

Fresenius

MEDICAL CARE

5320 WEST 12TH STREET
LITTLE ROCK, ARKANSAS 72204

Strategically Positioned in Market
Four Major Hospitals Within A
3-Mile Radius of Subject Property ✓

Significant Demographics
322,000+ Population & \$81,500+
in a 10 Mile Radius ✓

Excellent Access & Visibility
Four Blocks from Interstate 630 ✓
Over 112,000+ VPD





Exclusively Listed by:

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INVESTMENT HIGHLIGHTS

✓ **Long Term Passive Income:** Fresenius Medical Care has Occupied the Building for 8+ Years with 6 Years Remaining on the Current Lease and Three, 5 Year Options to Extend

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

✓ **Two Major Hospitals Within 1.5 Miles of Property:** UAMS Hospital (505 Beds / 9,700 Employees) and CHI St. Vincent Hospital (393 Beds / 3,000 Employees)

✓ **Excellent Access / Visibility:** Located on West 12th Street just Four Blocks from Interstate 630 which Oversees 112,000+ Vehicles Per Day

✓ **Near the University of Arkansas at Little Rock:** Fresenius is 1 Mile from the 350 Acre Campus which enrolls over 9,500+ students & 437 Full-time Faculty.

✓ **Substantial Built-In Customer Base:** Fresenius Medical Care is Surrounded by a Population of 322,000+ & 134,500+ Households in a 10 Mile Radius. With an Average Household Income of \$81,500



INVESTMENT SUMMARY

ADDRESS: 5320 West 12th Street
Little Rock, Arkansas 72204

PRICE: **\$2,408,000**

CAP: **6.50%**

NOI: **\$156,546**

DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
POPULATION:	73,090	148,085	322,164
HOUSEHOLDS:	31,496	64,100	134,781
HH INCOME:	\$75,200	\$70,239	\$81,500



BIRDS EYE VIEW



PROPERTY DESCRIPTION

- | | |
|--|---|
| ✓ PROPERTY ADDRESS:
5320 West 12th Street
Little Rock, Arkansas 72204 | ✓ LEASE TYPE:
Triple-Net |
| ✓ BUILDING SIZE:
7,121 SF | ✓ YEAR BUILT / Renovated:
1976 / 2011 |
| ✓ LOT SIZE:
41,818 SF | ✓ FRONTAGE & ACCESS:
West 12th Street |

TENANT SUMMARY

TENANT NAME: Fresenius Medical Care

OPERATOR: Bio-Medical Applications of
Arkansas, Inc.

GUARANTY: Fresenius Medical Care
Holdings, INC.

TYPE OF OWNERSHIP: Fee Simple

LEASE TYPE: Triple-Net

LEASE COMMENCEMENT: June 23, 2012

LEASE EXPIRATION: June 30, 2027

TERM REMAINING: 6 Years

INCREASES: 10% Every 5 Years

OPTIONS: Three, 5 Year Options

ANNUALIZED OPERATING DATA

	CURRENT RENT	MONTHLY RENT
Jun 23, 2012 - Jun 30, 2017	\$142,315	\$11,859.58
Jul 1, 2017 - Jun 30, 2022 (Current)	\$156,546	\$13,045.50
Jul 1, 2022 - Jun 30, 2027	\$172,201	\$14,350.08
Jul 1, 2027 - Jun 30, 2032 (Option 1)	\$189,421	\$15,785.08
Jul 1, 2032 - Jun 30, 2037 (Option 2)	\$208,363	\$17,363.58
Jul 1, 2037 - Jun 30, 2042 (Option 3)	\$229,199	\$19,099.92



LEASE ABSTRACTION

Utilities:

Tenant shall pay for all charges of gas, water, sewer, electrical, telephone and other utility services supplied to the Premises during the lease term.

Property Taxes:

Tenant shall pay before due all tax expenses assessed against the property

Insurance:

Tenant covenants and agrees to keep in full force and effect general liability or public liability insurance with limits not less than \$2,000,000 combined single limit.

Tenant Obligations:

Tenant shall at its sole cost & expense keep and maintain the non-structural portions of the interior of the premises, including all Tenant alterations

Landlord Obligations:

Landlord shall maintain & make all necessary repairs and/or replacements to the exterior and structural portions of the property including: foundations, structure, load bearing walls, exterior walls, roof & roof supports, columns, retaining walls, gutters, downspouts, flashing, footings.

Tenant shall reimburse Landlord for cost and expenses of: parking areas, curbing, sidewalks, directional markets, ice & snow removal, water mains, gas & sewer lines, private road ways, landscape, loading docs, and provisional repair of adequate lighting.

