



RECESSION PROOF HEALTHCARE FACILITY

FRESENIUS KIDNEY CARE LAPLACE

ESSENTIAL BUSINESS IN LAPLACE, LA



10% RENT INCREASES
EVERY FIVE YEARS



15-YR. NNN LEASE,
EXPIRING DECEMBER 2031



STATE OF THE ART CLINIC
BUILT IN 2016



 **704 BELLE TERRE BLVD
LAPLACE, LA**

\$4,896,965
5.70% CAP RATE



RENTABLE BLDG AREA
7,090 SF



LOT SIZE
1.0 ACRES



NEW CLINIC | BUILT
2016



NOI
\$279,127

LEASE SUMMARY

LEASE TYPE	NNN (Parking, Roof, HVAC subject to lessee reimbursement)
OWNERSHIP TYPE	Fee Simple
TENANT	Fresenius Kidney Care
LEASE TERM	15 years
REMAINING LEASE TERM	11 years
RENT COMMENCEMENT	December 15, 2016
RENT EXPIRATION	December 31, 2031
INCREASES	10% every five years
OPTIONS	Two, five-year options

RENT SUMMARY

TERM	ANNUAL	MONTHLY
DEC 15, 2016 - DEC 31, 2021	\$279,127.00	\$23,260.58
JAN 1, 2022 - DEC 31, 2026	\$307,039.70	\$25,586.64
JAN 1, 2027 - DEC 31, 2031	\$337,743.67	\$28,145.31





The Fresenius Kidney Care in LaPlace is a 2016 build-to-suit, state-of-the-art medical facility that is 100% leased to Fresenius via a 15-year lease term, with 11 years left on the lease. The lease is corporately guaranteed by Fresenius Medical Care Holdings, Inc. and includes scheduled rent increases of 10% every 5 years.

This location provides kidney dialysis services and consists of 7,090 square feet housing patient stations plus 1 private station located in a separate room. The clinic features an exceptional location, next door to South Lake Surgery Center on busy Belle Terre Blvd., which hosts over 16,000 CPD and allows for direct access to Route 10, which leads for 30 miles into New Orleans. East Jefferson Hospital is under 25 miles east of the facility, and provides 420 beds, while Tulane Medical Center is under 30 miles east and provides 235 beds.

Furthermore, the average household income within a 1-mile radius is about \$85,000 and stays above \$72,000 within a 1,3, and 5-mile radius.

