



**FRESENIUS
MEDICAL CARE**

1000 AMERICAN WAY | APEX, NC 27502

OFFERING MEMORANDUM

LISTED BY

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REAL ESTATE INVESTMENT SERVICES





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EXECUTIVE OVERVIEW

LONG TERM LEASE W/ 8+ YEAR REMAINING ON TERM

- **Proven Location** – Fresenius recently signed a new long-term extension to their NN+ lease, with minimal management responsibilities. with two, 5-year extensions, all of which include a very attractive increase
- **Attractive Lease Structure** – Rent increase in 2024 to \$191,808 and continually in the option periods
- **Minimal Landlord Responsibilities** – NN+ lease providing minimal landlord responsibilities (tenant responsible for taxes, insurance, CAM)
- Ideal 1031 exchange opportunity
- Perfect for out of state and tax-free state investors
- Rare offering includes a corporate guarantee from Fresenius (Investment Grade Credit BBB)

TOP LOCATION - DENSE INFILL MARKET W/ HUGE TRAFFIC COUNTS – APEX IS THE PART OF THE TRI STATE RALEIGH MSA – ONE OF THE MOST ATTRACTIVE MARKETS IN THE ENTIRE COUNTRY.

- **Huge Traffic Counts** - Just off of Hwy 1 with over 19,116 VPD and situated on Perry Road with over 1,621 VPD
- **Dense Population** – This property has more than 65,000 residents in the 3-mile radius and more than 180,000 residents in the 5-mile radius
- **Massive Population Growth** – This property has experienced an incredible 87.90% population growth in the 1-mile radius since 2010 and projected an additional 21.34% growth over next 5 years
- **Incredible Retail Synergy** – nearby national tenants include: Walmart Supercenter, Dunkin Donuts, McDonalds, Firestone, Murphy ISA, Circle K and more
- **Directly Across from Retirement Community** – The property is perfectly situated across the street from one of the areas largest retirement communities
- **Certificate of Needs State** – North Carolina is a Certificate of Needs providing additional value to investors

INVESTMENT GRADE TENANT - CORPORATE GUARANTEED LEASE BY FRESENIUS MEDICAL CARE (S&P BBB)

- Built to suit construction for Fresenius situated on a 3.64 Acre parcel
- Fresenius has been considered an essential retailer and has proven to be one of the most profitable companies throughout the COVID pandemic
- Fresenius is the world's leader in kidney care and dialysis servicing over 4,000 locations with \$20.5 Billion in revenue. Fresenius (NYSE: FMS) currently holds an S&P (BBB), providing a secure corporate-backed guarantee.
- Healthcare is one of the most sought after investments due to being essential, recession resistant, and ecommerce proof





\$3,386,836
LIST PRICE



\$186,276
NOI



5.50%
CAP RATE

BUILDING INFO

Address	1000 American Way Apex, NC 27502
Type of Ownership	Fee Simple
Parking	±46

Fresenius Medical Care
Apex Dialysis

TENANT SUMMARY

Tenant Trade Name	Fresenius
Type of Ownership	Fee Simple
Lease Guarantor	Fresenius Medical Care (Corporate)
Lease Type	NN
Roof and Structure Responsible	Landlord Responsible
Original Lease Term (Years)	15
Lease Commencment Date	4/5/06
Rent Commencment Date	4/5/06
Lease Expiration Date	5/31/29
Term Remaining on Lease	8.00
Increases	Annual CPI Increases
Options	Three, 5-Year Options

ANNUALIZED OPERATING DATA

Lease Commence	Monthly Rent	Annual Rent	Cap Rate
Current - 5/31/2024	\$15,523.00	\$186,276.00	5.50%
6/1/2024 - 5/31/2029	\$15,984.00	\$191,808.00	5.66%

DEBT QUOTE

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

Kevin Kern
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DOWNTOWN RALEIGH

± 11 MILES AWAY



PERRY RD





COMMUNITY CENTER
DOWNTOWN APEX



BEAVER CREEK RETAIL CORRIDOR

± 1.8 MILES AWAY



AMAZON HUB LOCKER
FIVE BELOW
GAMESTOP
LIFETIME FITNESS
MASSAGE ENVY
OFFICEMAX
PETSMART
TUESDAY MORNING
ETC.

