, SC

163 - MILES Savannah, GA

209 - MILES Wilmington, NC

215 - MILES Atlanta, GA

227 - MILES Raleigh, NC



Columbia, South Carolina

COLUMBIA, SC

The Columbia metro contains the state capitol and the University of South Carolina. As a result, the market has a growing and diverse economy with a strong base in government, education and insurance. The city of Columbia itself is the most populous city in South Carolina with 135,000 people. Overall, the metro’s 843,000 residents are spread among six counties in the central portion of the state: Richland, Calhoun, Lexington, Fairfield, Kershaw and Saluda.

ECONOMY

- ✓ Major employers in the healthcare, government and education sectors include Palmetto Health, Blue Cross Blue Shield and the University of South Carolina
- ✓ Fort Jackson, the U.S. Army’s largest and most active initial entry training installation, is located here
- ✓ Manufacturers with significant operations in the metro include Schneider Electric, International Paper, Michelin, Westinghouse Electric and Trane
- ✓ United Parcel Service’s Southeastern regional hub is at the Columbia Metropolitan Airport
- ✓ The financial and insurance sector is represented by Colonial Life & Accident Insurance Co., AgFirst Farm Credit Bank and Aflac

Downtown - Columbia, SC



DIVERSIFYING ECONOMY

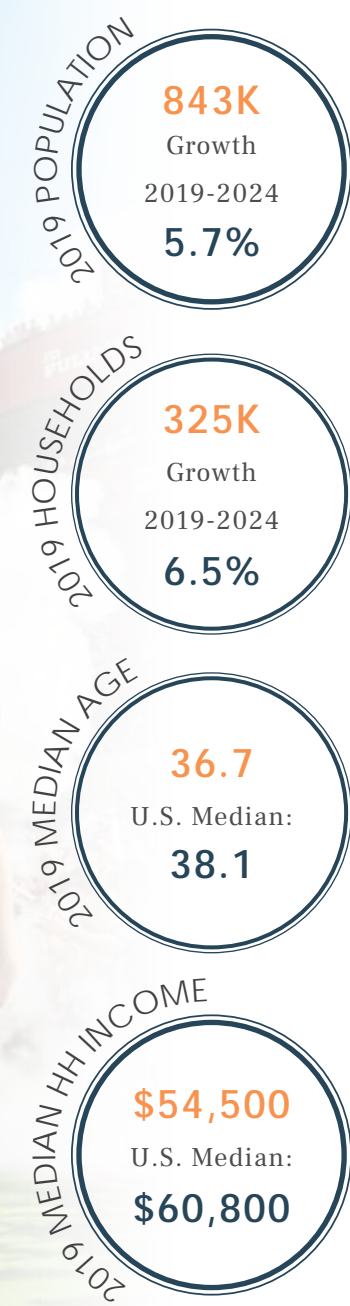
The local economy has diversified from military and manufacturing to include finance, logistics, advanced manufacturing, healthcare and insurance.

HIGHER EDUCATION

With over 34,000 resident students and a staff of 14,000 professionals, the University of South Carolina offers more than 350 programs of studies.

STATE CAPITAL

Roughly 10 percent of the employment base works for the state government, supporting various programs throughout South Carolina.



COLUMBIA, SC QUALITY OF LIFE

Columbia, South Carolina, is a traditionally Southern place with a modern twist. The abundance of oak, pecan and magnolia trees help the region retain rural flavor, while the downtown skyline is representative of the state capital’s role as a growing industrial hub.

Columbia’s population is small enough that traffic is relatively mild and the streets are rarely overcrowded, but large enough to support trendy shops, cafes, bars and other businesses that make urban life enjoyable.

Much of Columbia’s vibrancy is fed by the students who attend the University of South Carolina. On many of the borders of USC’s sprawling campus, it’s not always clear where the university ends and the rest of the metro area begins, as a number of Columbia’s businesses and neighborhoods are interposed with USC’s buildings and student housing. As a result, residents share a close bond with the student community, including a fierce pride in the Gamecocks football team.

RANKINGS

U.S. News analyzed 125 metro areas in the United States to find the best places to live based on quality of life and the job market in each metro area, as well as the value of living there and people’s desire to live there.

COLUMBIA, SOUTH CAROLINA IS RANKED:

- ✓ #67 in *Best Places to Live*
- ✓ #101 in *Best Places to Retire*
- ✓ #3 in *Best Places to Live in South Carolina*

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap THE DELTONDO GROUP

19800 MacArthur Boulevard, Suite 150
Irvine, California 92612

www.deltondoadvisorygroup.com

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Lead Brokers:

PETER DELTONDO

Managing Member
pdeltondo@mmreis.com
(949) 419-3267
License: CA 01797033

MICHAEL WESTER

Associate Director
mwester@mmreis.com
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COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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