



FRESENIUS MEDICAL CARE

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Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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FRESENIUS KIDNEY CARE

- Early Lease renewal with 9 years remaining.
- This location is open six days a week 17 hours a day from 4:00 a.m. till 10:00 p.m., long hours indicate high demand for this location.
- Lease guaranteed by Fresenius Medical Care Center Holdings, Inc. with over 2,400 locations.
- Recession Proof Tenant.
- High traffic counts in front of the property averaging 41,300 vehicles daily.
- Chicago is the third largest city in the U.S.
- Strong demographics with a population of 325,138 within a 5 mile radius.

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INVESTMENT SUMMARY

PRICE	\$4,907,000*
CAP	6.12%*
NOI	\$283,117.03
PRICE/SF:	\$387.91
RENT/SF	\$22.38

RENT ADJUSTMENTS

YEARS 14-15:	\$283,117.03
YEARS 16-22:	\$300,437.50*

LEASE INFORMATION

LEASE TYPE	NN
LEASE TERM REMAINING	9 Years
RENEWAL OPTIONS	One 5-year @ \$330,481.25
RENT COMMENCEMENT	2/1/2008
LEASE EXPIRATION	2/28/2030



LEASE NOTES:

Fresenius has operated at this location for over 12 years. Fresenius renewed early extending Lease term through 2/28/2030.

*Price and Cap Rate based off 3/1/2023 rent increase, seller will provide buyer a rent credit at closing.

Net, Net. Landlord is responsible for Repair and Replacement of Roof and Structure. Landlord maintain and make all necessary re-placements and including parking area, curbing, sidewalks and directional markets, ice and snow removal, water mains, gas and sewer lines, private roadways, landscape, loading docks, lighting, which will be reimbursed by tenant.

PROPERTY INFORMATION

ADDRESS	9200 S. Chicago Ave, Chicago IL 60617
BUILDING SIZE	12,650 SQ FT.
LOT SIZE	37,131 SQ FT.
COUNTY	Cook
YEAR BUILT/ RENOVATED	1925/1999

DEMOGRAPHIC INFORMATION

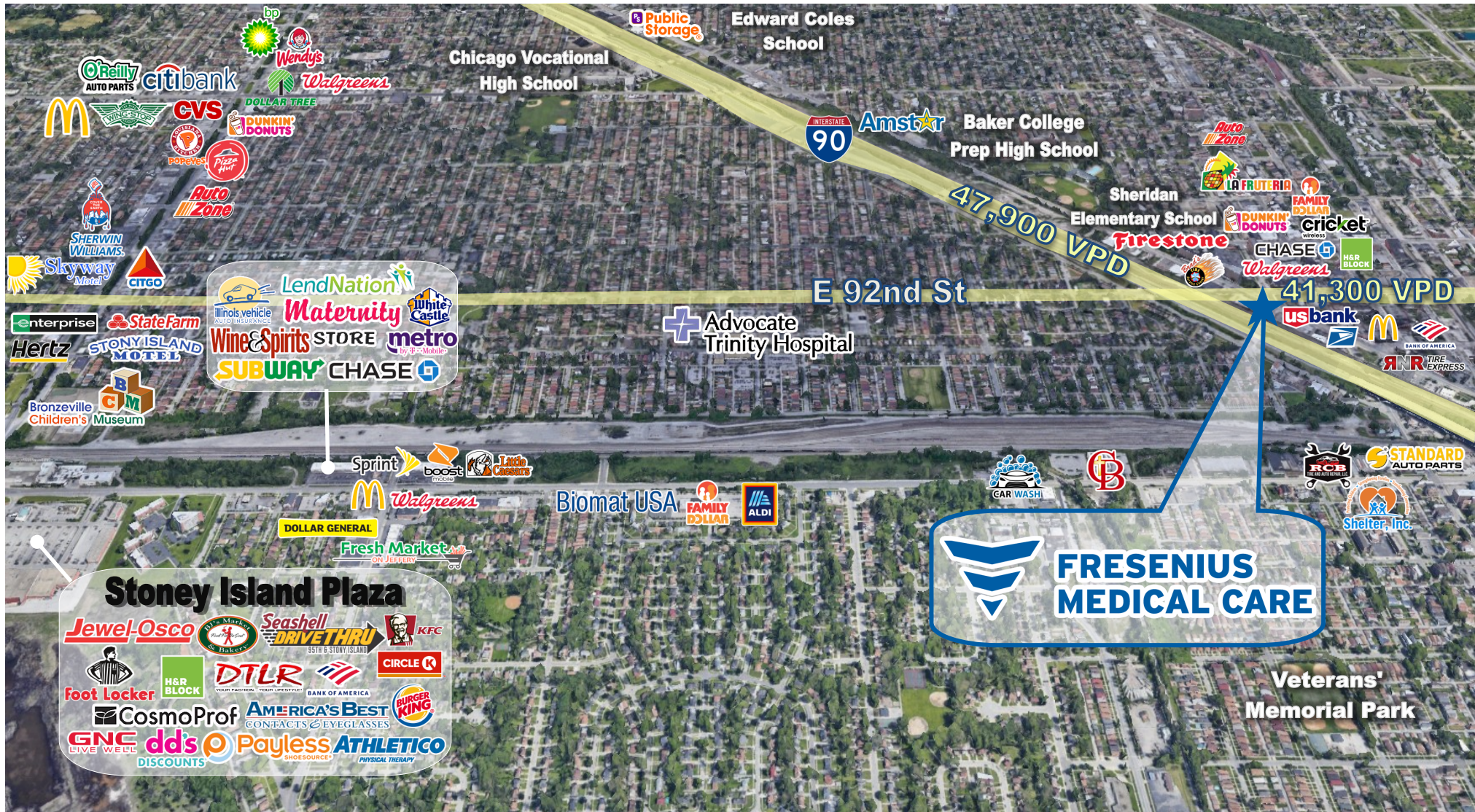
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2020 POPULATION	24,876	146,415	325,138
2025 POPULATION	24,422	143,757	319,792
2020 MEDIAN HOUSEHOLD INCOME	\$36,634	\$37,089	\$38,105
2020 AVERAGE HOUSEHOLD INCOME	\$53,057	\$52,846	\$56,237

