

# SINGLE TENANT NN

Investment Opportunity



1200 N. Main Street

## MOUNTAIN GROVE MISSOURI

ACTUAL SITE





# EXCLUSIVELY MARKETING BY



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# TABLE OF CONTENTS

5

## INVESTMENT SUMMARY

Offering Summary  
Investment Highlights

9

## PROPERTY OVERVIEW

Aerials  
Site Plan  
Location Map

15

## AREA OVERVIEW

Demographics

17

## FINANCIALS

Rent Roll  
Pricing Summary  
Brand Profile



PROPERTY PHOTO





# INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NN leased, freestanding, Fresenius Medical Care investment property located in Mountain Grove, Missouri. The tenant, Renal Care Group of the Ozarks, LLC, a wholly owned subsidiary of Fresenius Medical Care Holdings, Inc., recently signed a new 5-year lease extension, providing 7 years of firm term remaining with 2 (5-year) options to extend, demonstrating their commitment to the site. The lease is NN with landlord responsibilities limited to roof, structure, and common area maintenance, making it an ideal, low-management investment opportunity for a passive investor. Fresenius Medical Care is the world's leading provider of products and services for people with chronic kidney failure, caring for more than 348,000 patients in their global network of more than 4,000 clinics.

Fresenius Medical Care is strategically positioned along N Main St, a primary commuter thoroughfare averaging 4,100 vehicles passing by daily. In addition, the property benefits from its close proximity to the directional interchange of US Interstate 60 (8,700 VPD). The site maintains excellent visibility via significant street frontage and a large monument sign. Located in the heart of the primary retail corridor serving the city of Mountain Grove, Fresenius is surrounded by a variety of national/credit tenants including Walmart Supercenter, Dollar General, McDonald's, Taco Bell, Burger King, and more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for the site. Moreover, Fresenius is within close proximity to a variety of assisted living and medical centers including Autumn Oaks Caring Center (120 beds), Country Living Assisted Living (40 beds), Cox Health Center Mountain Grove, and Missouri Ozarks Community Health, providing a direct consumer base from which to draw. The 5-mile trade area is supported by more than 7,000 residents and 3,000 daytime employees with an average household income of \$50,000.



## PROPERTY PHOTOS





# OFFERING SUMMARY



## OFFERING

Pricing	\$2,326,000
Net Operating Income	\$143,040
Cap Rate	6.15%
Tenant	Renal Care Group of the Ozarks, LLC
Lease Type	NN
Landlord Responsibilities	Common Area, Roof, & Structure
Sales Reporting	No

## PROPERTY SPECIFICATIONS

Rentable Area	9,800 SF - Total Area 9,600 SF - Building 200 SF - Storage
Land Area	1.83 Acres
Property Address	1200 N. Main Street Mountain Grove, Missouri 65711
Year Built	1998
Parcel Number	21-2.0-04-3-003-006.03
Ownership	Fee Simple (Land & Building Ownership)



# INVESTMENT HIGHLIGHTS



## 7 Years Remaining | Internationally Recognized Tenant

- The tenant recently signed a new 5-year lease extension, providing 7 years of firm term remaining with 2 (5-year) options to extend, demonstrating their commitment to the site
- Fresenius Medical Care is the world's leading provider of products and services for people with chronic kidney failure, caring for more than 348,000 patients in their global network of more than 4,000 clinics

## NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Landlord responsibilities limited to roof, structure, and common area maintenance
- Ideal, low-management investment for a passive investor

## Direct Medical Consumer Base | Strong National/Credit Tenant Presence

- Site is within close proximity to a variety of assisted living and medical centers including Autumn Oaks Caring Center (120 beds), Country Living Assisted Living (40 beds), Cox Health Center Mountain Grove, and Missouri Ozarks Community Health, providing a direct consumer base from which to draw
- Surrounded by a variety of national/credit tenants including Walmart Supercenter, Dollar General, McDonald's, Taco Bell, Burger King, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for the site.

## Demographics in 5-Mile Trade Area

- More than 7,000 residents and 3,000 employees support the trade area
- \$50,000 average household income



# PROPERTY OVERVIEW

## Location



Mountain Grove, Missouri  
Wright County

## Parking



There are approximately 46 parking spaces on the owned parcel.  
The parking ratio is approximately 4.17 stalls per 1,000 SF of leasable area.

