



**FRESENIUS  
MEDICAL CARE**

Single Tenant Net Lease Investment  
1919 N Foster Dr | Baton Rouge, LA

**\$1,450,000 | 5.84%**



**ECHOWEST**

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# DEAL SUMMARY



## FRESENIUS MEDICAL CARE

**Address**

1919 N Foster Dr  
Baton Rouge, LA

**Purchase Price**

\$1,450,000

**Cap Rate**

5.84%

**Annual Rent**

\$84,673

**Lease Type**

NN

**Lease Term Remaining**

5.75 Years



# LEASE SUMMARY

|                                      |                                     |
|--------------------------------------|-------------------------------------|
| Tenant                               | Fresenius                           |
| Credit Rating<br>(Standard & Poor's) | BBB                                 |
| Address                              | 1919 N Foster Dr<br>Baton Rouge, LA |
| Current Annual Rent                  | \$84,673                            |
| Lease Commencement                   | 4/1/2006                            |
| Lease Expiration                     | 12/31/2027                          |
| Lease Type                           | NN                                  |
| Building Size                        | 7,360 SF                            |
| Rent PSF                             | \$11.50                             |
| Lot Size AC (SF)                     | 1.02 AC (44,431 SF)                 |
| Parcel Number                        | 01631659                            |
| Year Built                           | 2006                                |
| Zoning                               | C1                                  |
| County                               | East Baton Rouge                    |
| Rent Increases                       | 1.50% Every Year                    |
| Landlord Responsibilities            | Roof, Structure, & Parking Lot      |
| Parking                              | 31 spaces                           |







# INVESTMENT HIGHLIGHTS



## ► Investment Grade Tenant – Corporate Guarantee

Fresenius Medical Care holds S&P's Investment Grade rating of "BBB" with more than 4,000 dialysis clinics providing treatment to more than 345,000 patients worldwide.

## ► Recession and E-commerce Resistant Tenant

Treatment for chronic kidney failure is a necessity for approximately 4.5 million patients who currently undergo dialysis treatment.

## ► Passive Investment

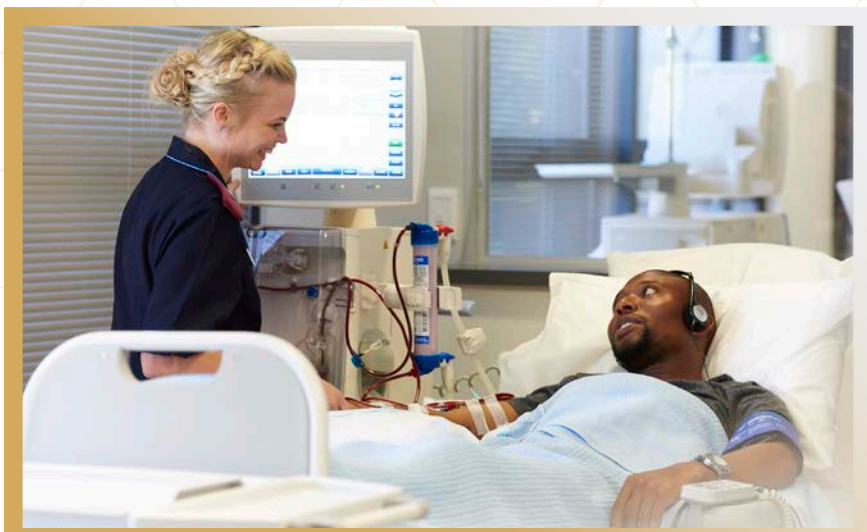
NN lease structure with minimal landlord responsibilities. Landlord responsibilities include roof, structure, and parking lot.

## ► Proximity to Hospitals

0.4 miles from LSU Health Baton Rouge MidCity Clinic Urgent Care and 3.3 miles from LSU Health Baton Rouge North Clinic.

## ► Strong Demographics within a 10-mile Radius

Population 400,437 and 157,595 households with an average household income of \$78,261.





# TENANT OVERVIEW



| Year Founded | NYSE | Credit Rating          | # of Clinics |
|--------------|------|------------------------|--------------|
| 1996         | FMS  | BBB (Investment Grade) | 4,171        |

Fresenius Medical Care is the world’s largest provider of products and services for individuals with renal diseases, of which around 3.8 million patients worldwide regularly undergo dialysis treatment. Dialysis is a vital blood cleansing procedure that substitutes the function of the kidneys in case of kidney failure. Fresenius Medical Care offers products and services along the entire dialysis value chain from a single source. They care for more than 345,000 patients in their global network of 4,171 dialysis clinics. At the same time, they operate 42 production sites on all continents, to provide dialysis products such as dialysis machines, dialyzers, and related disposables. Fresenius aims to further consolidate its expertise and use this competence as a basis for sustainable, profitable growth.