SECURE INCOME STREAM

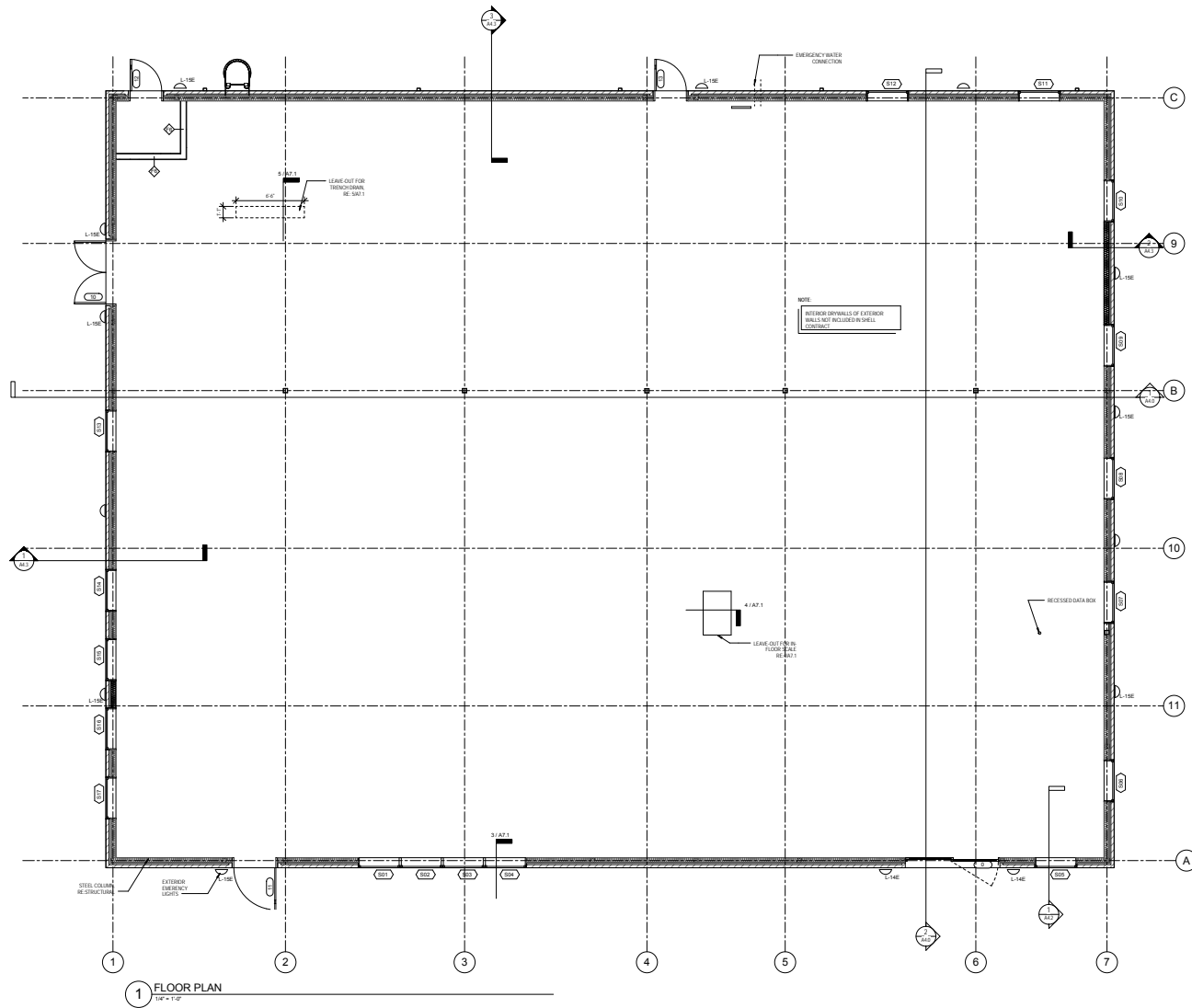
- **11 years remaining** on a 15-year lease term
- Scheduled **10% annual rent increases every five years plus two, 5-year options** provide attractive rent growth during the lease term
- **2016 Built-to-suit construction for Fresenius Medical Holdings, Inc.**, a state-of-the-art dialysis clinic

