

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



106 Mooreland Drive | Springfield, Tennessee

NASHVILLE MSA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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PROPERTY PHOTO



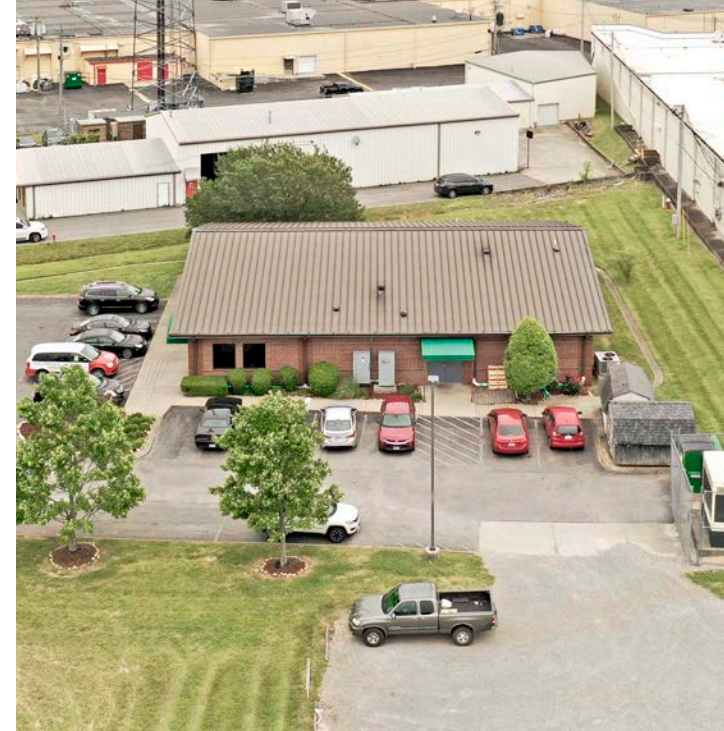
INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, freestanding, Fresenius investment property located in Springfield, Tennessee (Nashville MSA). The tenant, Dialysis Associates, LLC, has approximately 6 years remaining in their initial term with 1 (5-year) option to extend. The lease features 1.5% annual rental increases throughout the initial term, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities, making it an ideal, management-free investment opportunity for a passive investor. Fresenius is the largest operator of outpatient dialysis clinics, generating revenues in excess of \$19.6B across nearly 4,000 clinics.

Fresenius is strategically located near the signalized, hard corner intersection of Tom Austin Highway and Memorial Highway, averaging a combined 68,300 vehicles passing by daily. The site is ideally situated within close proximity to Walmart Supercenter, Lowe's Home Improvement, and Tractor Supply, three premium, big-box tenants that significantly increase consumer draw to the immediate trade area and promote crossover store exposure for the asset. In addition, the site is located just 1.25 miles north of NorthCrest Medical Center (109 beds), providing a direct consumer base from which to draw. Moreover, the site is surrounded by several apartment complexes including Woodland (48 units), Skyview Terrace (48 units), and Robinhood (48 units), offering a direct residential consumer base to draw from. The 5-mile trade area is supported by more than 25,500 residents and 12,000 daytime employees with an average household income of \$74,468.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$1,658,000
Net Operating Income	\$99,455
Cap Rate	6.00%
Tenant	Dialysis Associates, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	4,600 SF
Land Area	0.74 Acres
Property Address	106 Mooreland Drive Springfield, Tennessee 37172
Year Built	1998
Parcel Number	074091B F 03900
Ownership	Fee Simple (Land & Building)

INVESTMENT HIGHLIGHTS



6 Years Remaining | Annual Rental Increases | Leading Dialysis Clinic

- Approximately 6 years remaining in their initial term with 1 (5-year) option
- 1.5% annual rental increases throughout the initial term, steadily growing NOI and hedging against inflation
- Fresenius is the largest operator of outpatient dialysis clinics, generating revenues in excess of \$19.6B across nearly 4,000 clinics

