

SINGLE TENANT CORPORATE GUARANTEED

NN Investment Opportunity



**FRESENIUS
MEDICAL CARE**

(S&P: BBB)



9076 Kingston Road

SHREVEPORT LOUISIANA

ACTUAL SITE



SRS

NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETED BY



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TABLE OF CONTENTS

5

INVESTMENT SUMMARY

Offering Summary
Investment Highlights

8

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 (land & building ownership) in a NN leased, corporate guaranteed, Fresenius Kidney Care investment property located in Shreveport, LA. The tenant, Bio-Medical Applications of Louisiana, LLC, has 6 years remaining in their primary term with 2 (5-year) options to extend and 10% rental increases throughout each option. The lease is signed by the corporate entity (S&P: BBB) and is NN with landlord responsibilities limited to roof and structure, making it an ideal, low-management investment opportunity for a passive investor. Furthermore, the building features a brand-new roof, which was fully replaced in February 2021. Fresenius Medical Care, also known as Fresenius Kidney care, operates more than 4,110 dialysis clinics and provides dialysis treatment to over 344,400 patients around the globe, making them the world's largest provider of products and services for individuals with chronic kidney disease.

The subject property is strategically located near the signalized, hard corner intersection of Kingston Road and State Highway 526, averaging a combined 36,600 vehicles passing by daily. The asset benefits from nearby direct on/off ramp access to U.S. Highway 171 (37,700 VPD) and Interstate 49 (70,400 VPD). U.S. Highway 171 is a 177 mile north/south thoroughfare that connects Shreveport and Lake Charles, while Interstate 49 is a 243-mile north/south commuter highway traveling through the state of Louisiana from the Arkansas border to Lafayette, LA. Fresenius Kidney Care is in a dense retail corridor with many nearby national/credit tenants including The Home Depot, Lowe's Home Improvement, Walmart Supercenter, Kroger, Family Dollar, and more. Moreover, the site is near 6 hospitals and medical clinics within a 4.5-mile radius, providing urgent care and promoting crossover store exposure. The site is also surrounded by several apartment complexes including Kingston Village, Castlewood Apartments, Aspen Apartments, and more, providing a direct residential consumer base to draw from. The 5-mile trade area is supported by a dense population of 102,244 residents and 56,331 daytime employees with an average household income of \$63,710.

OFFERING SUMMARY



OFFERING

Pricing	\$3,200,000
Net Operating Income	\$205,040
Cap Rate	6.40%
Guaranty	Corporate (S&P: BBB)
Tenant	Bio-Medical Applications of Louisiana, LLC
Lease Type	NN
Landlord Responsibilities	Roof & Structure

PROPERTY SPECIFICATIONS

Rentable Area	8,562 SF
Land Area	2 Acres
Property Address	9076 Kingston Road Shreveport, Louisiana 71118
Year Built / Remodeled	2008 / 2018
Parcel Number	161403-057-0001-00
Ownership	Fee Simple (Land & Building)

INVESTMENT HIGHLIGHTS



6 Years Remaining on Lease | Corporate Guaranteed | Investment Grade Tenant (S&P: BBB)

- Tenant has 6 years remaining in their primary term with 2 (5-year) options to extend and 10% rent increases throughout each option
- The lease is guaranteed by Fresenius Medical Care (S&P: BBB)
- Fresenius Medical Care, also known as Fresenius Kidney care, operates more than 4,110 dialysis clinics and provides dialysis treatment to over 344,400 patients around the globe, making them the world's largest provider of products and services for individuals with chronic kidney disease

Signalized, Hard Corner Intersection (36,600 VPD) | Dense Retail Corridor | Nearby Hospitals | Newly Equipped Roof

- Located near the signalized, hard corner intersection of Kingston Road and State Highway 526, averaging a combined 36,600 vehicles passing by daily.
- The asset benefits from nearby direct on/off ramp access to U.S. Highway 171 (37,700 VPD) and Interstate 49 (70,400 VPD). U.S
- Located in a dense retail corridor with many nearby national/credit tenants including The Home Depot, Lowe's Home Improvement, Walmart Supercenter, Kroger, Family Dollar, and more
- The site is near 6 hospitals and medical clinics within a 4.5-mile radius, providing urgent care and promoting crossover store exposure
- The building features a brand-new roof, which was fully replaced in February 2021

Direct Residential Consumer Base | Strong Demographics in 5-Mile Trade Area

- The site is also surrounded by several apartment complexes including Kingston Village, Castlewood Apartments, Aspen Apartments, and more, providing a direct residential consumer base to draw from
- More than 102,200 residents and 56,300 daytime employees support the trade area
- \$63,710 average household income

PROPERTY OVERVIEW

Location



Shreveport, Louisiana
Caddo & Bossier County
Shreveport MSA

Parking



There are approximately 47 parking spaces on the owned parcel.
The parking ratio is approximately 5.5 stalls per 1,000 SF of leasable area.

