



FRESENIUS & TNV INTERNATIONAL

13063 Rosecrans Ave | Santa Fe Springs, CA

OFFERING MEMORANDUM

LISTED BY

Jake Linsky

Associate

Mobile +1 602 975 0804

Direct +1 714 606 8903

jake.linsky@matthews.com

License No. SA691887000 (AZ)

Simon Assaf

Senior Associate

Mobile +1 949 873 0275

Direct +1 909 800 7139

simon.assaf@matthews.com

License No. 02027273 (CA)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



TABLE OF CONTENTS

3

EXECUTIVE OVERVIEW

6

FINANCIAL OVERVIEW

10

TENANT OVERVIEWS

11

AREA OVERVIEW

FRESENIUS & TNV INTERNATIONAL

13063 Rosecrans Ave | Santa Fe Springs, CA

OFFERING MEMORANDUM

EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- Healthcare is one of the most sought after investments due to being essential, recession-resistant, and e-commerce proof
- Rare 2.25% annual increases starting in 2022
- Located directly off of one of the most traveled freeways in the US, the I-5, with over 192k vehicles traveling by this property a day
- Densely populated market with over 207,260 residents in a 3-mile radius
- Investment Grade Tenant (Fresenius Kidney Care has an S&P investment grade rating of BBB- and has a net worth of \$10.144 Billion)
- Located off of Los Angeles historic Rosecrans Ave
- Strategically positioned next to large national tenants such as Subway, Circle K, Bank of America, Starbucks, Little Caesars, and many more





FINANCIAL OVERVIEW



\$5,250,000

LIST PRICE



±12,914 SF

TOTAL GLA



5.79%

CAP RATE

FINANCIAL OVERVIEW

Income	Total
Rental Income	\$325,436
Expense Reimbursements	\$103,729
Effective Gross Revenue	\$429,165
Expenses	
Real Estate Taxes	\$65,129
Insurance	\$7,290
CAM	\$37,366
Management	\$15,406
Total Operating Expense	\$125,191
Net Operating Income	\$303,974

ANNUALIZED OPERATING DATA: FRESENIUS

Lease Commence	Monthly Rent	Annual Rent	RPSF	Increases
Current - 09/30/2021	\$24,404.39	\$292,852.68	\$30.56	
10/1/2022 - 9/30/2023	\$23,875.15	\$286,501.80	\$29.90	2.25%
10/1/2023 - 9/30/2024	\$24,412.34	\$292,948.09	\$30.57	2.25%
10/1/2024 - 9/30/2025	\$24,961.62	\$299,539.42	\$31.26	2.25%
10/1/2025 - 9/30/2026	\$25,523.26	\$306,279.06	\$31.96	2.25%
10/1/2026 - 9/30/2027	\$26,097.53	\$313,170.34	\$32.68	2.25%
Option 1 10/1/2027 - 9/30/2032	FMV	FMV		
Option 2 10/1/2032-9/30/2037	FMV	FMV		

ANNUALIZED OPERATING DATA: TNV

Lease Commence	Monthly Rent	Annual Rent	RPSF	Increases
03/1/2021 - 02/28/2022	\$3,260.36	\$39,124.32	\$11.74	
03/1/2022 - 02/28/2023	\$3,358.17	\$40,298.04	\$12.09	3.00%
03/1/2023 - 02/28/2024	\$3,458.92	\$41,507.04	\$12.46	3.00%
03/1/2024 - 02/28/2025	\$3,562.69	\$42,752.28	\$12.83	3.00%
03/1/2025 - 04/30/2025	\$3,669.57	\$44,034.84	\$13.22	3.00%

Please contact a Matthews™ Capital Markets Agent for financing options:

Niko Buntich
niko.buntich@matthews.com
714-656-7500



± 171,000 VPD

NORWALK VILLAGE CENTER
SHOPPING CENTER



CUBIC



ROSECRANS AVE
± 21,000 VPD

SUBJECT
PROPERTY



ROSECRANS AVE
± 21,000 VPD



SUBJECT
PROPERTY



TENANT OVERVIEWS

Fresenius Medical Care FRESENIUS

Fresenius Medical Care Holdings, operating as Fresenius Medical Care North America or FMCNA, **operates a network of some 4,000 dialysis clinics located throughout the continent with \$20.5 Billion in revenue.** One of the largest providers of kidney dialysis services, FMCNA offers outpatient and in-home hemodialysis treatments for chronic kidney disease. The company's operating units also market and sell dialysis machines and related equipment and provide renal research, laboratory, and patient support services. FMCNA oversees the North American operations of dialysis giant Fresenius Medical Care AG & Co.