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, and insurance
- No landlord responsibilities

Signalized, Hard Corner Intersection | NorthCrest Medical Center | Strong National/Credit Tenants

- Located near the signalized, hard corner intersection of Tom Austin Hwy and Memorial Highway, averaging a combined 68,300 vehicles passing by daily
- Located just 1.25 miles north of NorthCrest Medical Center (109 beds), providing a direct consumer base from which to draw
- Situated within close proximity to Walmart Supercenter, Lowe's Home Improvement, and Tractor Supply
- Strong national/credit tenants increases consumer draw to the immediate trade area and promote crossover store exposure for the site

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

- Nearby apartment complexes include Woodland (48 units), Skyview Terrace (48 units), and Robinhood (48 units)
- Provides a direct residential consumer base to draw from
- More than 25,500 residents and 12,000 employees support the trade area
- \$74,468 average household income

PROPERTY OVERVIEW

Location



Springfield, Tennessee
Robertson County
Nashville MSA

Parking



There are approximately 22 parking spaces on the owned parcel.
The parking ratio is approximately 4.78 stalls per 1,000 SF of leasable area.

Access



Mooreland Dr: 1 Access Point

Parcel



Parcel Number: 074091B F 03900
Acres: 0.74
Square Feet: 32,234 SF

Traffic Counts



Tom Austin Highway: 16,100 Vehicles Per Day
Memorial Blvd/St Hwy 11: 23,100 Vehicles Per Day