Access



Kingston Road: 1 Access Point

Parcel



Parcel Number: 161403-057-0001-00
Acres: 2
Square Feet: 87,120

Traffic Counts



Kingston Road: 9,600 Vehicles Per Day
W. Bert Kouns Industrial Loop/State Highway 526:
27,000 Vehicles Per Day
Mansfield Road/U.S. Highway 171: 37,700 Vehicles Per Day

Construction



Year Built: 2008
Year Renovated: 2018

Improvements



There is approximately 8,534 SF of existing building area

Zoning

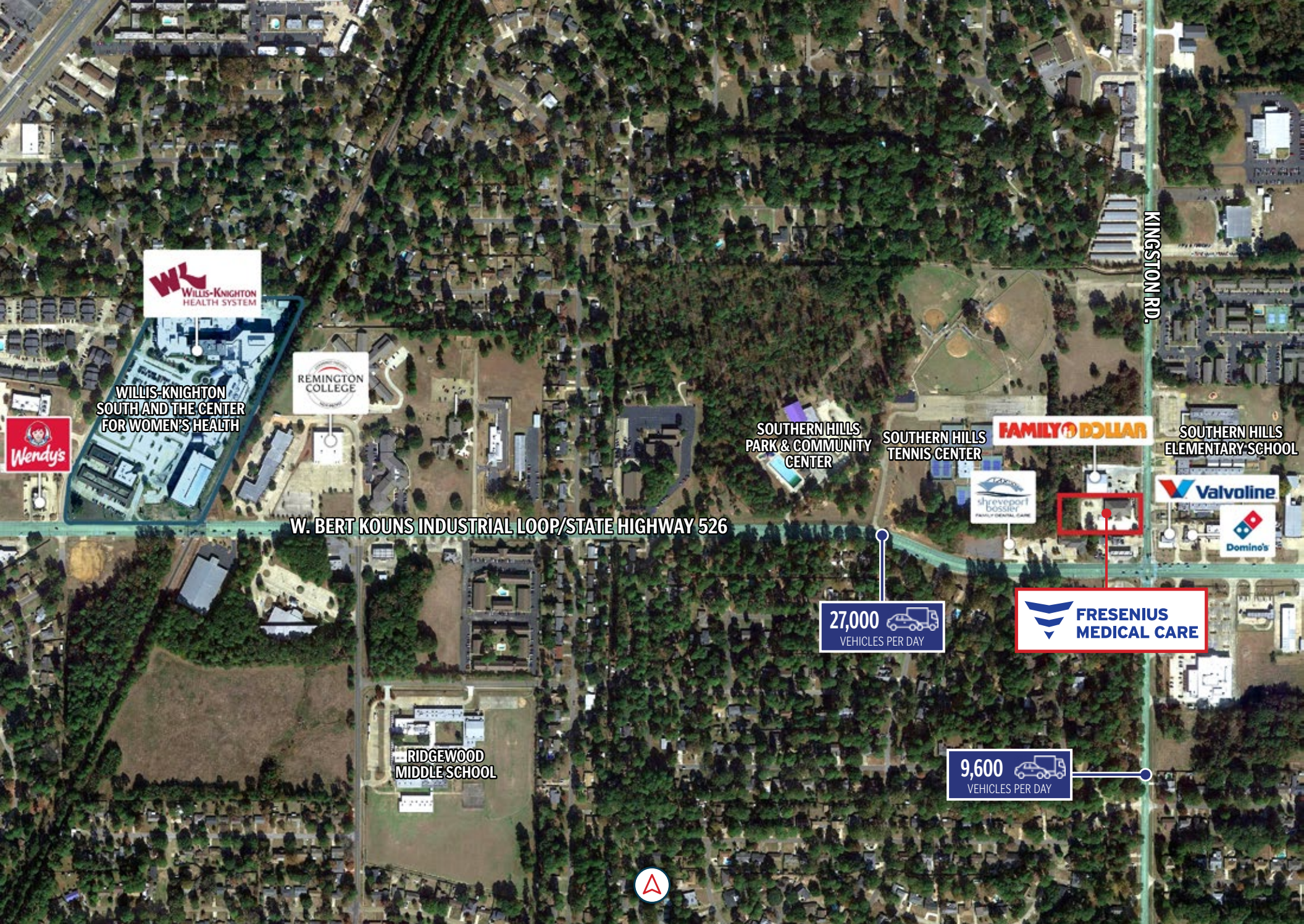


C-2 - Corridor Commercial



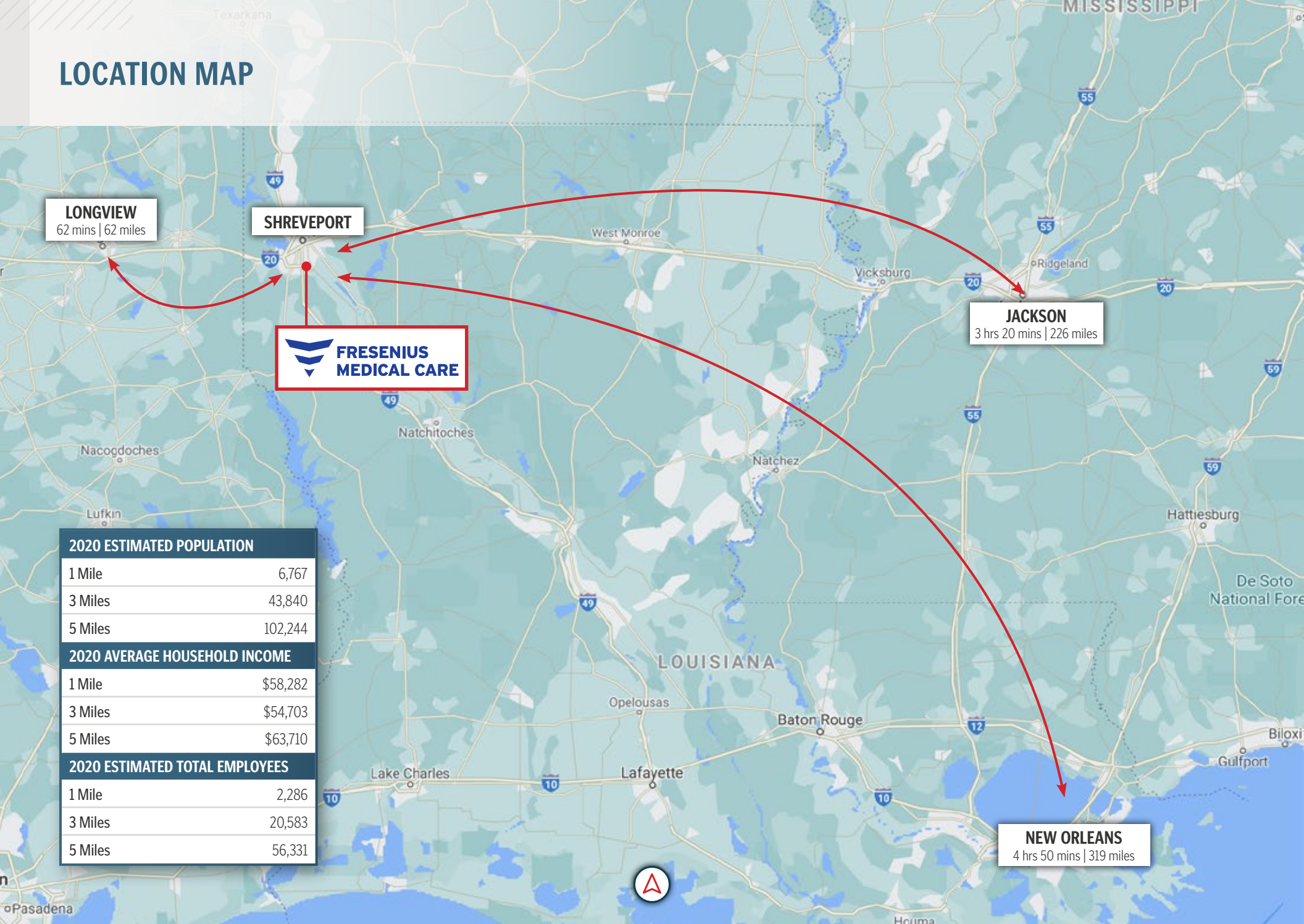








LOCATION MAP





SHREVEPORT, LOUISIANA

The Louisiana city of Shreveport is one of the state's largest cities and also the seat of Caddo Parish. Situated in the northwest corner of the state near the borders of Texas and Arkansas, Shreveport serves as the commercial and cultural center of the tri-state region, a region which is widely considered to be the border between the West and the South. The City of Shreveport is the 3rd largest city in Louisiana with a population of 190,831 as of July 1, 2020.

