

Fresenius

MEDICAL CARE

6020 ENTERPRISE PARKWAY
CLEVELAND (SOLON), OHIO 44139

Corporate Guaranty
Fresenius Medical Care
(NYSE: FMS) ✓

Cleveland MSA
Subject Property is Only 14-Miles
From Downtown Cleveland ✓

Strong Demographics
Average Household Income
\$110,000+ Within 3-Miles ✓





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

MICHAEL GLASS

Broker of Record
License: BRK.2007004898

19800 MacArthur Boulevard, Suite 150
Irvine, California 92612

www.deltondoadvisorygroup.com

INVESTMENT HIGHLIGHTS

✔ **Long Term Passive Income:** 6-years Remaining with 3% Annual Increases & Two, 5-Year Options to Extend

✔ **History at Location:** Fresenius Medical Care has been at this location since 2003 serving the Cleveland Suburb’s for over 17 Years | Fresenius Recently Remodeled the Interior in 2019

✔ **Strong Corporate Guaranty:** Providing Dialysis Treatments to More Than 345,000 Patients Worldwide, in 2019, Fresenius Generated Revenue of Around 20.71 Billion Dollars

✔ **Near Family Health Center Solon:** Providing Medical Care for Routine or Urgent Health Problems. Family Health Center is apart of the Cleveland Clinic Hospital Family, Cleveland’s largest Medical Provider

✔ **Excellent Access / Visibility:** Located near the Cross Roads of Enterprise Parkway & Aurora Road (14,000+ VPD)

✔ **Strategic Location:** Within a 10-Mile Radius the Population is 475,000+ | 42% of that population is 50+ years old

✔ **Cleveland MSA:** Located Just 14-Miles from Downtown Cleveland. With about 2.1 million residents, The Cleveland Metro is Approximately a Fifth of the Ohio Population

✔ **Nearby National Retailers Include:** Taco Bell, Longhorn Steakhouse, AMC Theaters, Marriott, Homewood Suites, Hampton Inn & Circle-K



INVESTMENT SUMMARY

ADDRESS: 6020 Enterprise Parkway
Cleveland (Solon), Ohio 44139

PRICE: \$2,077,000

CAP: 6.50%

NOI: \$135,035

DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
POPULATION:	34,743	107,280	477,413
HOUSEHOLDS:	13,902	43,719	197,577
HH INCOME:	\$110,828	\$98,712	\$93,927



BIRDS EYE VIEW



PROPERTY DESCRIPTION

✓ PROPERTY ADDRESS: 6020 Enterprise Parkway Cleveland (Solon), Ohio 44139	✓ LEASE TYPE: Double-Net
✓ BUILDING SIZE: 8,340 SF	✓ YEAR BUILT / RENOVATED: 1995 / 2019
✓ LOT SIZE: 1.50 Acres	✓ FRONTAGE & ACCESS: Enterprise Parkway & Aurora Rd

TENANT SUMMARY

TENANT NAME: Fresenius Medical Care

OPERATOR: Ohio Renal Care Group, LLC

GUARANTY: Renal Care Group, Inc.

TYPE OF OWNERSHIP: Fee Simple

LEASE TYPE: Double-Net

LEASE COMMENCEMENT: May 1, 2003

LEASE EXPIRATION: November 11, 2026

TERM REMAINING: 6 Years

INCREASES: 3% Annually

OPTIONS: Two, 5 Year Options

ANNUALIZED OPERATING DATA

	CURRENT RENT	MONTHLY RENT	YEARLY RENT/ SQFT
Dec 1, 2020 - Nov 30, 2021 (Current)	\$135,035.00	\$11,252.92	\$16.19
Dec 1, 2021 - Nov 30, 2022	\$139,086.05	\$11,590.50	\$16.68
Dec 1, 2022 - Nov 30, 2023	\$143,258.63	\$11,938.22	\$17.18
Dec 1, 2023 - Nov 30, 2024	\$147,556.39	\$12,296.37	\$17.69
Dec 1, 2024 - Nov 30, 2025	\$151,983.08	\$12,665.26	\$18.22
Dec 1, 2026 - Nov 30, 2026	\$156,542.57	\$13,045.21	\$18.77



LEASE ABSTRACTION

Insurance: Tenant shall maintain at its sole cost and expense:
Standard Commercial General Liability Insurance

Real Estate Taxes: Tenant shall pay to Landlord the Tax Payment and the Operating Expense Payment with respect to each Calendar Year in monthly installments for each month in which lease is in effect.