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2020 and 2025.

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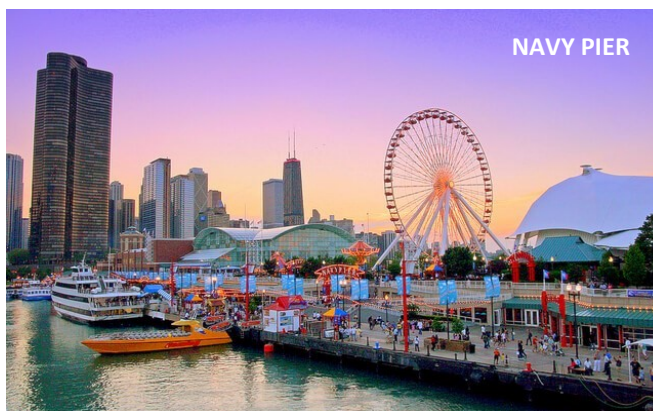
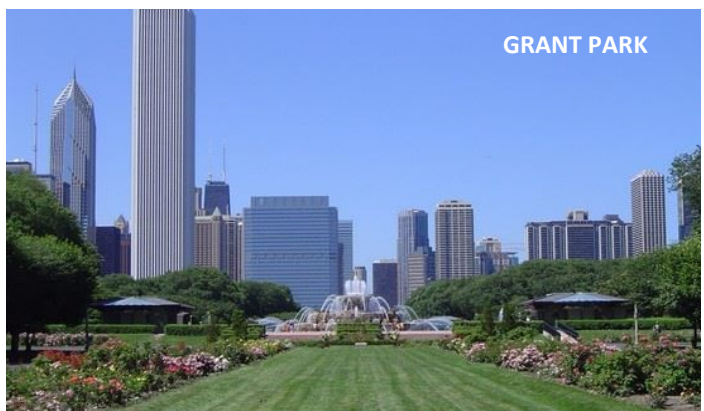


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This Fresenius Medical Care property is located off of Interstate 80 and south Exchange Avenue in Chicago, Illinois. Retailers in the immediate area include: Walgreens, CVS Pharmacy, McDonalds, Dollar Tree and much more. Chicago is set against the sweeping shore of Lake Michigan. You'll quickly appreciate this urban-meets-natural beauty when you arrive in the nation's third largest city. Located in the heart of the Midwest, Chicago boasts soaring skyscrapers, 77 colorful neighborhoods, 42 kilometers of lakefront with 26 beaches and 580 parks and green spaces. Equally impressive are the dining options—over 7,000 restaurants and more than 65 craft breweries—outstanding arts and culture, recreation along the waterfront, world-famous events. Chicago is an ever-growing city with a population of over 2.7 Million people with the average household income over \$53,000. The economy of Chicago employs over 1.35 Million people. The economy of Chicago specializes in Transportation and Warehousing, Professional, Scientific, Tech Services, and Management of Companies & Enterprises. Chicago's local economy is healthy and a multitude of retailers sales numbers continue to climb. Chicago has also been named the Top Metro area in the nation for corporate relocation and investment and is known as one of the top 10 cities to build wealth.