FIRST BANK



PERRY RD





FRESENIUS MEDICAL CARE



COMPANY NAME

Fresenius Medical Care

OWNERSHIP

Subsidiary

YEAR FOUNDED

1988

LOCATIONS

± 3,573

HEADQUARTERS

Waltham, MA

NO. OF EMPLOYEES

311,269

TENANT OVERVIEW

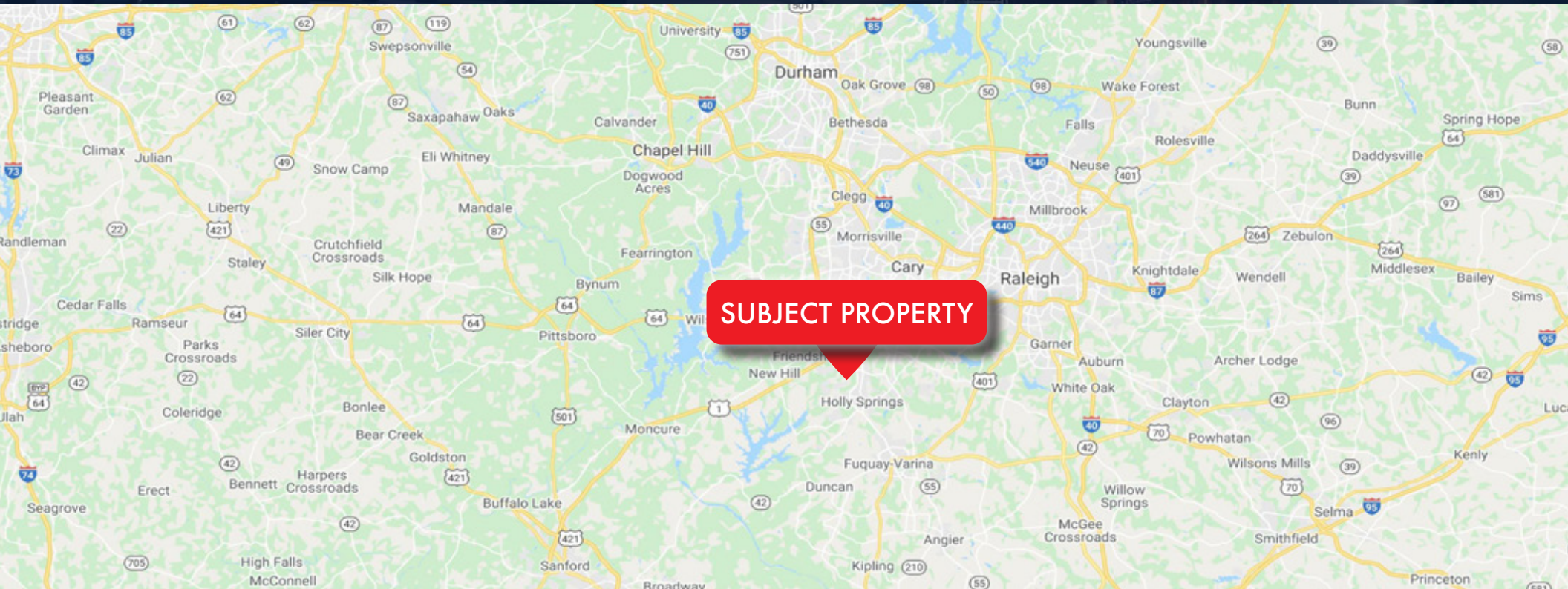
Fresenius Medical Care Holdings, operating as Fresenius Medical Care North America or FMCNA, operates a network of some 3,573 dialysis clinics located throughout the continent. One of the largest providers of kidney dialysis services, FMCNA offers outpatient and in-home hemodialysis treatments for chronic 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 aim to continuously improve the quality of life of patients with kidney disease by offering innovative products and treatment concepts of the highest quality.

APEX, NORTH CAROLINA

The town of Apex, North Carolina is located within Wake County, which is situated within the Research Triangle area and has a well-deserved reputation for being one of the best places to live in the United States.

Apex is less than 20 miles from Raleigh-Durham International Airport, which is home to ten major airline carriers and their regional partners. Combined, they fly customers to more than 60 destinations on 400 flights daily. It is easily accessible via Interstate 540. This part of the region's "Outer Loop" provides Apex residents 6 lanes of interstate-quality access, reducing drive time by offering a more direct route free of traffic lights.