The city is a busy metropolitan city, hosting various riverboat casinos, and it is second only to New Orleans in Louisiana tourism. Nearby Bossier City is home to one of the three horse racetracks in the state, Harrah's Louisiana Downs. Casinos in Shreveport-Bossier include Sam's Town Casino, Eldorado Casino, Horseshoe Casino, Boomtown Casino, and Diamond Jacks Casino (formerly Isle of Capri). The Shreveport-Bossier Convention & Tourist Bureau is the official tourism information agency for the region. The city today has largely transitioned to a service economy, having become a popular tourist destination largely due to its various riverboat casinos and numerous historic landmarks. Outside of the manufacturing, gambling and hotel industries in Shreveport, JPMorgan Chase, Capital One, and Regions Financial Corporation have regional offices in Shreveport's downtown and surrounding districts and neighborhoods. Dallas-Fort Worth and Metro Atlanta-based AT&T, and New York-based Verizon Communications are also prevalent in the city. Walmart, Lamar Advertising Company, Target and Best Buy, and United Parcel Service also have facilities throughout Shreveport. Amazon and Governor Edwards announced plans to open a fulfillment center in 2021.

Shreveport is also renowned for its historic landmarks. One example is the McNeill Street Pumping Station, a waterworks dating back to 1887 which is still operational today. A more recent tourist attraction is Bossier City's expansive Louisiana Boardwalk, a huge shopping and entertainment complex which opened its doors in 2005.

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated Population	6,767	43,840	102,244
2025 Projected Population	6,540	42,228	98,588
2010 Census Population	6,934	45,329	105,307
HOUSEHOLDS & GROWTH			
2020 Estimated Households	2,727	17,066	40,316
2025 Projected Households	2,636	16,431	38,882
2010 Census Households	2,794	17,630	41,418
RACE & ETHNICITY			
2020 Estimated White	54.57%	37.76%	40.30%
2020 Estimated Black or African American	38.92%	57.37%	54.72%
2020 Estimated Asian or Pacific Islander	2.60%	1.24%	1.52%
2020 Estimated American Indian or Native Alaskan	0.71%	0.47%	0.43%
2020 Estimated Other Races	1.76%	1.22%	0.96%
2020 Estimated Hispanic	3.89%	2.84%	2.66%
INCOME			
2020 Estimated Average Household Income	\$58,282	\$54,703	\$63,710
2020 Estimated Median Household Income	\$45,534	\$38,878	\$40,481
2020 Estimated Per Capita Income	\$23,312	\$21,266	\$25,264
DAYTIME POPULATION			
2020 Estimated Total Businesses	235	1,755	4,572
2020 Estimated Total Employees	2,286	20,583	56,331