## Access



N. Main Street/State Highway 95: 2 Access Points

## Parcel



Parcel Number: 21-2.0-04-3-003-006.03  
Acres: 1.83  
Square Feet: 79,715 SF

## Traffic Counts



N. Main Street/State Hwy 95: 4,100 Vehicles Per Day  
U.S. Highway 60: 8,700 Vehicles Per Day

## Construction



Year Built: 1998

## Improvements



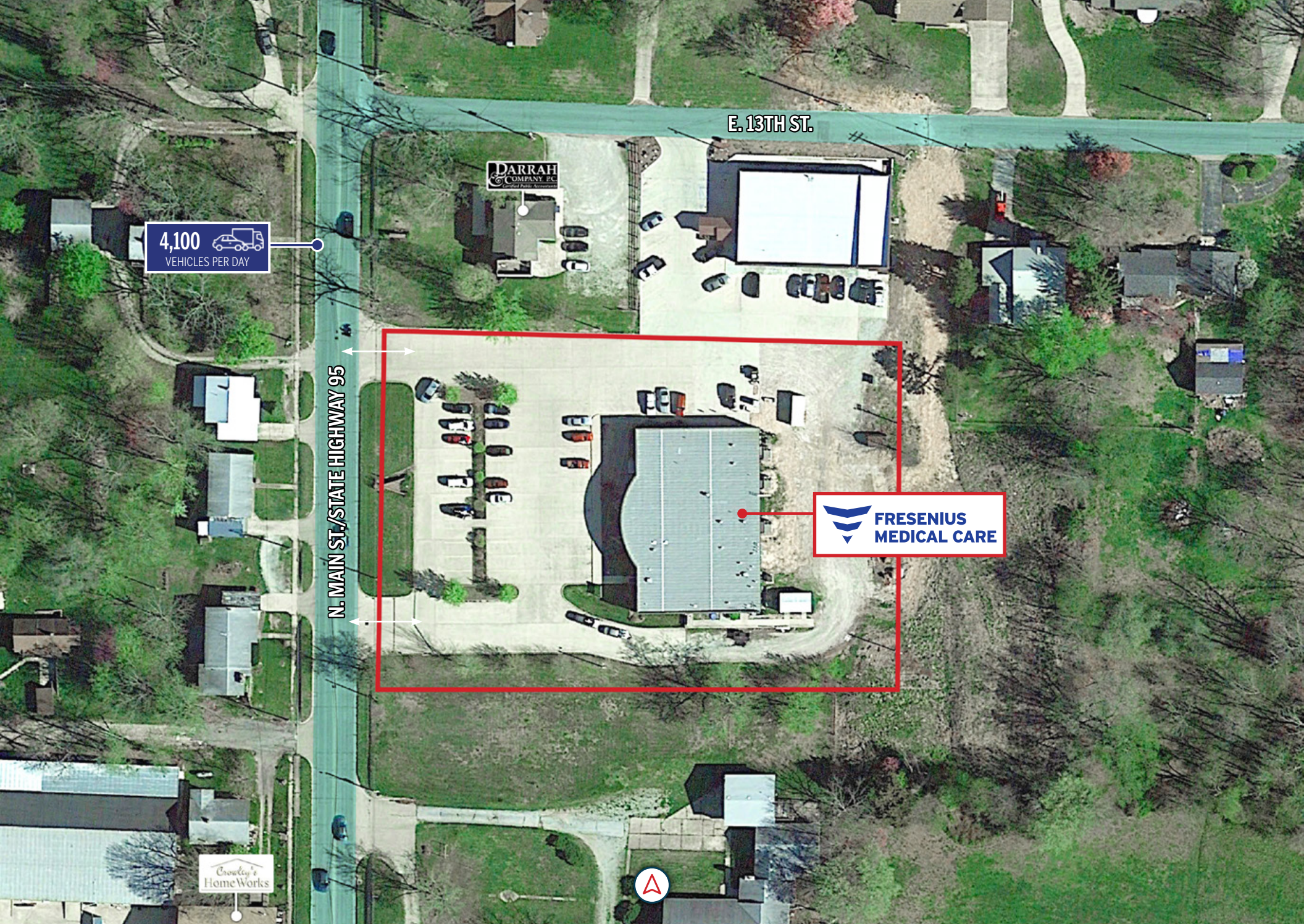
There is approximately 11,013 SF of existing building area