Tenant is Responsible: Interior of building including: Interior glass doors, all plumbing, electrical systems, fixtures and any mechanical, heating, air conditioning and ventilating or other utility systems installed by tenant. As well as cleaning or janitorial services for the premises.

Landlord is Responsible: Roof, exterior walls, support beams, exterior bearing walls, foundation, columns, exterior doors, exterior windows and lateral support to the building

Replace the HVAC or roof of the Premises, which cost shall be amortized over a period of ten (10) years at an interest rate factor of nine percent (9%) per annum.

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.

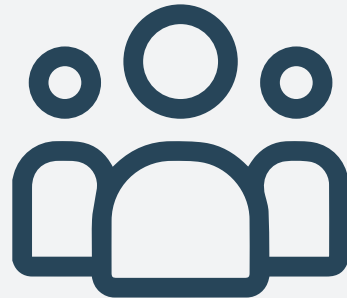
FRESENIUS MEDICAL CARE IN NUMBERS

- ✓ 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

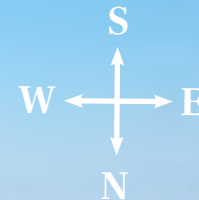
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HONG KONG, CN
Regional Headquarters
Asia-Pacific



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



Enterprise Parkway





Cleveland Clinic
Family Health Center Solon

Cochran Road (19,000+ VPD)

Cochran Road



Aurora Road (14,000+ VPD)



FRESENIUS
MEDICAL CARE

Enterprise Parkway



Aurora Road (14,000+ VPD)