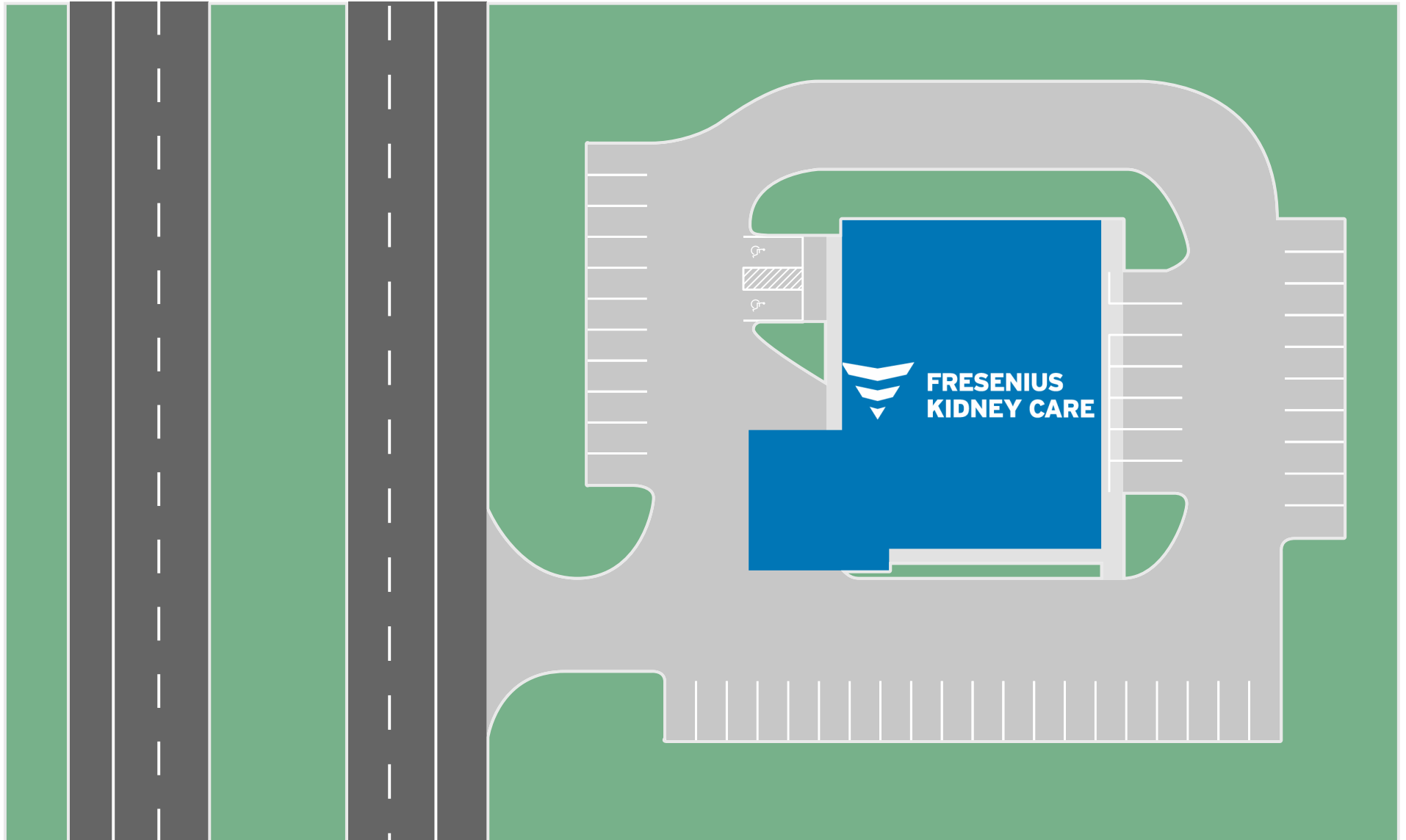
ESSENTIAL, RECESSION-RESISTANT TENANT

- Investment Grade Tenant - **Fresenius Kidney Care has an S&P investment grade rating of BBB-** and has a net worth of **\$10.533 Billion**
- Given the nature of the product, **Fresenius Kidney Care is a recession-resistant tenant that has been least affected by transition to e-commerce and the recent COVID-19 Pandemic**

PROXIMITY

- Superior location next door to South Lake Surgery Center
- **Excellent access and visibility on Belle Terre Blvd** and direct access to Route 10 and Route 55
- 25 miles east of East Jefferson Hospital (420 beds) and Tulane Medical Center (420 beds)
- **Just 30-miles west of New Orleans**
- **Exceptional demographics** with an average household income exceeding **\$72K** within a one, three & five-mile radius and at \$85K within a 1-mile radius







Underscoring its commitment to improve the lives of people with chronic kidney disease (CKD) and end stage renal disease (ESRD), Fresenius Medical Care North America (FMCNA) branded its kidney and dialysis services division as Fresenius Kidney Care (FKC) in 2015. Vascular services, pharmacy services, lab services, urgent care centers, physician practice solutions and dialysis devices and equipment are also offered by FMCNA.