POPULATION	1 Mile	3 Mile	5 Mile
2026 Projection	10,156	63,140	170,625
2021 Estimate	9,079	57,004	155,775
2010 Census	5,058	35,827	110,294
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2026 Projection	3,874	23,237	62,262
2021 Estimate	3,454	20,919	56,715
2010 Census	3,874	23,237	62,262
INCOME	1 Mile	3 Mile	5 Mile
Avg HH Income	\$102,555	\$133,776	\$139,814



ECONOMY

The population of Apex has grown from 5,000 people in 1990 to more than 65,000 people today. This surge in population is caused by a strong regional economy, access to world-class healthcare, top-notch educational opportunities, a charming downtown, and wonderful weather. Apex is less than 30 minutes from three Tier 1 Research Universities: University of North Carolina at Chapel Hill, North Carolina State University, and Duke University.

High-paying tech-industry jobs that help make the quality of life second to none. And unlike that other technology hub on the West Coast, Apex is still affordable. A three-bedroom home costs an average of \$265,000, vs. more than \$1 million for a comparable house in Silicon Valley.

The engine powering the local job market is the 7,000-acre Research Triangle Park. More than 250 companies, including IBM Corporation, Cisco Systems, Fidelity Investments, GlaxoSmithKline, and RIT International, have offices there. Apex is located less than 20 minutes from the prestigious Research Triangle Park placing innovation and creativity at the fingertips of any business that chooses to locate in Apex.



ECONOMY

COMPANY	# OF EMPLOYEES
Wake County Public Schools	1,779
Town of Apex	506
Dell Technologies Inc	500
Apex Tool Group	425
Bland Landscaping	325
Costco	290
ATI Industrial Automation	275
Super Target	250
Wal-Mart	243
Lowe's Home Improvement	220

Source: apexnc.org

#1 AMONG AMERICA'S BEST PLACES TO LIVE IN 2021

(Bankrate, 2021)

#3 IN HAPPIEST CITIES IN AMERICA

(Men's Health, 2021)



RALEIGH, NC

Raleigh, known as the “City of Oaks”, is the capital of the state of North Carolina and the seat of Wake County in the United States. Raleigh is the second-largest city in the state of North Carolina, after Charlotte. Raleigh is home to North Carolina State University (NCSU) and is part of the Research Triangle Park (RTP) area, together with Durham (home of Duke University) and Chapel Hill (home of the University of North Carolina at Chapel Hill). The “Triangle” nickname originated after the 1959 creation of the Research Triangle Park, located in Durham and Wake counties, among the three cities and their universities. Following the establishment of the Research Triangle Park (RTP), several tens of thousands of jobs were created in the fields of science and technology. The region and city have attracted a large influx of population, making it one of the fastest-growing communities in the United States by the early 21st century. It is a model for other nations, states, and small governments around the world.

ECONOMY

The capital city is part of North Carolina’s Research Triangle, one of the country’s largest and most successful research parks and a major center in the U.S. for high-tech and biotech research. The surrounding area is home to a number of colleges and universities including Duke University, North Carolina State University, and the University of North Carolina at Chapel Hill. These schools have a notable economic impact on the area and also introduce highly educated and talented individuals into the workforce. The North Carolina Museum of Art, occupying a large suburban campus on Blue Ridge Road near the North Carolina State Fairgrounds, maintains one of the premier public art collections located between Washington, D.C., and Atlanta. In fact, the Raleigh Metropolitan Statistical Area ranked 2nd on the list of best-performing cities, according to the Milken Institute, a California think tank. The index of top cities is designed to show how metro areas stand relative to others in the nation in terms of economic vitality. It measures growth in terms of jobs, wages, salaries, and technology output, with an emphasis on employment growth.

