



FRESENIUS MEDICAL CARE SEVIERVILLE

1210 FOX MEADOWS BLVD, SEVIERVILLE, TN 37862

FINANCIAL ANALYSIS

FRESENIUS MEDICAL CARE

PROPERTY ADDRESS	1210 Fox Meadows Blvd, Sevierville, TN 37862
PRICE	\$2,890,000
CAP RATE	7.25%
PRICE/SF	\$300.42
YEAR BUILT*	2009
BUILDING SIZE*	9,620+/- SF
LOT SIZE*	4.20+/- Acres
TYPE OF OWNERSHIP	Fee Simple
BASE RENT	\$209,524

YEAR	BASE ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
11/1/2020 - 10/31/2025	\$209,524	\$17,460	\$21.78	7.25%
11/1/2025 - 10/31/2030 (Option 2)**	\$230,476	\$19,206	\$23.96	7.97%
11/1/2030 - 10/31/2035 (Option 3)**	\$253,524	\$21,127	\$26.35	8.77%

* Buyer to Verify During Due Diligence

** To Be Set at Fair Market Value Assumes the Max 10% Increase

TENANT SUMMARY

Tenant Trade Name	Fresenius Medical Care
Tenant	Bio-Medical Applications of Tennessee, Inc.
Guarantor	Fresenius Medical Care Holdings, Inc.
Lease Type	Double-Net (NN)
Roof and Structure	Landlord
Initial Lease Term	12 Years
Lease Commencement Date	11/1/2008
Lease Expiration Date	10/31/2025
Increases	Every 5 Years at Fair Market Value (Max 10%)
Renewal Options	2, 5-Year Options
Headquartered	Waltham, MA
Number of Locations	4,000+ Dialysis Clinics
Credit Rating	BBB/Stable
Stock Symbol	FMS
Board	NYSE
Web Site	www.fmcna.com