Fresenius Medical Care is the **world's leading provider of products and services for people with chronic kidney failure.** Around **2.8 M patients** with this disease worldwide regularly undergo dialysis treatment. Dialysis is a vital blood cleansing procedure that substitutes the function of the kidney in case of kidney failure. The company's strategy is geared toward sustainable growth and aims to continuously improve the quality of life of patients with kidney disease by offering innovative products and treatment concepts of the highest quality.

TNV INTERNATIONAL

TNV International is a **leading wholesale distributor of quality bulk ingredients for the nutritional supplement industry.** With sourcing expertise, the raw material catalog is comprised of hundreds of ingredients. With over 10 years of superior service and timely delivery, TNV International's selection has grown to be vast and comprehensive.

TNV carries a complete line of vitamins, amino acids, minerals, herbal extracts, sports nutrients, and specialty chemicals to meet a variety of applications. With value-added services of custom formulation and consulting, TNV provides customers with creative and efficient raw material and turn-key formula solutions.



239,970
DAYTIME POPULATION

22 MI
AWAY FROM LOS ANGELES
INTERNATIONAL AIRPORT

\$5.5B
TOTAL SPECIFIED
CONSUMER SPENDING



SANTA FE SPRINGS, CA

With a population of over 17,800 residents, Santa Fe Springs is one of the Gateway Cities of southeast Los Angeles County. Around 80% of the city's 9-square-miles are zoned for retail, office, and light and heavy industrial uses. The city boasts over 3,000 businesses with major employers including The Vons Companies, McMaster Carr Supply Company, and Presto Food Products. Since Southern California is a major industrial market, companies are constantly looking for space for major developments.

Santa Fe Springs has been chosen by Mega Lion, a logistics firm, for the site of its company's expansion. Mega Lion is expanding its operations by leasing a 132,000 square foot facility at the 284-acre Golden Springs Business Center. It is estimated for the company to nearly triple its footprint during its 5-year commitment to the facility.

Santa Fe Springs is also home to over 100 acres of recreational space. The city also features historical points of interest including Hathaway Ranch Museum, Clarke Estate, and Heritage Park. Just less than 25 minutes from Downtown Los Angeles, Santa Fe Springs is the ideal place for businesses and hard-working individuals to thrive.



LOS ANGELES

± 14 MI

SANTA FE SPRINGS

LOS ANGELES, CA

Los Angeles officially the City of Los Angeles and often known by its initials L.A., is the most populous city in California; the second most populous city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California.

The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame’s collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be.

Los Angeles is on the leading edge of several growth industries. The Los Angeles metropolitan area, with more than 23,000 art jobs, is the country’s leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York. The L.A. five-county area is also a major tech center, with more than 700,000 people at work in health services/ biomedical activities and 190,000 people in aerospace. Here are some more facts and figures about Los Angeles: the city, the county, and the region.

POPULATION

	1-Mile	3-Mile	5-Mile
2025 Projection	13,183	206,701	602,909
2020 Population	13,225	207,261	603,218
2010 Population	13,153	205,662	595,194

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2025 Projection	3,527	55,563	176,67
2020 Households	3,536	55,682	176,727
2010 Households	3,511	55,124	174,364

INCOME

	1-Mile	3-Mile	5-Mile
Avg HH Income	\$84,413	\$94,582	\$96,733



Los Angeles County employs over 913,000 people in several growing industries



A culturally diverse city, with a growing culinary scene, shopping, museums, and a reputation for being the creative center of America.



It is the largest and most populous city in the state of California and the cultural, financial, and commercial center of Southern California.

ECONOMY

The LA economy is famously and heavily based on the entertainment industry, with a particular focus on television, motion pictures, interactive games, and recorded music - the Hollywood district of Los Angeles and its surrounding areas are known as the “Movie Capital of the United States” due to the region’s extreme commercial and historical importance to the American motion picture industry. Other significant sectors include shipping/ international trade - particularly at the adjacent Port of Los Angeles and Port of Long Beach, together comprising the United States’ busiest seaport - as well as aerospace, technology, petroleum, fashion and apparel, and tourism.

L.A. County is an entertainment, manufacturing and international trade behemoth, with a fast-growing high-tech and digital media industry cluster largely centered in West L.A. and, increasingly, in the Hollywood area and beyond.