HVAC: Landlord shall be responsible for repairs if such repairs exceed the cost of \$1,500 or more.



TENANT PROFILE



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

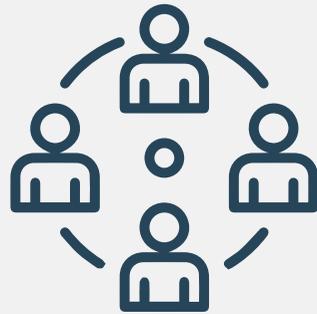
- ✓ Offers Dialysis Products & Services in Around 150 Countries

- ✓ 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

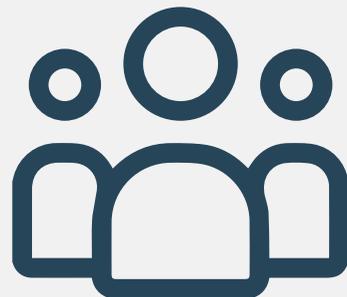
- ✓ Operate 45 productions Sites in More Than 20 Countries



±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



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



**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.



- 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



Park Plaza Mall
562,432 SF Shopping Mall

 **CHI St. Vincent**
CHI St. Vincent Hospital
393 Beds / 3,000 Employees



U.S. 630 (112,000+ VPD)



West 12th Street (14,000+ VPD)



 **FRESENIUS
MEDICAL CARE**



War Memorial Stadium

54,120 Capacity

Little Rock Zoo
33 Acres / 725 Animals

UAMS
University of Arkansas for Medical Sciences

UAMS Hospital
505 Beds / 9,700 Employees

Downtown Little Rock
4 Miles from Fresenius

**Hillary Rodham Clinton
Children's Library & Learning Center**

U.S. 630 (112,000+ VPD)



**FRESENIUS
MEDICAL CARE**

West 12th Street (14,000+ VPD)