## Zoning



Commercial





4,100  
VEHICLES PER DAY

E. 13TH ST.

DARRAH  
COMPANY PC

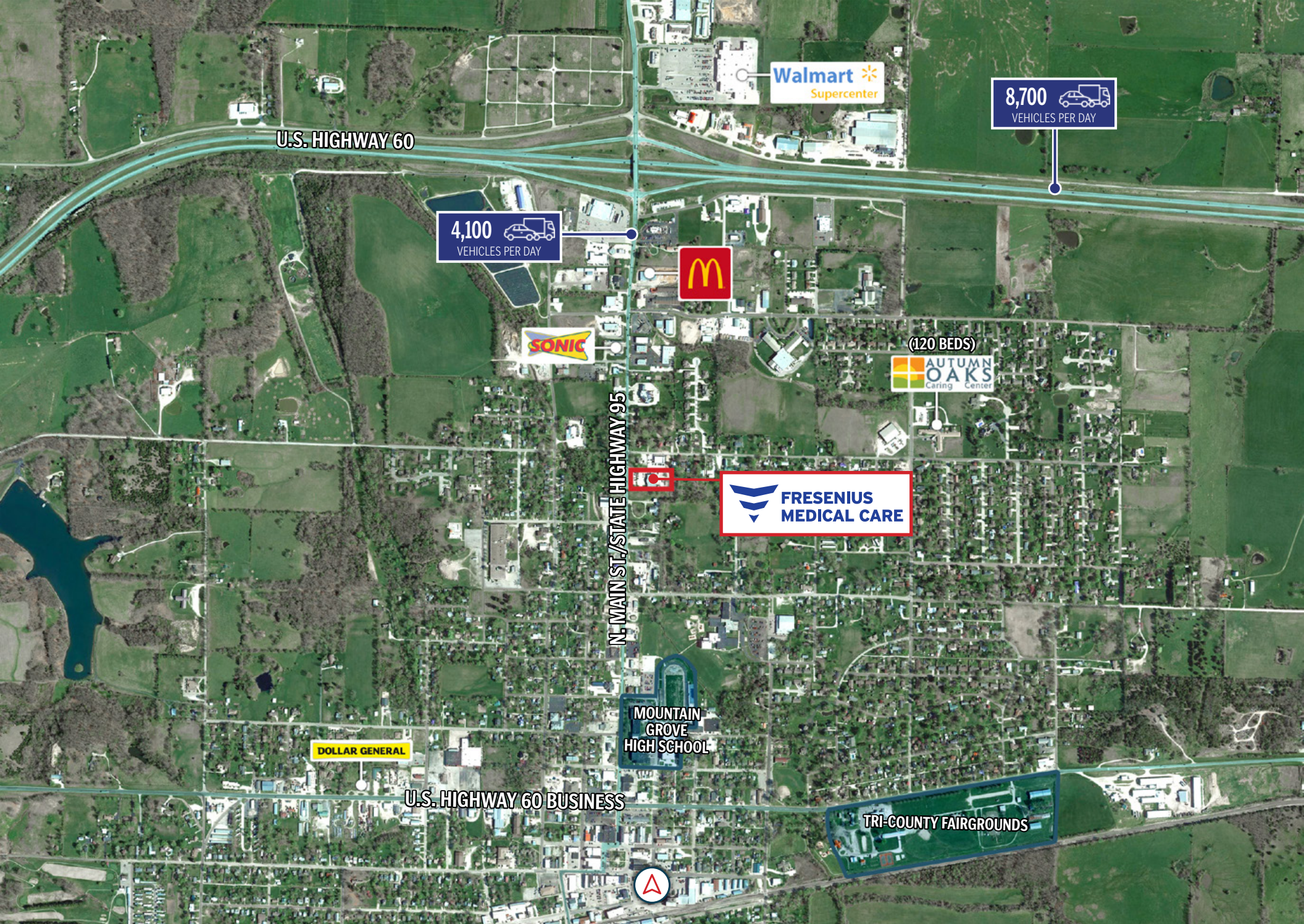
N. MAIN ST./STATE HIGHWAY 95

FRESENIUS  
MEDICAL CARE

Crowley's  
HomeWorks











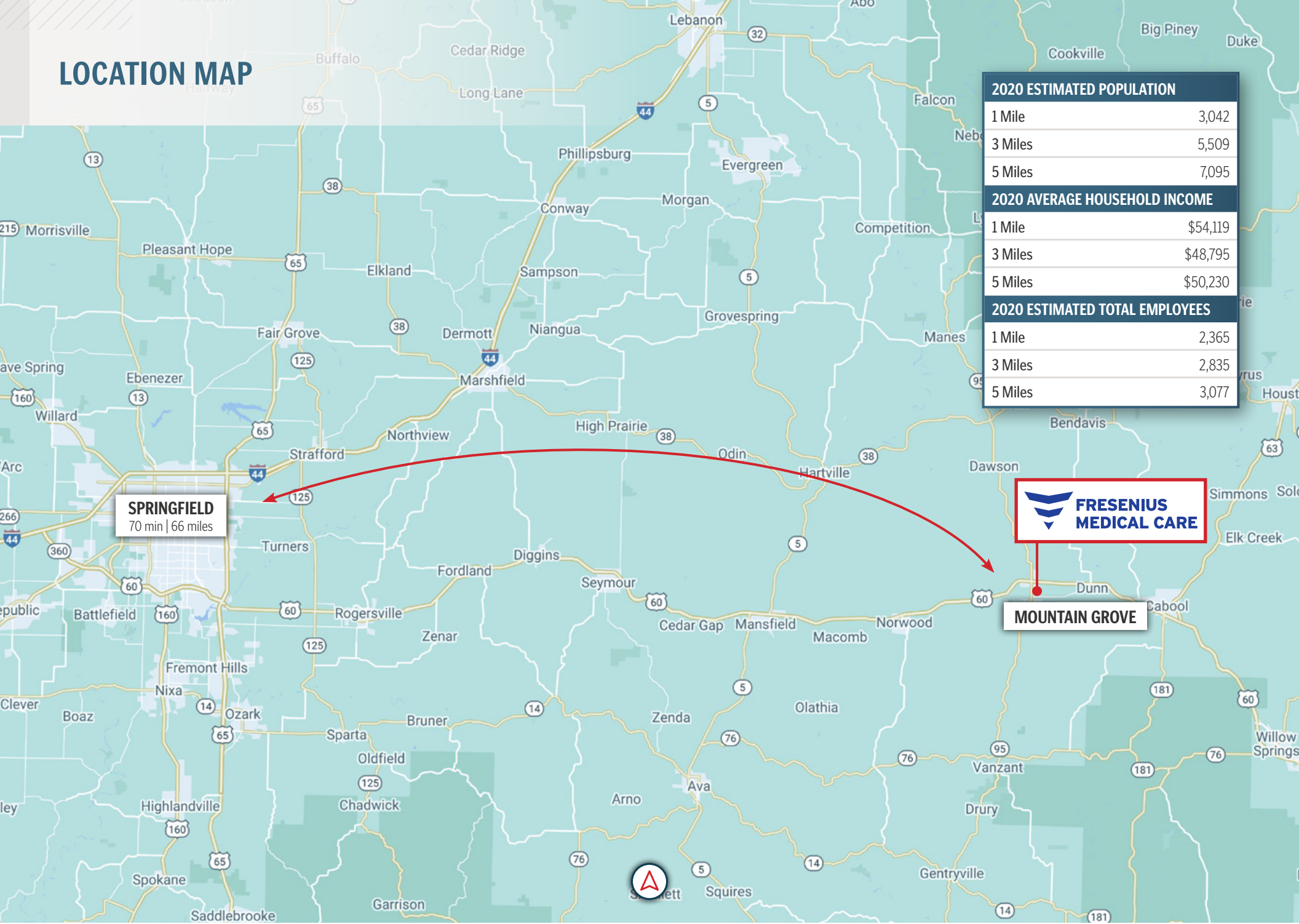


PROPERTY PHOTO





# LOCATION MAP



2020 ESTIMATED POPULATION	
1 Mile	3,042
3 Miles	5,509
5 Miles	7,095
2020 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$54,119
3 Miles	\$48,795
5 Miles	\$50,230
2020 ESTIMATED TOTAL EMPLOYEES	
1 Mile	2,365
3 Miles	2,835
5 Miles	3,077





### MOUNTAIN GROVE, MISSOURI

Mountain Grove is a city in Wright County located in south central Missouri, USA. According to the United States Census Bureau, the city has a total area of 4.04 square miles. The City of Mountain Grove had a population of 4,552 as of July 1, 2020.

The largest industries in Mountain Grove, MO are Health Care & Social Assistance, Manufacturing, and Retail Trade. The highest paying industries are Educational Services, Wholesale Trade, and Manufacturing.