SUBJECT
PROPERTY

Gatlinburg
Pigeon
Forge Airport

LeConte
Medical Center

Sevier County
Health Dpt

LeConte Health
and Rehab Center

Smile Doctors

FOX MEADOWS BLVD

Knoxville TVA
Credit Union

DOLLAR GENERAL

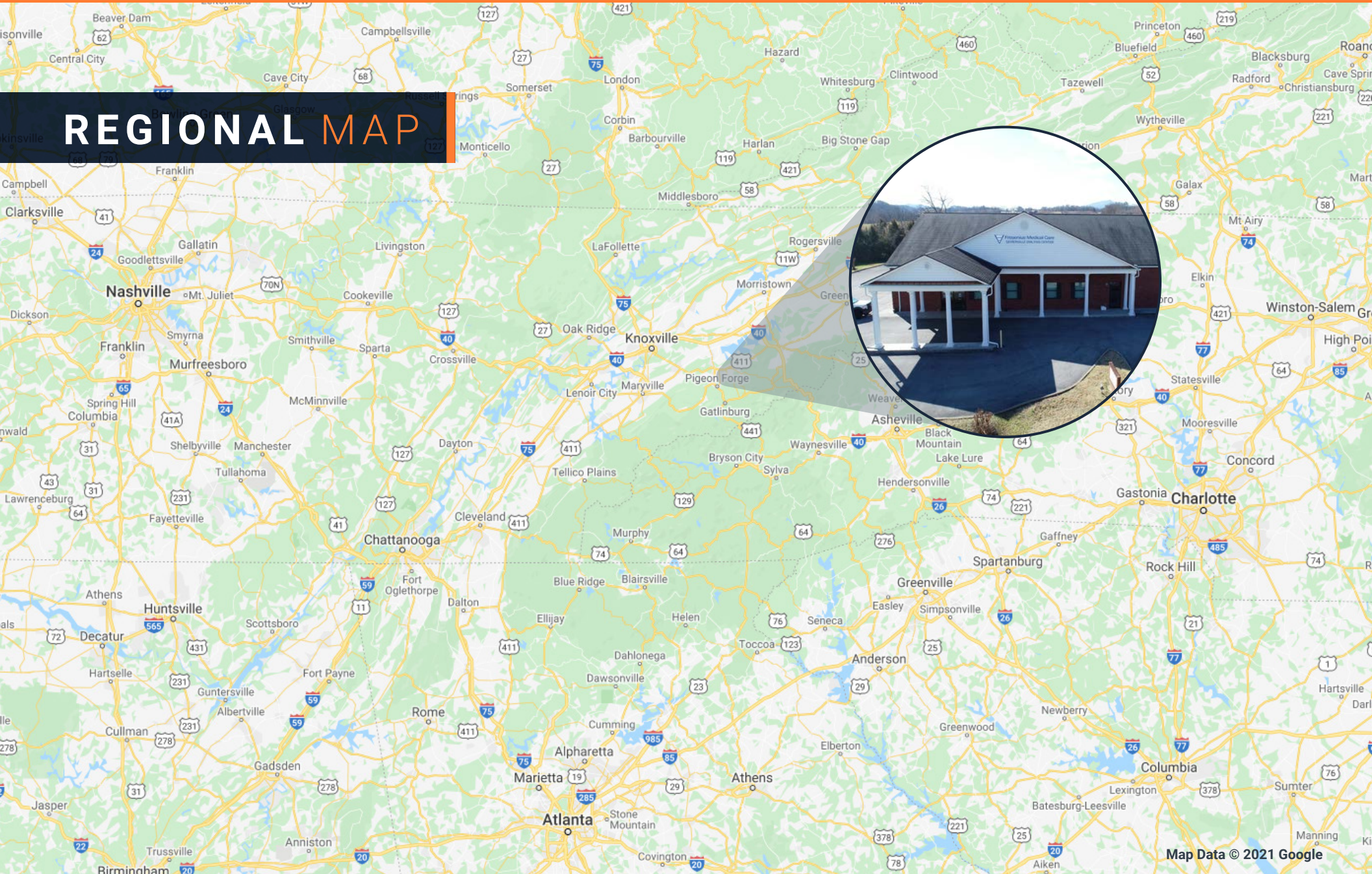
MIDDLE CREEK RD - VPD: 18,000+

MIDDLE CREEK RD - VPD: 21,900+



Map Data © 2021 Google

REGIONAL MAP



Map Data © 2021 Google

TENANT OVERVIEW

Fresenius Medical Care 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.

We care for more than 349,000 patients in our global network of more than 4,000 dialysis clinics. At the same time, we 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 Hong-kong and the headquarters of Latin America is in Rio de Janeiro.



349,000
PATIENTS

4,000
DIALYSIS
CLINICS

45
PRODUCTION
SITES

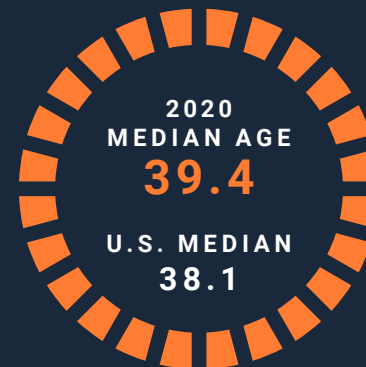
MARKET OVERVIEW



Sevierville is a city in east Tennessee. To the south, Great Smoky Mountains National Park has forest trails and waterfalls. A statue of country singer Dolly Parton, a Sevierville native, is downtown by the 1896 beaux arts-style courthouse. The Tennessee Museum of Aviation has vintage aircraft, including 2 rare P-47 Thunderbolts. To the east, the Forbidden Caverns are vast underground caves with calcite formations

MAJOR EMPLOYERS

COMPANY	INDUSTRY	EMPLOYEES
Dollywood Co./Splash Country	Theme park	4,500
Sevier County Schools	Local public school system	3,000
Tanger Outlets Five Oaks	Retail	2,500
Collier Restaurant Group	Restaurant operations	989
Charles Blalock & Sons, Inc.	Asphalt mix; ready-mix concrete	805
Sevier County Government	County government	650
Wilderness in the Smokies	Hotel & water complex	530
Fee Hedrick Family Entertainment	Entertainment attractions	501
City of Pigeon Forge	Municipal government	412
Ripley's in the Smokies	Ripley's area attractions	405



* Forecast
Sources: census.gov

AREA DEMOGRAPHICS

POPULATION AND INCOME	1 MILE	3 MILES	5 MILES
2020 ESTIMATE	2,943	19,428	33,401
2020 DAYTIME POPULATION	4,447	29,342	49,931
2020 EST. AVERAGE HOUSEHOLD INCOME	\$70,772	\$64,823	\$63,804
2020 EST. MEDIAN HOUSEHOLD INCOME	\$49,848	\$45,076	\$45,493
2020 EST. PER CAPITA INCOME	\$27,935	\$26,409	\$25,858

2020 HOUSEHOLDS BY INCOME	3 MILES	5 MILES	10 MILES
\$200,000 or More	3.27%	3.21%	3.08%
\$150,000 - \$199,999	5.22%	3.55%	3.29%
\$100,000 - \$149,999	11.63%	10.80%	9.68%
\$75,000 - \$99,999	9.04%	8.30%	8.48%
\$50,000 - \$74,999	20.68%	20.01%	21.62%
\$35,000 - \$49,999	15.80%	14.92%	15.27%
\$25,000 - \$34,999	12.49%	13.02%	12.79%
\$15,000 - \$24,999	10.79%	13.16%	13.71%
\$10,000 - \$14,999	5.42%	5.99%	5.91%
Under \$9,999	5.65%	7.04%	6.17%

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified 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, PCB's or asbestos, the compliance with 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 Marketing Brochure 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.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE
DETAILS.**

SPECIAL 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.)



ROBBY PFEIFFER

*Senior Vice President Investments
Executive Director, National Retail Group*

Atlanta Office

(678) 808-2770

rpfeiffer@marcusmillichap.com

License: GA 380053



JODY MCKIBBEN

Tennessee Broker of Record

jody.mckibben@marcusmillichap.com

License: TN 307629