DISTANCE FROM SUBJECT PROPERTY

138 - MILES Memphis, TN

145 - MILES Texarkana, TX

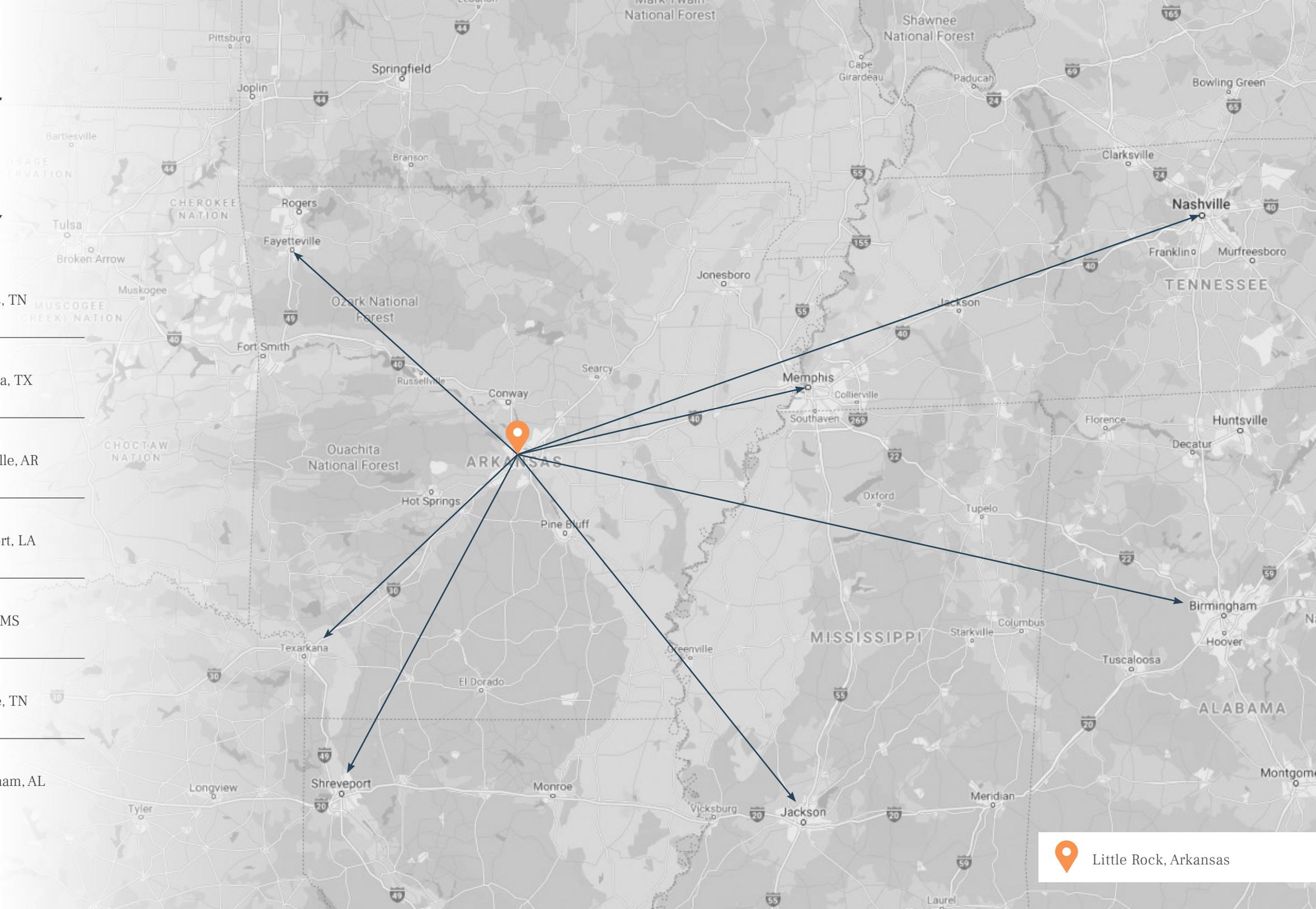
192 - MILES Fayetteville, AR

213 - MILES Shreveport, LA

262 - MILES Jackson, MS

349 - MILES Nashville, TN

373 - MILES Birmingham, AL



 Little Rock, Arkansas

LITTLE ROCK OVERVIEW

Little Rock is situated in central Arkansas and is the state's capital city and cultural and economic center. The region is known as a hub for government jobs, yet it also boasts a sizable medical services sector. The metro is composed of six counties and its population is expected to swell by 41,000 people in the next five years, with Pulaski and Faulkner counties being epicenters of the growth. Cultural amenities in the region include the Arkansas Symphony Orchestra, Arkansas Arts Center and the Arkansas Repertory Theatre.

MAJOR AREA EMPLOYERS

University of Arkansas for Medical Sciences

Baptist Health

Little Rock Air Force Base

Arkansas Children's Hospital

Central Arkansas Veterans Healthcare System

Little Rock School District

CHI St. Vincent

Pulaski County Special School District

AT&T

Arkansas Blue Cross Blue Shield

Downtown - Little Rock, Arkansas



DIVERSE ECONOMY

The local employment base is diversifying. Fifteen employers maintain payrolls that exceed 1,000 people.



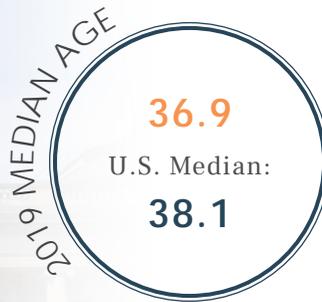
CULTURAL CENTER

Little Rock is a cultural and performing arts hub, housing the Arkansas Arts Center, the Arkansas Repertory Theatre and the Symphony Orchestra.



HIGHER EDUCATION

The University of Arkansas-Little Rock and the University of Central Arkansas in Conway support the metro's education sector, with a combined payroll of 3,600 employees and individual enrollments of around 20,700 students.



QUALITY OF LIFE

Little Rock is a great place to live for those who enjoy the outdoors. The region is an easy drive from Pinnacle Mountain State Park, Ouachita National Forest and the stunning Ozark Mountains. Hot Springs National Park is only an hour away. Residents can also take advantage of golf courses and trails found within the city limits.

The downtown and midtown areas feature a variety of local restaurants and breweries. The metro area also enjoys a great live music scene, which ranges from bars and nightclubs to the Arkansas Symphony Orchestra. The local Arkansas Arts Center hosts theater performances, and the region also contains a handful of art galleries. There are also local stores and boutiques for shopping. More family-oriented entertainment can be found at neighborhood pools, the year-round ice rink at Arkansas Skatium and the Little Rock Zoo.

ECONOMY

- ✓ Government jobs are widespread in the metro, totaling more than 75,000. State and local positions are most prevalent. The region is also host to Little Rock Air Force Base.
- ✓ Skippy Foods manufactures all the world's Skippy Peanut Butter at its Little Rock Port facility. The port is home to 50 existing manufacturers.
- ✓ The metro is home to a number of national and multi-national headquarters including Dillard's, the William J. Clinton Foundation, the American Taekwondo Association and bike manufacturer Orbea.
- ✓ The University of Arkansas for Medical Sciences leads the metro's medical field. Baptist Health and Arkansas Children's Hospital represent additional healthcare employers.

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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.

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