Fresenius Kidney Care has the most top rated dialysis centers in America. Today, FKC is the worldwide leader in the treatment of renal disease and an innovative leader in kidney disease research with 50,000 employees serving over 190,000 patients in over 2,400 facilities nationwide.

Free educational support, nutritional counseling, social work services, home training programs and clinical care is offered through Fresenius Kidney Care to support emotional, medical, dietary and financial needs of patients. Non-dialysis options include Kidney transplant or supportive care without dialysis treatment. Fresenius Kidney Care centers are equipped with air-conditioned waiting rooms and treatment areas. Many centers also offer individual TVs with cable or satellite service, private areas, internet access, reclining treatment chairs, and beds for nocturnal dialysis.

More information is available at www.freseniuskidneycare.com



CLINICS
2,400

PATIENTS SERVED
190,000

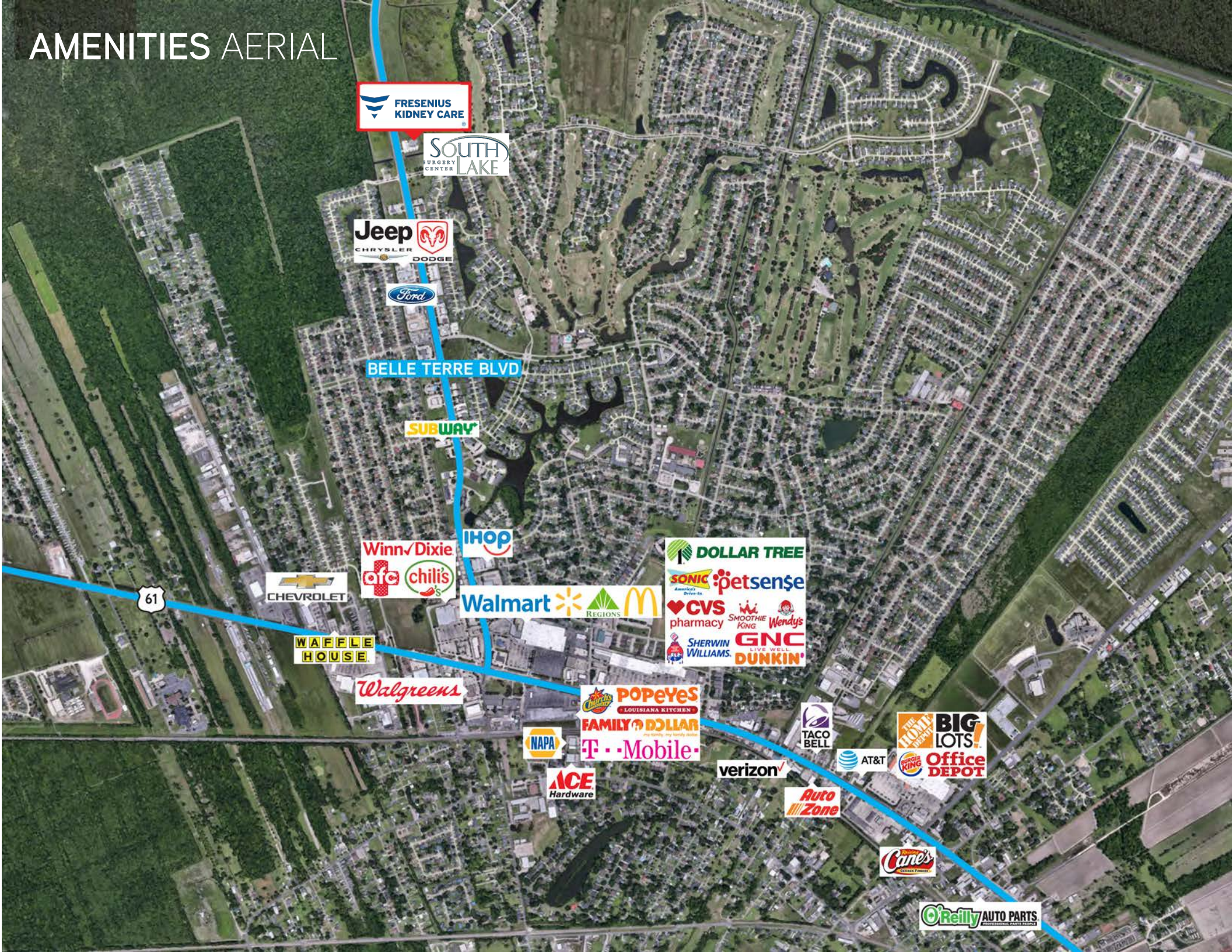
EMPLOYEES
150,000

LOCATION AERIAL



BELLE TERRE BLVD: 16,364 CPD

AMENITIES AERIAL



FRESENIUS
KIDNEY CARE

SOUTH
LAKE
SURGERY
CENTER

Jeep
CHRYSLER
DODGE

Ford

BELLE TERRE BLVD

SUBWAY

ihop

Winn-Dixie
chili's

CHEVROLET

61

WAFFLE
HOUSE

Walmart

REGIONS

McDonald's

DOLLAR TREE
SONIC
petsense

CVS
pharmacy
SMOOTHIE KING
Wendy's
SHERWIN WILLIAMS
GNC
DUNKIN'

