

Fresenius Medical Care



Stan Johnson Co.

📍 1906 Johnson St. | Jennings, LA 70546



INVESTMENT-GRADE GUARANTEE

Fresenius: BBB (S&P) | \$20B+ in Revenues



NEW EARLY LEASE EXTENSION

w/ 18% Rental Increase in Aug '24



NEXT TO JENNINGS HOSPITAL

In the Heart of Market's Primary Medical Corridor



25+ YEAR OCCUPANCY HISTORY

Strong Ongoing Tenant Commitment



PASSIVE NN LEASE STRUCTURE

Minimal Landlord Responsibilities

The Offering

Stan Johnson Company, on behalf of ownership, is pleased to offer for sale to qualified investors the 100% fee simple interest in this Fresenius Medical Care property located at 1906 Johnson St, Jennings, LA 70546 (the "property").

Fresenius has just agreed to an early five-year lease extension through July 2029. There are now \pm 7.5 years remaining in the primary term with an 18.8% rental increase in August 2024. Fresenius has been operating within this market's primary medical corridor since 1990 and is located directly next door to 50-bed Jennings American Legion Hospital, Jennings VA Clinic, and Jennings Senior Care Hospital.



\$935,260
PRICE



6.00%
CAP RATE



Subject Property

EXCLUSIVELY OFFERED BY:

Jason W. Powell, CCIM
Senior Director & Partner
jpowell@stanjohnsonco.com
P: 404.823.6754

Max Van Dresser
Associate Director
mvandresser@stanjohnsonco.com
P: +1 404.823.6377

Colin Couch
Associate Director
ccouch@stanjohnsonco.com
P: 404.823.6376

David Marlett
Senior Analyst
dmarlett@stanjohnsonco.com
P: 404.823.6744

In Association with:
Bradley Pepin
LA Broker #BROK.0995687899-ASA