This city is known has a cosmopolitan playground and is bursting with things to do. Sightseeing options range from Chicago icons like Millennium Park's sculptures, fountains, gardens and event spaces to awe-inspiring architecture by Frank Lloyd Wright, Frank Gehry and Louis Sullivan. A popular site is the Skydeck at Willis Tower or the 360 Chicago Observation Deck on North Michigan Avenue, where the TILT experience leans you out 300 meters above Michigan Avenue. Or take in the beautiful cityscape with a stroll along the Chicago Riverwalk, where you can enjoy a waterside meal, sip a drink or set out on an architecture cruise on the Chicago River. Another great location to visit is downtown Chicago's #1 museum, which is the internationally esteemed Art Institute, one of the oldest and largest art museums in the United States and is visited by over 1.5 million guests each year. There is so much to see at the Art Institute that, if visitors really want to be able to take everything in, they may want to plan to visit more than one day. All around Chicago is known for being an international hub for finance, commerce, industry, technology, telecommunications and transportations. The city was the second most visited city in the United States and continues to grow in size and popularity.



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PROPERTY	Fresenius Medical Care
TENANT	Fresenius Medical Care Chicagoland LLC.
GUARANTOR	Fresenius Medical Care Holdings, Inc.
PARENT	Fresenius Medical Care North America Holdings Limited Partnership
REVENUES	\$7.9 Billion
NET WORTH	Private
S&P RATING	Not-Rated
WEBSITE	https://fmcna.com/