Construction



Year Built: 1998

Improvements



There is approximately 4,600 SF of existing building area

Zoning



CS-Commercial Services Districts







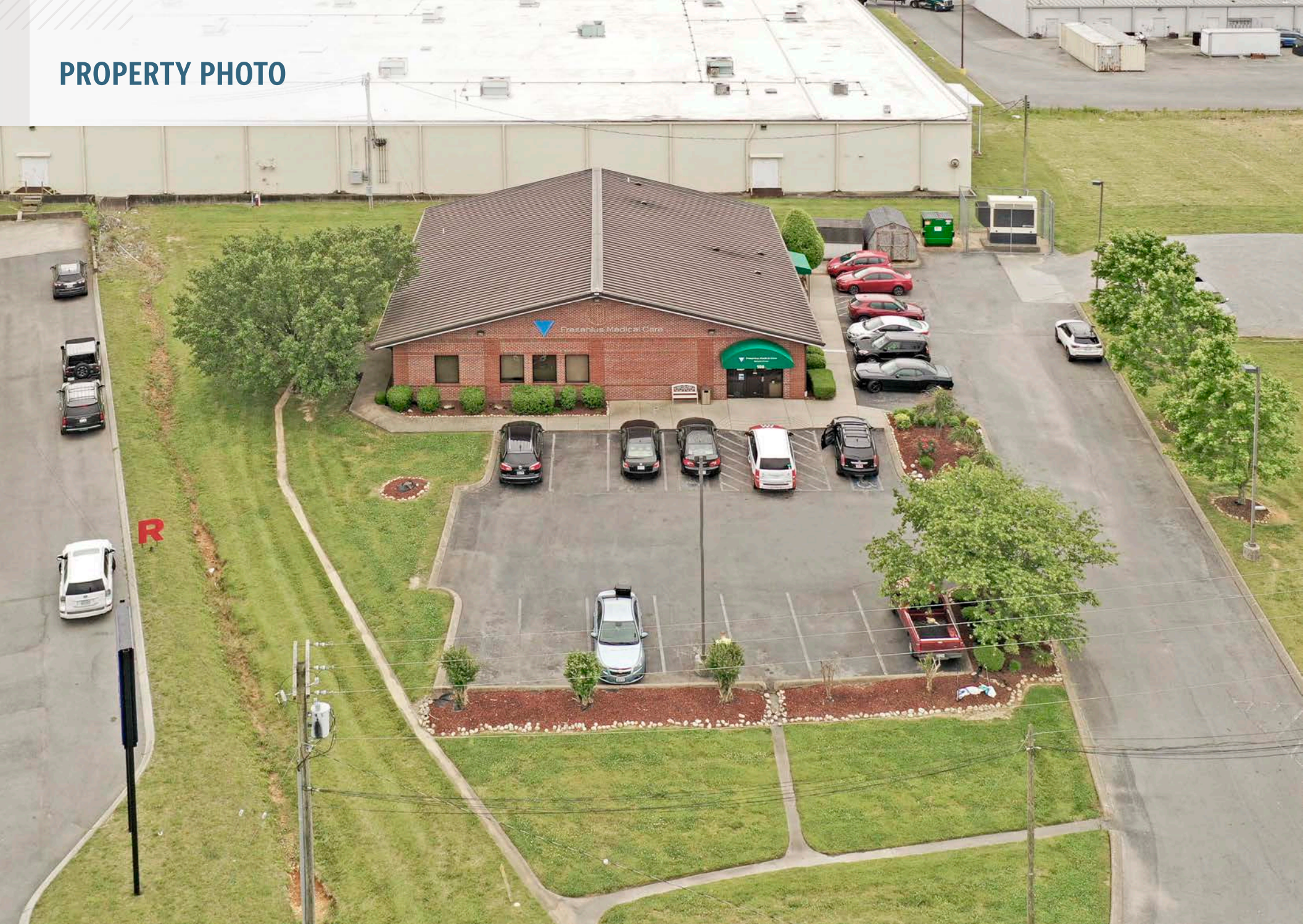
RESILIENCE
TRAIN • GROW • EVOLVE

MOORELAND DR.