NORTH HILLS

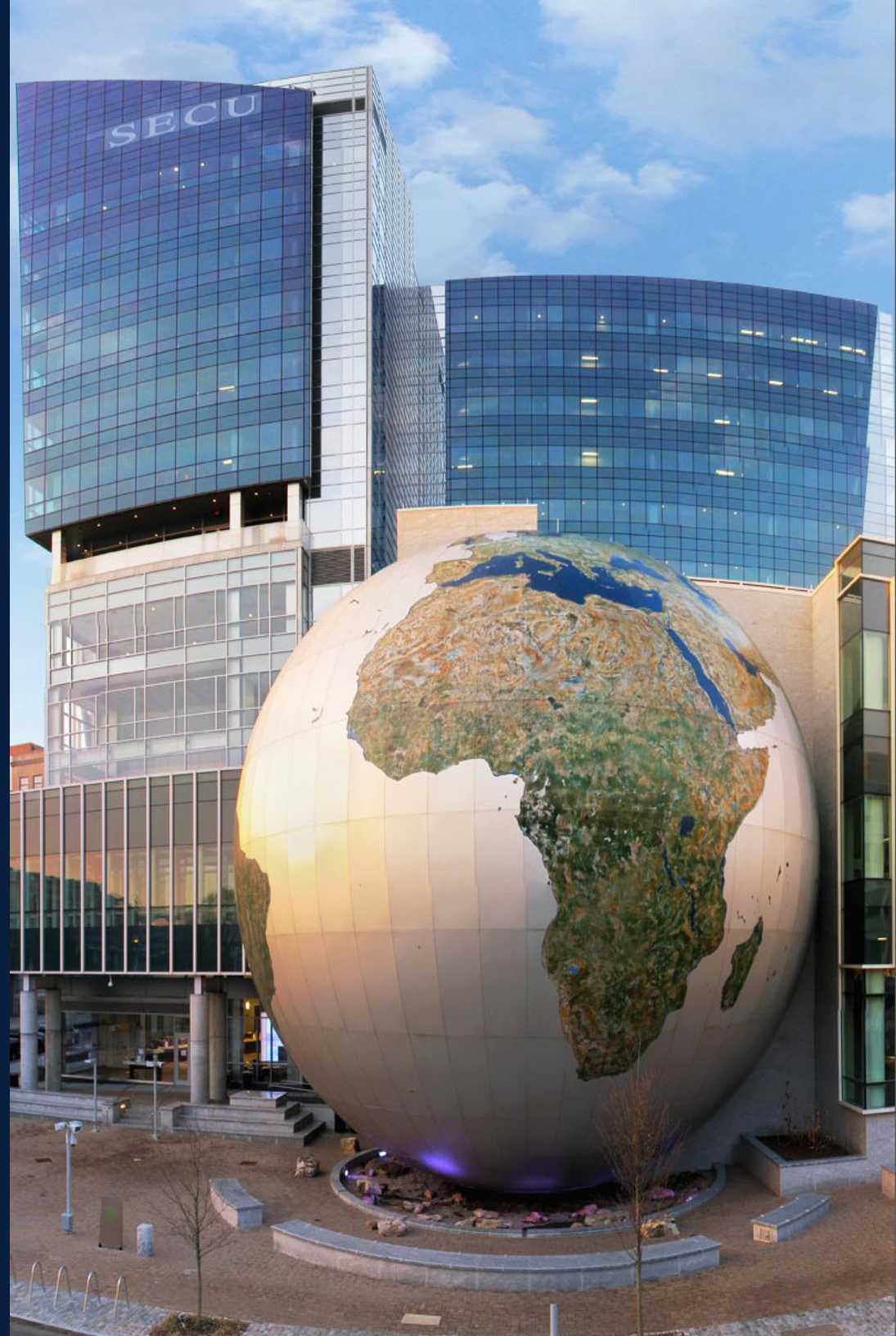
Discover an eclectic mix of 130-plus local shops, restaurants, bars, and hotels in this outdoor shopping haven. Known for its upscale finds and friendly for the entire family, visitors will find it easy to spend a day browsing the racks of designer clothes at Gena Chandler or Vermillion, shopping for china and crystal at Quintessentials, and picking out monogrammed stationery at Paperbuzz. After (or in between) shopping stops, grab some food and a handcrafted brew at local favorites like The Cowfish, Vivace, or Yard House.

NORTH CAROLINA MUSEUM OF NATURAL SCIENCES

N.C.'s most popular attraction is a museum that teaches visitors about the natural world. The free museum offers more than 25 permanent exhibitions, including looks at N.C.'s Mountain, Piedmont, and Coastal Plain region habitats and wildlife along with discoveries found in the sea and underground. Take the path down the skywalk and check out the Nature Research Center, a wing of the museum where visitors can watch research scientists and get inspired by the field of study.

PNC AREA

The 19,700-seat venue hosts an impressive array of major sports, concert tours, and events each year. On an annual basis, PNC Arena welcomes more than 1.5 million guests and plays host to more than 150 events including major concert tours and family shows.



NORTH CAROLINA STATE UNIVERSITY

North Carolina State University is a public research university in Raleigh, North Carolina. The university forms one of the corners of the Research Triangle together with Duke University in Durham and The University of North Carolina at Chapel Hill. NC State has historical strengths in engineering, statistics, agriculture, life sciences, textiles, and design.

- More than 300 bachelor's programs and master's programs
- 60 doctoral programs
- \$417 million in annual research expenditures
- Educating more North Carolinians than any other university



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2. You will hold it and treat it in the strictest of confidence; and
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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.

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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.



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