MAJOR EMPLOYERS IN LOS ANGELES



With \$807 billion in annual output, Los Angeles County ranks among the world’s largest economies. Its GDP, which would rank No. 19 in the world if it were a standalone nation, is larger than Switzerland and Saudi Arabia, and right behind Netherlands and Turkey, underscoring the magnitude of the region’s economy.



TOURISM

Tourism accelerated Los Angeles County's economic prosperity in 2018 as visitors pumped an all-time high \$23.9 billion directly into the L.A. economy, generating a record \$36.6 billion in total economic impact. A new economic impact report released today by Los Angeles Tourism & Convention Board demonstrates the power of tourism in Los Angeles during National Travel & Tourism Week, an annual event established by Congress and organized by the U.S. Travel Association to celebrate the impact of travel.

Tourism supported 534,258 jobs in L.A. County's Leisure & Hospitality sector, its highest total on record, employing 1 in every 8.5 workers in the county. Reaffirming the strength of the sector, tourism added 9,700 new jobs last year.



ATTRACTIONS

Some of the world's best-known and most iconic landmarks and attractions call Los Angeles home: the Hollywood Sign; Griffith Observatory; the Getty Center; the Walt Disney Concert Hall at the Music Center in Downtown L.A.; the Hollywood Walk of Fame; the TCL Chinese Theatre; Space Shuttle Endeavour at the California Science Center; the Battleship USS Iowa located at the Port of Los Angeles in San Pedro; Air Force One at the Ronald Reagan Library; and Universal Studios Hollywood, with its dynamic immersive experience, The Wizarding World of Harry Potter™.



50 MILLION

*50 Million People traveled to
Los Angeles last year*



\$22 BILLION

*LA visitors spent \$22 billion on hotels,
restaurants, shopping, attractions and more*



525,000

*There are 525,000 jobs supported by the
Los Angeles tourism industry*



8 YEARS

*LA has celebrated 8 consecutive years
of record growth*

ARTS & CULTURE

With various museums and exhibits, Los Angeles is full of inspiring art and diverse cultural experiences. In fact, Los Angeles has more museums and theatres than any other city in the U.S., making it the perfect place to be immersed in arts and culture. Los Angeles is home to more than 105 museums, 225 theaters, 55 magnificent structures by the world's top architects and 16 of the world's most beautiful gardens. It also boasts more than 1,500 theatrical productions annually.

SPORTS

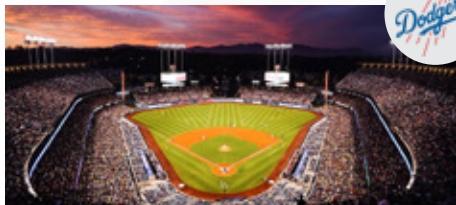
With famous venues like the Staples Center at L.A. LIVE, home to the NBA's Los Angeles Lakers and Los Angeles Clippers, NHL's L.A. Kings, and Dodger's Stadium, where the Los Angeles Dodgers serve as a main attraction sports fans flock to in L.A. Los Angeles is also home to several esteemed universities that have large sports followings such as USC and UCLA.



LOS ANGELES LAKERS
(National Basketball Association)
18,997 Avg. Attendance



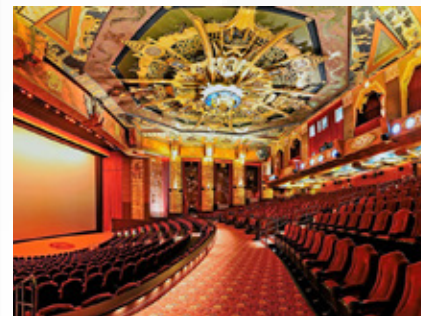
LOS ANGELES RAMS
(National Football Association)
71,229 Avg. Attendance



LOS ANGELES DODGERS
(Major League Baseball)
49,065 Avg. Attendance



LOS ANGELES KINGS
(National Hockey Association)
18,000 Avg. Attendance



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Fresenius & TNV International** located in **Santa Fe Springs, CA** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner Seller and in part upon financial information obtained from sources the Owner it deems reliable. Owner, nor their officers, employees, or real estate agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein. and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. 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 Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

FRESENIUS & TNV INTERNATIONAL

13063 Rosecrans Ave | Santa Fe Springs, CA

OFFERING MEMORANDUM

LISTED BY

Jake Linsky

Associate

Mobile +1 602 975 0804

Direct +1 714 606 8903

jake.linsky@matthews.com

License No. SA691887000 (AZ)

Simon Assaf

Senior Associate

Mobile +1 949 873 0275

Direct +1 909 800 7139

simon.assaf@matthews.com

License No. 02027273 (CA)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