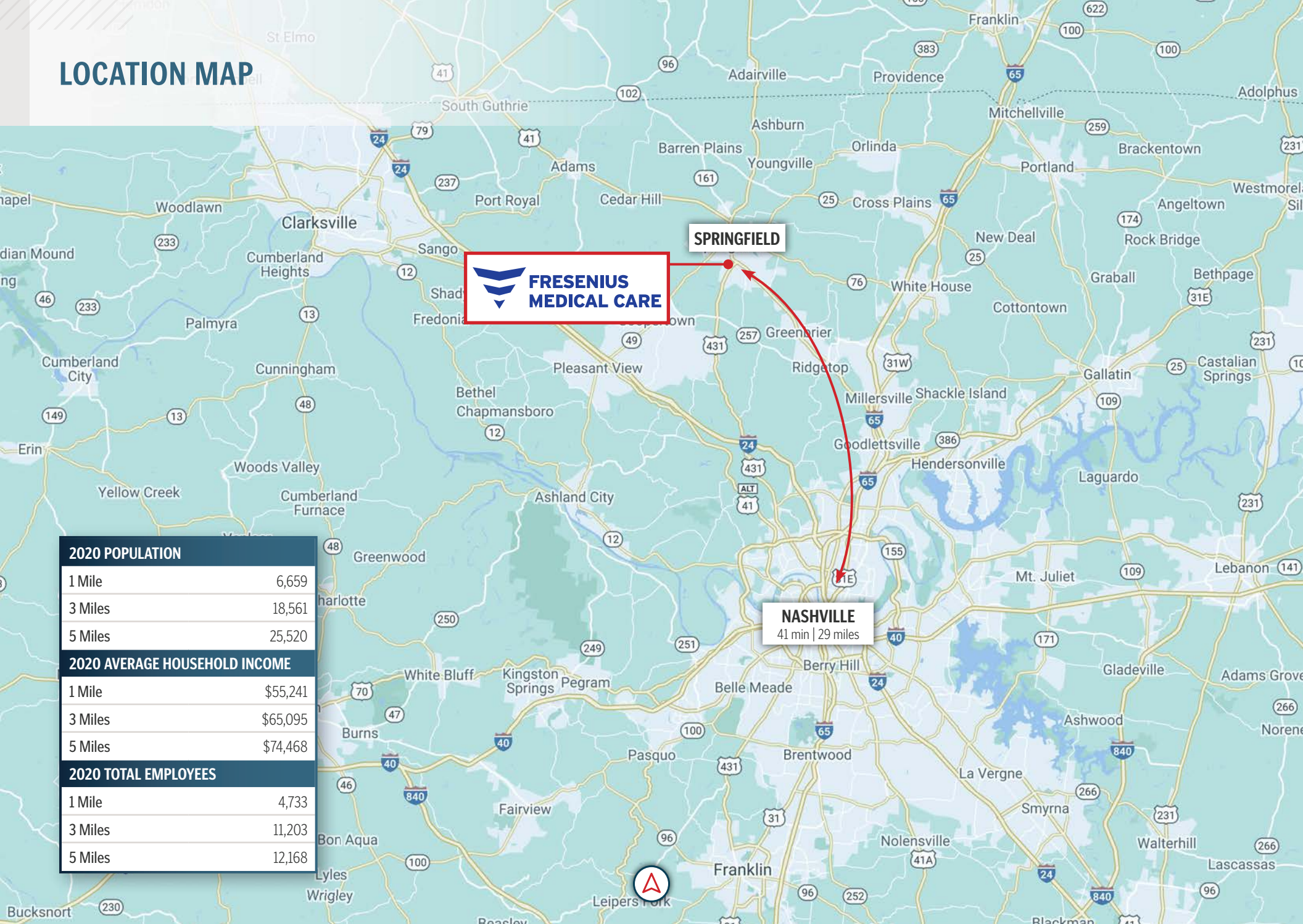
 **FRESENIUS
MEDICAL CARE**



PROPERTY PHOTO



LOCATION MAP





SPRINGFIELD, TENNESSEE

Springfield has served for nearly two centuries as a commercial center for the large agricultural region that surrounds it. The soil and climate of the region are ideally suited to the cultivation of dark-fired tobacco and the plant has had a major economic, social and cultural influence on Springfield and Robertson County since the early 19th century. Robertson County was the 7th largest tobacco producing county in the United States by the year 1890 with a total production of nearly 9,000,000 pounds, and it still remains one of the nation's largest tobacco producing counties to this day. Springfield and Robertson County have become known as the "Home of the World's Finest Dark Fired Tobacco." In addition to being Tennessee's leading tobacco growing county, Robertson County is among the top 5 counties in the production of wheat, corn, and hay. The county is ranked among the top 10 counties in the production of soybeans and among the top 12 counties in both beef cattle and dairy cattle.

The city is served by Springfield High School, Springfield Middle School, Krisle Elementary School, Cheatam Park Elementary School, Westside Elementary School, Bransford Elementary School, and Crestview Elementary School. The Highland Crest higher education facility is home to Volunteer State Community College and Austin Peay State University. Vol State offers dozens of courses each semester. Students can continue their education through Austin Peay in specific program areas.

Springfield offers a wide variety of opportunities for recreation. Golfers can enjoy a round at the Legacy Golf Course. One can also spend leisure hours at the Carmike Cinemas. Local churches include Springfield Baptist Church, Our Lady of Lourdes Catholic Church and the Central Christian Church.



NASHVILLE, TENNESSEE

The Nashville region is home to more than 1.9 million people and more than 40,000 businesses. Many corporate headquarter giants call Middle Tennessee home, including Nissan North America, Bridgestone Americas, Dollar General, Hospital Corporation of America, Cracker Barrel, Dollar General and Gibson Guitar. A national hub for the creative class, Nashville has the strongest concentration of the music industry in America. Nashville is home to a diverse health care cluster with leaders in a number of industry niches that impact the health care landscape locally, nationally and internationally. More than 250 health care companies are headquartered in the Nashville region, making health care the region's largest industry.