Walgreens

NAPA

ACE
Hardware

POPEYES
LOUISIANA KITCHEN

FAMILY DOLLAR

T-Mobile

verizon

TACO BELL

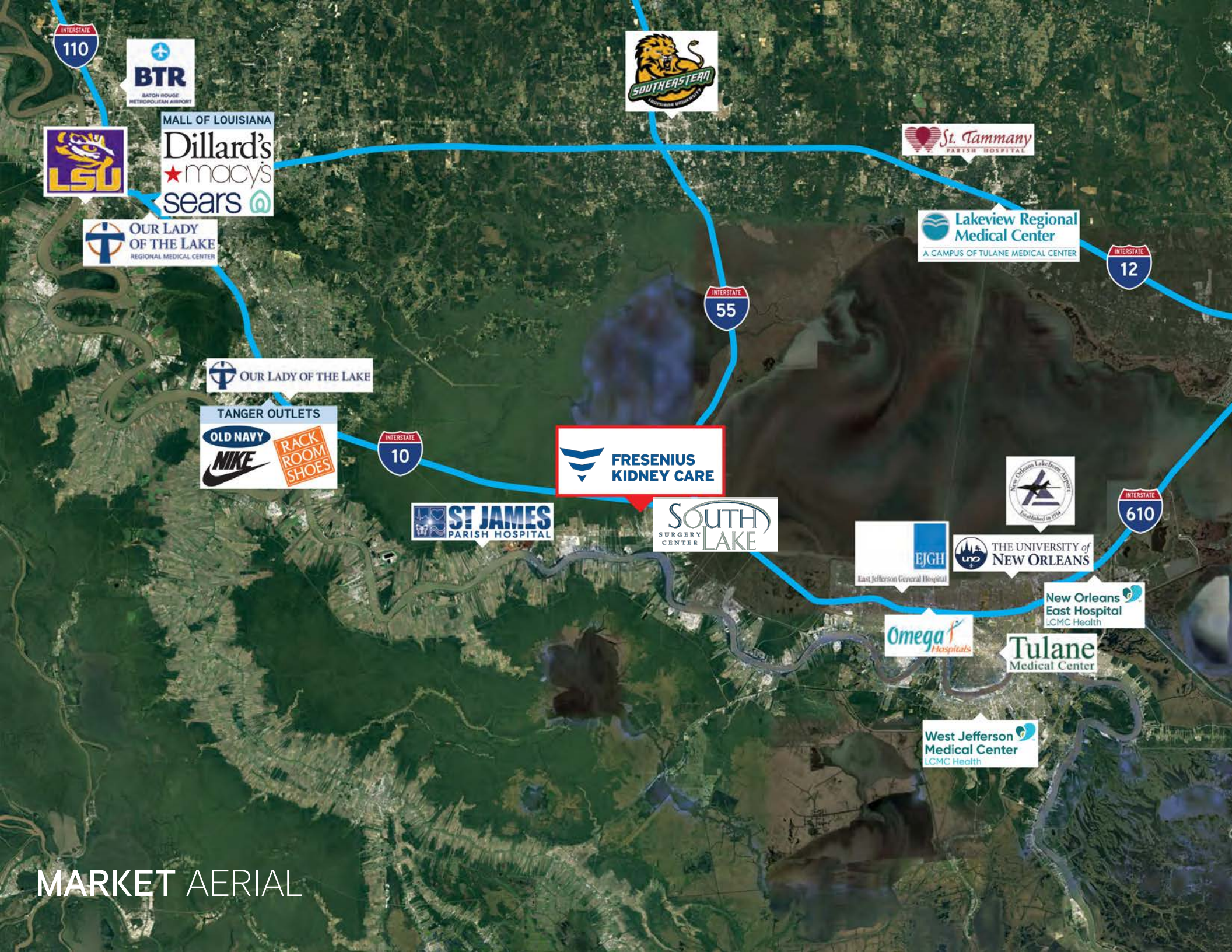
AT&T

THE HOME DEPOT
BIG LOTS
Office DEPOT

Auto Zone

Cane's

O'Reilly AUTO PARTS



MARKET AERIAL

OVERVIEW

LaPlace is a census-designated place in St. John the Baptist Parish, Louisiana. LaPlace is situated along the east bank of the Mississippi River, a community that is located 25 miles west of New Orleans and is part of the New Orleans metropolitan area.

The Port of South Louisiana is headquartered in LaPlace, and transportation assets for residents and distribution companies include Interstates 10 and 55 along with U.S. Route 51.

Students can attend high-ranking St. John the Baptist Parish Schools. The city's nickname is "Andouille Capital of the World" that refers to a variety of spicy sausage.

DEMOGRAPHICS

LaPlace is a census-designated place (CDP) in St. John the Baptist Parish, Louisiana. As of 2020, the estimated population of LaPlace stood at 29,324 residents, in an overall CPD in St. John the Baptist Parish population of 45,622. The populations of LaPlace and St. John the Baptist Parish are expected to decrease by 2.8% and 2.5%, respectively, by 2025.

The area maintains a median household income of \$48,129 which is expected to increase at an annual rate of .87% to \$62,306 by 2025, while the median age of 37.2 is expected to increase to 38.6.

According to Costar, LaPlace has 1.8 million SF of retail space. The overall vacancy stands at a relatively low 3.3% as of September. There are currently no projects under construction and one proposed project of 12,000 SF for near future construction.

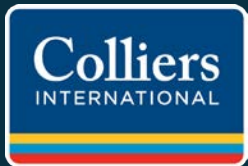
	1 MILE	3 MILES	5 MILES
2020	POPULATION		
	Total	7,687	30,134
	HOUSING UNITS		
	Total	2,934	11,440
	Occupied	91%	90.6%
	Vacant	9.0%	10.3%
	INCOME		
2025	Average Household Income	\$84,963	\$76,033
	AGE		
	Median Age	38.2	36.3

	1 MILE	3 MILES	5 MILES
2025	POPULATION		
	Total	7,447	29,286
	HOUSING UNITS		
	Total	2,992	11,664
	Occupied	86.8%	86.5%
	Vacant	13.2%	14.1%
	HOUSING UNITS		
2025	Average Household Income	\$92,742	\$82,740
	AGE		
	Median Age	39.5	37.7

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