



**Fresenius Medical Care (FMC)**  
6535 SOUTH WESTERN AVE. CHICAGO, IL 60636

## Property Summary

Gaia Real Estate Investments is proud to exclusively present this listing for a Fresenius Medical Care located in Chicago, IL. The site is centrally located downtown near the lighted intersection of W. 65th St. and W. Western Ave. that boasts a traffic count of 31,600 Vehicles per day. The property sits on 18,488 SF of land with a 7,134 SF building. The Fresenius has 7.7 years remaining on their recently renewed 10 year Lease term and features Two (5) year options to renew. This Fee Simple, NN Lease calls for 1% annual increases in the initial term and 3% annual increases in each 5 year option.

## Investment Highlights

### NN Lease:

- Without expense to Tenant, maintain and make all necessary repairs and/or replacements to the exterior and structural portions of the Property, Building and Premises, including, without limitation: foundations, structure, load bearing walls, exterior walls, the roof and roof supports, columns, retaining walls, gutters, downspouts, flashings, and footings.

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### Tenant Responsibilities:

- Taxes, HVAC, Insurance, Common Area Maintenance, Parking Lot Repairs. During the Lease Term, Tenant shall at its sole cost and expense keep and maintain the non-structural portions of the interior of the Premises, including all Tenant Improvements and Alterations, in good order and repair and free of refuse and rubbish.

### Corporate Guaranty:

- FMC is the world's largest dialysis provider with more the 4,000 locations nationwide and revenue of over \$10.41B and 120,000+ employees.

<b>Tenant</b>	<b>Fresenius Medical Center</b>
<b>Address</b>	<b>6535 South Western Ave. Chicago, IL 60636</b>
<b>Year Built/ Renovated</b>	<b>2009</b>
<b>Building Size</b>	<b>7,134 SF</b>
<b>Lot Size</b>	<b>18,488 SF</b>
<b>Ownership</b>	<b>Fee Simple</b>

# Investment Summary

## Price Summary

Price	\$3,980,000
NOI	\$189,051.00
Cap Rate	4.75%
Rent PSF	\$25.07

## Rent Roll

Current-12/31/22	\$189,051.00
1/1/23-12/31/23	\$192,618.00
1/1/24-12/31/24	\$196,185.00
1/1/25-12/31/25	\$199,752.00
1/1/26-12/31/26	\$203,319.00
1/1/27-12/31/27	\$206,886.00
1/1/28-12/31/28	\$210,453.00
1/1/29-12/31/29	\$214,020.00

## Lease Summary

Lease Term	7.7 Years
Lease Commencement	1/1/2020
Lease Expiration	12/31/2029
Years Remaining	10 Years
Increases	1% annually
Options	Two (5) year options with 3% annual increases
Guarantor	FMC (NYSE: FMS)
Lease Type	NN Lease



**FRESENIUS  
KIDNEY CARE**

## Tenant Information

Fresenius Medical Care is the world's leading 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 kidney 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 Medical Care aims to further consolidate its expertise and to use this competence as a basis for sustainable, profitable growth. They aim to continuously improve their patients' quality of life by offering them high-quality products as well as innovative technologies and treatment concepts.

Fresenius Medical Care's corporate headquarters is in Bad Homburg v. d. Höhe, Germany. The headquarters in North America is in Waltham, Massachusetts, the headquarters of Asia-Pacific is located in Hongkong and the headquarters of Latin America is in Rio de Janeiro.

<b>Tenant Summary</b>	
<b>Tenant Name</b>	<b>Fresenius Medical Care</b>
<b>Revenue</b>	<b>\$10.41B</b>
<b>Number of Locations</b>	<b>4,171</b>
<b>Stock Ticker</b>	<b>NYSE: FMS</b>
<b>Website</b>	<b><a href="http://www.fmcna.com">www.fmcna.com</a></b>

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