RENT ROLL

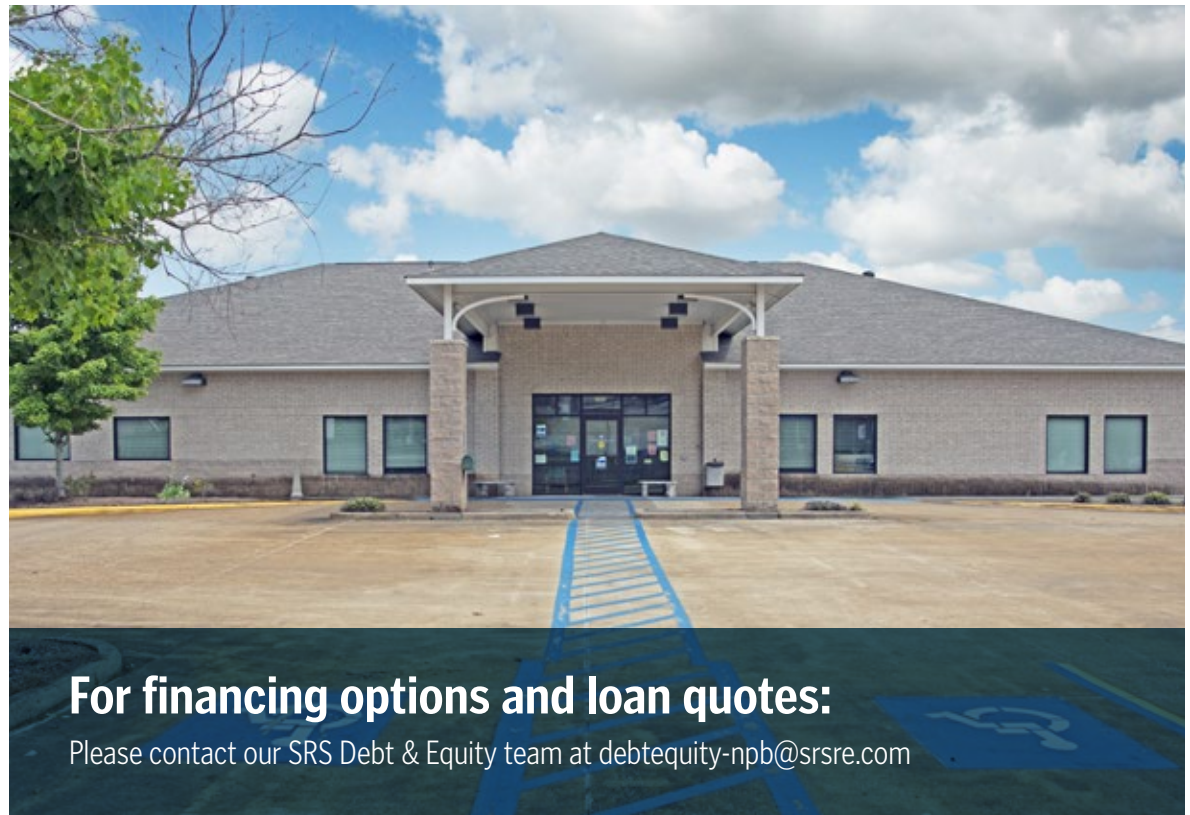
LEASE TERM						RENTAL RATES					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Bio-Medical Applications of Louisiana, LLC	8,562	7/11/2007	6/30/2027	Current	-	\$17,087	\$2.00	\$205,040	\$23.95	NN	2 (5-Year)
(Corporate Guaranty)										10% Increase at Beg. of Each Option	

FINANCIAL INFORMATION

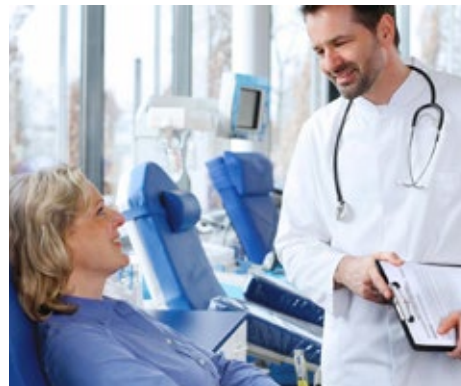
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Net Operating Income	\$205,040
Cap Rate	6.40%
Lease Type	NN

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BRAND PROFILE



FRESENIUS MEDICAL CARE

freseniusmedicalcare.com

Company Type: Public (NYSE: FMS)

2020 Employees: 124,995

2020 Revenue: \$17.86 Billion

2020 Net Income: \$1.16 Billion

2020 Assets: \$31.69 Billion

2020 Equity: \$11.22 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 4,110 dialysis clinics, Fresenius Medical Care provides dialysis treatments for 344,476 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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NATIONAL
NET LEASE
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THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS

275+

RETAIL
PROFESSIONALS

25+

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LARGEST REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

1.7K+

RETAIL
TRANSACTIONS
company-wide
in 2020

500+

NET LEASE
PROPERTIES SOLD
in 2020

\$1.9B

NET LEASE
TRANSACTION VALUE
in 2020

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