Nashville is known around the world as Music City. With a diverse music and creative industry which includes all genres, Nashville has the highest concentration of music industry establishments in the nation. Advanced manufacturing thrives in Nashville because of the abundance of advantages that allow our celebrated manufacturing base to operate more efficiently and at a lower cost than almost anywhere in America. Nashville's location is unmatched for distribution, market research and competitive and affordable transportation costs.

The Nashville region is centrally located and offers expansive modes of transportation, allowing businesses to reach U.S. and international locations with ease and affordability. Nashville is one of only six U.S. cities with three major intersecting interstate highways. Highway systems in Tennessee are rated among the nation's best, offering exceptional connections for freight and commuting.

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated Population	6,659	18,561	25,520
2025 Projected Population	6,966	19,369	26,755
2010 Census Population	6,097	17,104	23,364
Projected Annual Growth 2020 to 2025	0.91%	0.86%	0.95%
Historical Annual Growth 2010 to 2020	0.88%	0.81%	0.88%
HOUSEHOLDS & GROWTH			
2020 Estimated Households	2,379	6,892	9,496
2025 Projected Households	2,485	7,192	9,957
2010 Census Households	2,204	6,373	8,710
Projected Annual Growth 2020 to 2025	0.88%	0.86%	0.95%
Historical Annual Growth 2010 to 2020	0.77%	0.77%	0.86%
RACE & ETHNICITY			
2020 Estimated White	57.56%	69.07%	76.83%
2020 Estimated Black or African American	29.01%	22.87%	17.46%
2020 Estimated Asian or Pacific Islander	0.57%	0.60%	0.61%
2020 Estimated American Indian or Native Alaskan	0.50%	0.51%	0.49%
2020 Estimated Other Races	11.67%	9.01%	7.28%
2020 Estimated Hispanic	27.71%	18.84%	14.97%
INCOME			
2020 Estimated Average Household Income	\$55,241	\$65,095	\$74,468
2019 Estimated Median Household Income	\$38,529	\$51,177	\$57,614
2020 Estimated Per Capita Income	\$19,506	\$24,058	\$27,541
DAYTIME POPULATION			
2020 Estimated Total Businesses	384	800	896
2020 Estimated Total Employees	4,733	11,203	12,168



RENT ROLL



LEASE TERM						RENTAL RATES					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Dialysis Associates, LLC	4,600	5/20/1998	5/31/2027	Current	-	\$8,288	\$1.80	\$99,455	\$21.62	Absolute NNN	1 (5-Year)
				6/1/2022	1.5%	\$8,412	\$1.83	\$100,947	\$21.94		Fair Market Value

1.5% Annual Rental Increases Thereafter

¹Tenant has a 15-Day Right of First Refusal

FINANCIAL INFORMATION

Price	\$1,658,000
Net Operating Income	\$99,455
Cap Rate	6.00%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

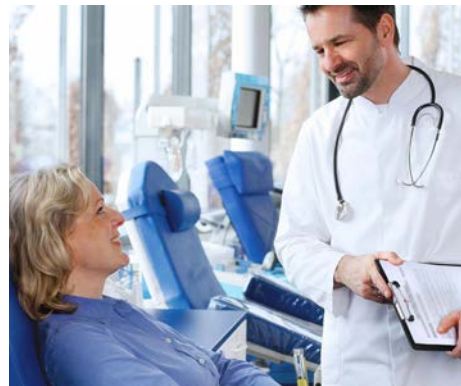
Year Built	1998
Rentable Area	4,600 SF
Land Area	0.74 Acres
Address	106 Mooreland Drive Springfield, Tennessee 37172



For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com

BRAND PROFILE



FRESENIUS

fresenius.com

Company Type: Public (NYSE: FMS)

Locations: 4,110

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.



SRS

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NET LEASE
GROUP

THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM
OF SRS REAL ESTATE PARTNERS

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RETAIL
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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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