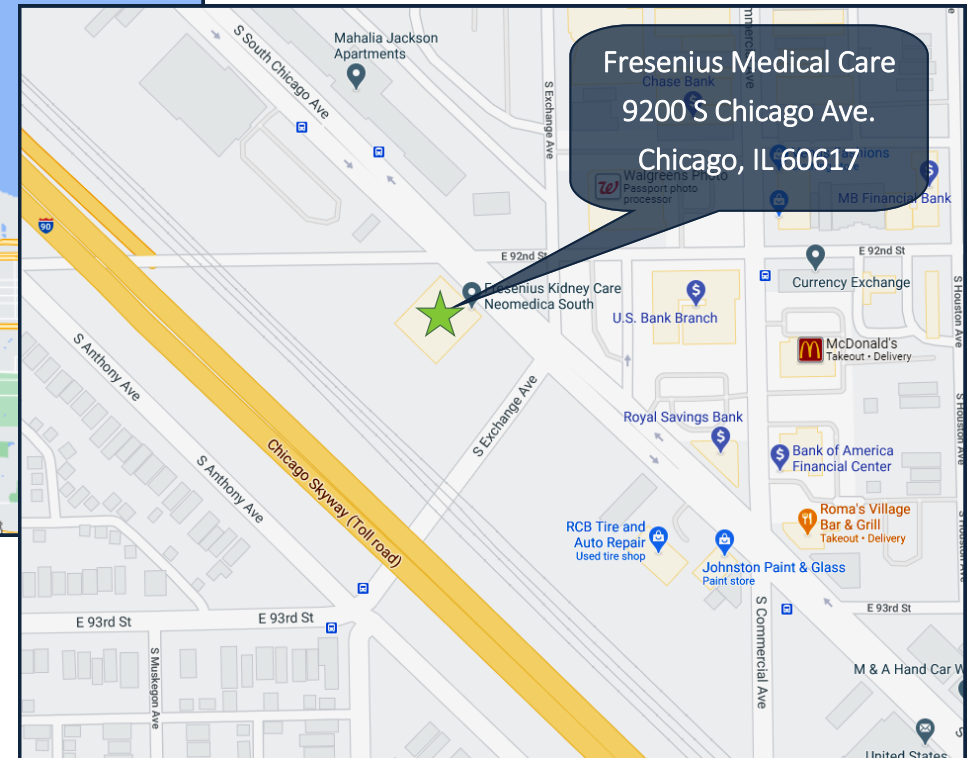
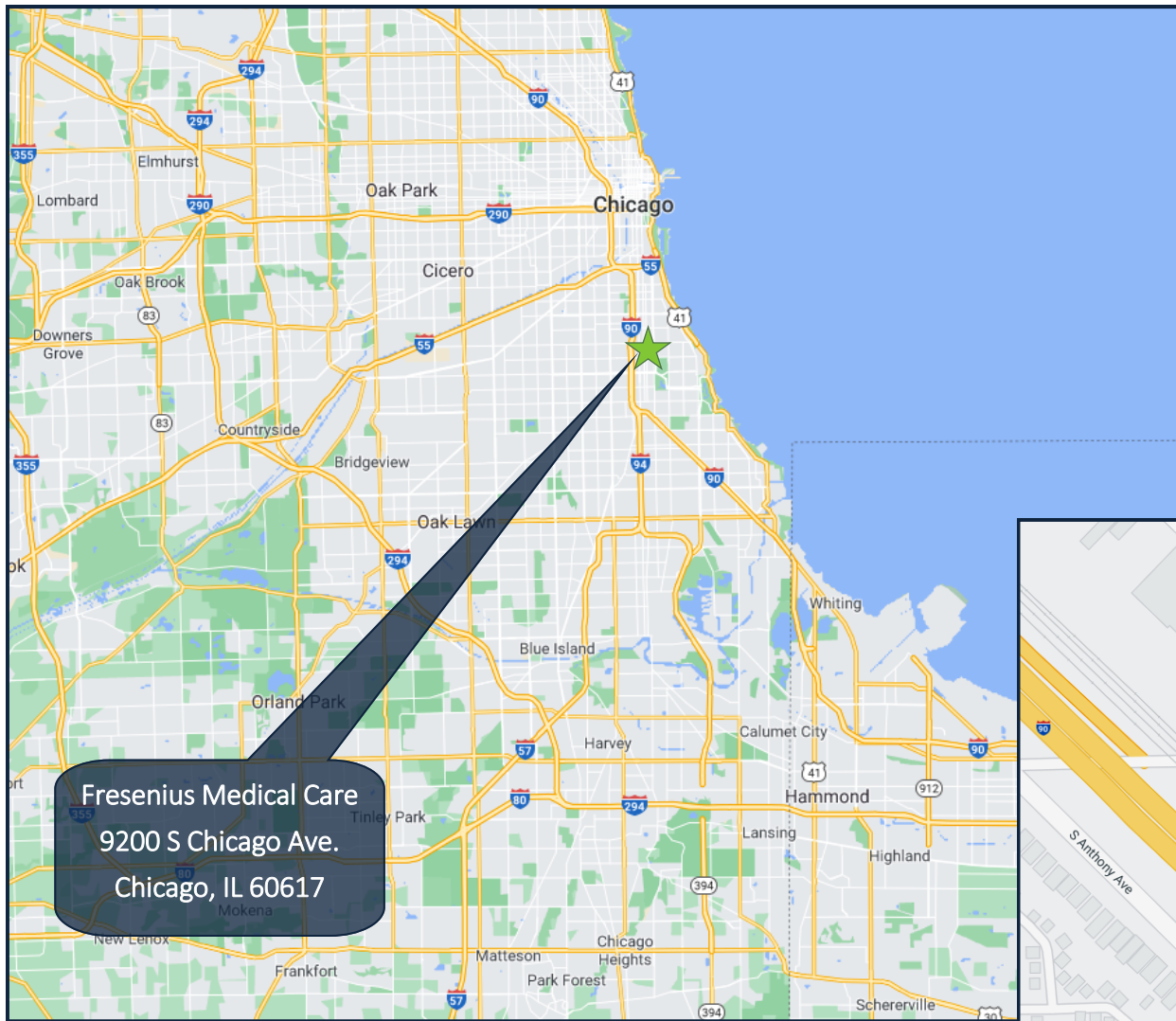
FRESENIUS KIDNEY CARE

Guarantor on the lease is Fresenius Medical Care Holdings, Inc. with over 2,400 facilities nationwide.

Fresenius Medical Care provides products and services to refresh renal disease patients and their kidneys. The company is one of the largest dialysis providers in the world. 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 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 education 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 transparent 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.



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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate, brokerage, and investment company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 800 net leased sales transactions totaling over \$2.1 billion
- Combined sales experience of over 60 years
- Specialized in NNN investment market for more than 20 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven
Advance Auto
Applebee's
Arby's
BJ's Wholesale
Bridgestone/Firestone
Buffalo Wild Wings
Burger King
Camping World
CVS Pharmacy

Dollar General
Family Dollar
Gander Mountain
Goodwill
Jack in the Box
Jiffy Lube
KinderCare Learning Center
Kohl's
McDonald's
National Tire & Battery

O'Reilly Auto Parts
Petco
Sherwin Williams
Starbucks
Taco Bell
Tires Plus
Tractor Supply
Trader Joe's
Valvoline
Walgreens



L to R: Emily Marsh; Larissa Jackson; Amanda Leathers; Keith Sturm, CCIM; & Deb Vannelli, CCIM