# RENT SCHEDULE

|                       | Rent Per SF | Rent Monthly | Rent Annual  | % Increase | Cap Rate |
|-----------------------|-------------|--------------|--------------|------------|----------|
| Current               | \$11.50     | \$7,056.07   | \$84,672.84  |            | 5.84%    |
| 1/1/2023 – 12/31/2023 | \$11.62     | \$7,126.93*  | \$85,523.16* | 1.00%      | 5.90%    |
| 1/1/2023 – 12/31/2024 | \$11.79     | \$7,231.20*  | \$86,774.40* | 1.56%      | 5.98%    |
| 1/1/2023 – 12/31/2025 | \$11.97     | \$7,341.60   | \$88,099.20  | 1.53%      | 6.08%    |
| 1/1/2023 – 12/31/2026 | \$12.15     | \$7,452.00   | \$89,424.00  | 1.50%      | 6.17%    |
| 1/1/2023– 12/31/2027  | \$12.33     | \$7,562.40   | \$90,748.80  | 1.48%      | 6.26%    |

\*Seller will credit buyer the difference between Marketed Rent (above) and Actual Rent. Inquire with broker for additional details.

|                 |             |
|-----------------|-------------|
| <b>Cap Rate</b> | 5.84%       |
| <b>Value</b>    | \$1,450,000 |







# DEMOGRAPHICS



Population  
5-Mile Radius  
**172,876**



Average Household Income  
5-Mile Radius  
**\$66,336**



Number of Employees  
5-Mile Radius  
**77,494**



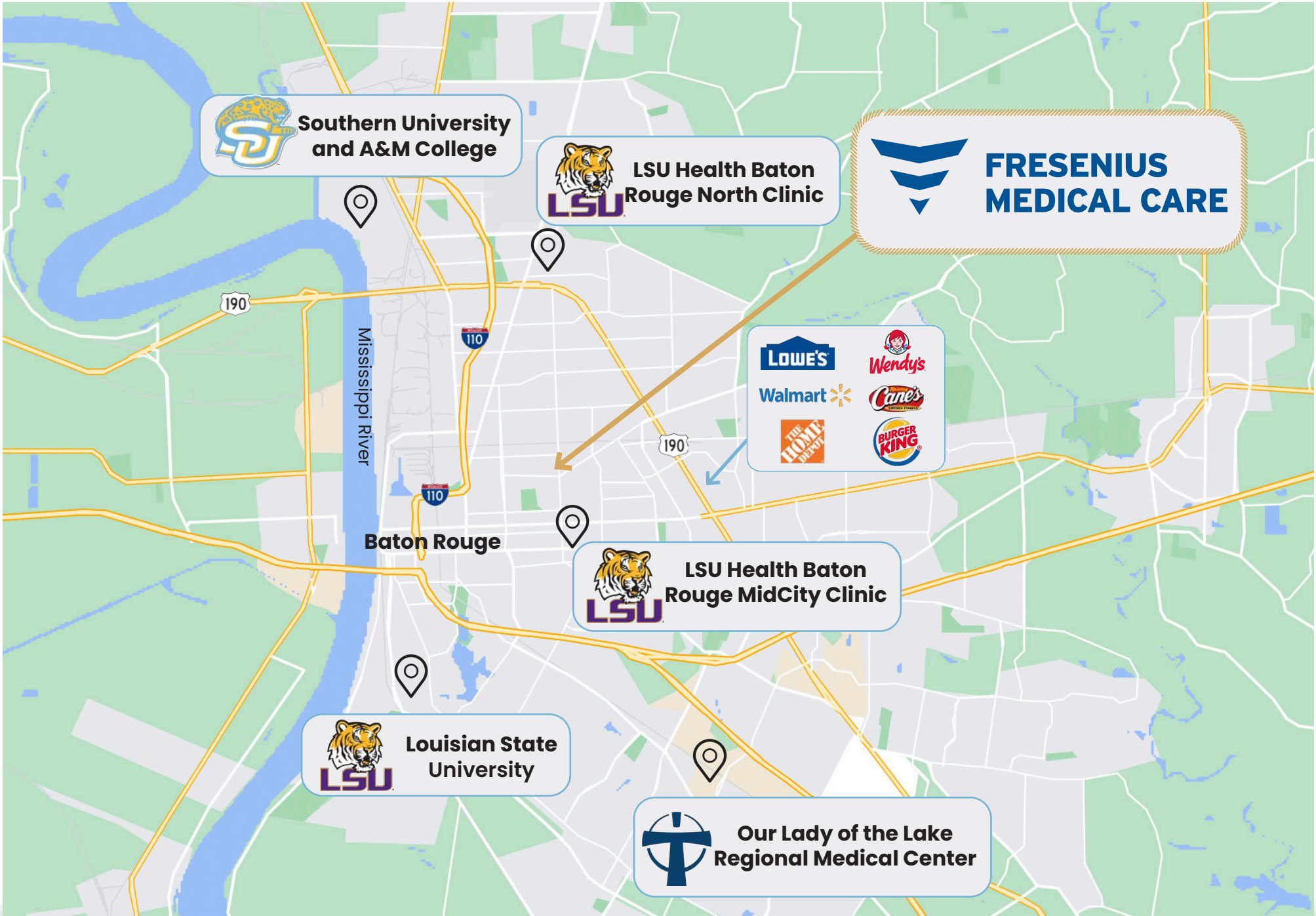
Median Age  
County  
**34.0**



Total Annual Consumer Spending  
Medical Services & Supplies  
10-Mile Radius  
**\$130,053,319**



# PROPERTY AERIAL





# AREA OVERVIEW

Baton Rouge is the capital of Louisiana. On the eastern bank of the Mississippi River, it is the most populous parish in Louisiana. Since 2020, it has been the 99th most populous city in the United States and the second largest city in Louisiana after New Orleans. It is the 18th most populous state capital and is the second-largest metropolitan area in Louisiana. Baton Rouge is a major industrial, petrochemical, medical, research, and growing technology center of the American South. It is the location of LSU, the largest institution of higher education in the state of Louisiana (35,914 students).







**EXCLUSIVELY PRESENTED BY:**



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