Mountain Grove public schools are a class 3A school in Missouri, including one elementary grade Pre-K through 4th, one middle school grades 5th–8th, and one high school grades 9th–12th. Mountain Grove Christian Academy has approximately 68 students, grades Pre-K through 12th. Mountain Grove High School also houses Ozark Mountain Technical Center, which allows students to gain technology skills necessary for vocational career paths.

The Agriculture Department of Missouri State University operates the 190-acre Missouri State Fruit Experiment Station in Mountain Grove. The station includes the Center for Grapevine Biotechnology and the Mountain Grove Cellars. It is associated primarily with the university's Plant Science master's degree Program.

The closest major airport to Mountain Grove, Missouri is Waynesville-St. Robert Regional Airport. Waynesville-St. Robert Regional Airport provides daily flights to and from St. Louis as well as transportation to other regions.

Wright County is a county located in the southern portion of the U.S. state of Missouri. As of the 2015, the estimated population was 18,268. Its county seat is Hartville. The county was officially organized on January 29, 1841, and is named after Silas Wright (D-New York), a former Congressman, U.S. Senator and Governor of New York.



# AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2020 Estimated Population	3,042	5,509	7,095
2025 Projected Population	2,956	5,369	6,936
2010 Census Population	3,204	5,768	7,384
<b>HOUSEHOLDS &amp; GROWTH</b>			
2020 Estimated Households	1,299	2,299	2,929
2025 Projected Households	1,263	2,242	2,866
2010 Census Households	1,367	2,407	3,045
<b>RACE &amp; ETHNICITY</b>			
2020 Estimated White	96.27%	96.15%	96.32%
2020 Estimated Black or African American	0.33%	0.38%	0.45%
2020 Estimated Asian or Pacific Islander	0.66%	0.54%	0.48%
2020 Estimated American Indian or Native Alaskan	1.08%	1.13%	1.00%
2020 Estimated Other Races	0.30%	0.33%	0.30%
2020 Estimated Hispanic	3.06%	3.00%	2.75%
<b>INCOME</b>			
2020 Estimated Average Household Income	\$54,119	\$48,795	\$50,230
2020 Estimated Median Household Income	\$28,111	\$28,914	\$31,325
2020 Estimated Per Capita Income	\$23,140	\$20,266	\$20,589
<b>DAYTIME POPULATION</b>			
2020 Estimated Total Businesses	241	303	334
2020 Estimated Total Employees	2,365	2,835	3,077





# RENT ROLL



LEASE TERM						RENTAL RATES					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Renal Care Group of the Ozarks, LLC	9,800	4/1/1999	5/31/2028	Current	-	\$11,720	\$1.20	\$143,040	\$14.35	NN	2 (5-Year)

<sup>1</sup>Tenant pays \$2,400 annually for storage space (this is included in the annual rent)

10% Increase at Beg. of Each Option

## FINANCIAL INFORMATION

Price	\$2,326,000
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Lease Type	NN

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Address	1200 N. Main Street Mountain Grove, Missouri 65711



**For financing options and loan quotes:**

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)



# BRAND PROFILE



## FRESENIUS

**freseniusmedicalcare.com**

**Company Type:** Public (NYSE: FMS)

**Locations:** 4,000+

**2019 Employees:** 126,463

**2019 Revenue:** \$17.48 Billion

**2019 Net Income:** \$1.20 Billion

**2019 Assets:** \$32.93 Billion

**2019 Equity:** \$11.96 Billion

**Credit Rating: S&P:** BBB

Fresenius Medical Care is the world's largest provider of products and services for individuals with renal diseases of which around 3 million patients worldwide regularly undergo dialysis treatment. Fresenius Kidney Care dialysis centers are part of Fresenius Medical Care North America. Some centers may be known as Fresenius Kidney Care or Fresenius Medical Care (FMC), as well as other names. Through its network of more than 4,000 dialysis clinics, Fresenius Medical Care provides dialysis treatments for 4073 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 focuses on expanding the range of related medical services in the field of Care Coordination. Fresenius Medical Care is listed on the Frankfurt Stock Exchange (FME) and on the New York Stock Exchange (FMS). The company was founded in 1912 and is headquartered in Bad Homburg, Germany.





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NET LEASE  
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in North America  
exclusively dedicated  
to retail

2K+

RETAIL  
TRANSACTIONS  
company-wide  
in 2020

485

NET LEASE  
PROPERTIES SOLD  
in 2020

\$1.5B

NET LEASE  
TRANSACTION VALUE  
in 2020

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