Enterprise Parkway



FRESENIUS
MEDICAL CARE

DISTANCE FROM SUBJECT PROPERTY

14 - MILES Cleveland, OH

27 - MILES Akron, OH

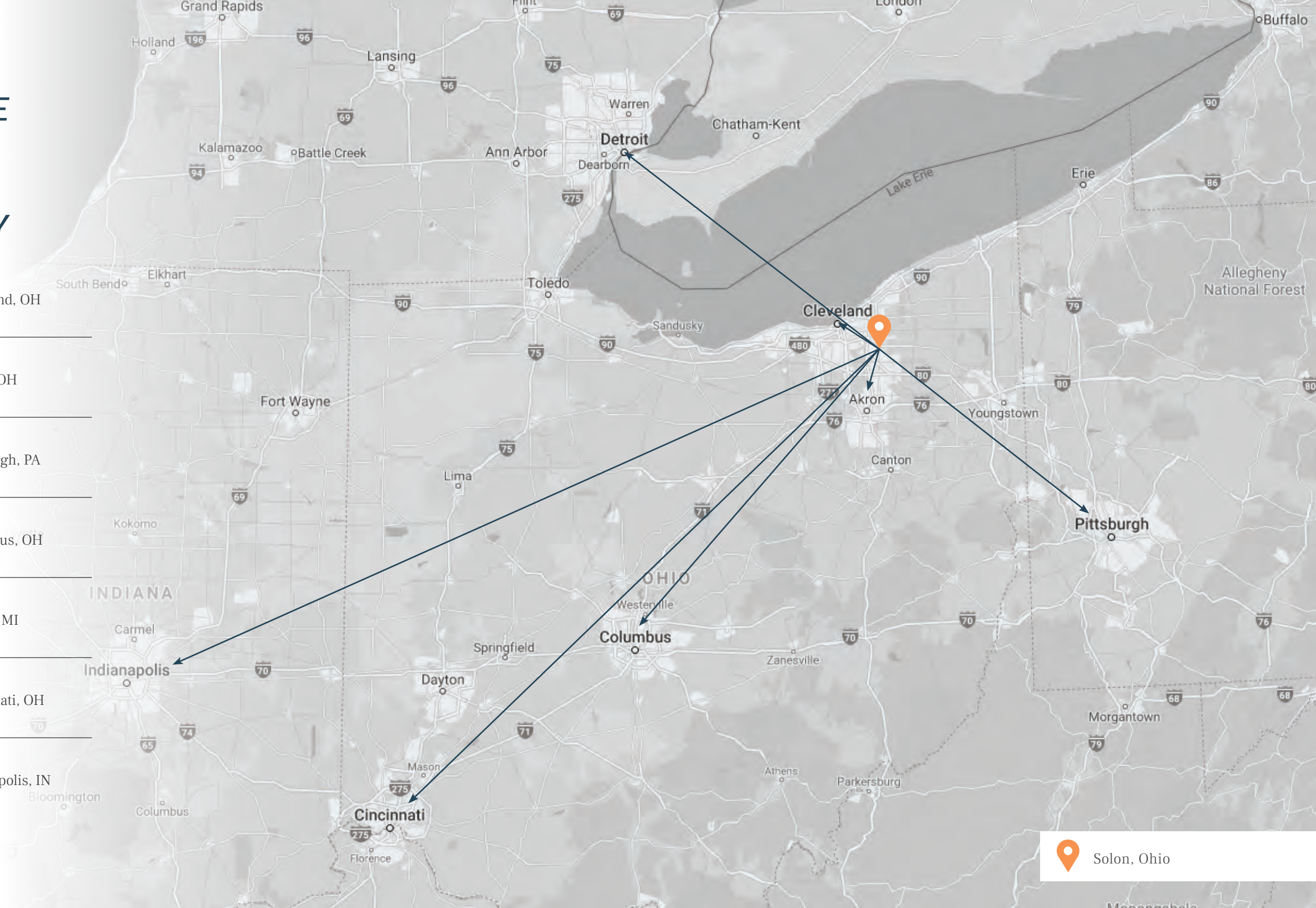
114 - MILES Pittsburgh, PA

145 - MILES Columbus, OH

180 - MILES Detroit, MI

252 - MILES Cincinnati, OH

319 - MILES Indianapolis, IN



Solon, Ohio

CLEVELAND MSA

The Cleveland metro is situated in the northeastern corner of Ohio, west of the Pennsylvania state border, and extends 100 miles along the Lake Erie shore and more than 40 miles inland. It is composed of Cuyahoga, Geauga, Lake, Lorain and Medina counties and contains nearly 2.1 million residents, approximately a fifth of the Ohio population. The eastern part of the region lies on the Appalachian Plateau, while the western portion sits upon the Lake Plain, hemming the area in to development. Economic growth and development are diversifying the region’s industries to include medical and technology as well as various corporate headquarters. Telecommunications are also a growing sector, attracting additional tech companies.

MAJOR AREA EMPLOYERS

- Progressive Corp.
- Cleveland Clinic
- University Hospitals
- Sherwin-Williams Co.
- MetroHealth System
- KeyCorp
- Case Western Reserve University
- Parker Hannifin Corp.
- Swagelok Co.
- Lincoln Electric.

Downtown - Cleveland, Ohio



EXCELLENT INFRASTRUCTURE

Cleveland’s transportation facilities strengthen its position as a leading center of business, generating access to other large metros nationwide.



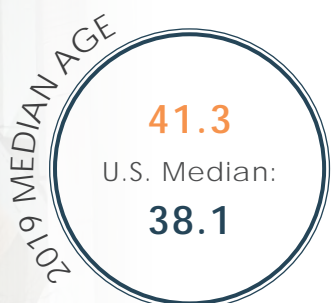
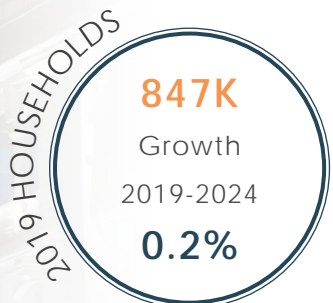
DIVERSIFYING ECONOMY

Education and health services is the largest employment sector; manufacturing also is prominent.



REVITALIZING DOWNTOWN

Cleveland’s downtown is experiencing a metropolitan rebirth as revitalized buildings attract new businesses, residents and visitors.



QUALITY OF LIFE

Cleveland’s downtown district continues to undergo economic revitalization as buildings such as the medical mart and convention center and major renovations reshape the city’s historical centers. Cultural opportunities include the Rock and Roll Hall of Fame and the Theater District in downtown Cleveland where Playhouse Square is located. The facility has four theaters that house Opera Cleveland and stage Broadway musicals. Cedar Point Amusement Park is a short drive away. Only one park in the world has more roller coasters than Cedar Point. Cleveland is home to several highly ranked institutions of higher learning, including Case Western Reserve University, Cleveland State University and John Carroll University in University Heights.

DEMOGRAPHICS

- ✓ The metro’s population and number of households has been contracting in recent years, a trend that will continue over the next five years.
- ✓ Relatively affordable home prices have produced a homeownership rate of 58 percent, slightly above the national rate of 57 percent.
- ✓ Roughly 30 percent of residents age 25 and older have received a bachelor’s degree; of those residents, 12 percent also have obtained a graduate or professional degree.

POPULATION BY AGE

6%	18%	6%	24%	28%	18%
0-4 Years	5-19 Years	20-24 Years	25-44 Years	45-64 Years	65+ Years

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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
(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

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BRYCE DUNKS

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

MICHAEL GLASS

Broker of Record
License: BRK.2007005898