



**FRESENIUS
MEDICAL CARE**

COLUMBUS | OH

**HORVATH
& TREMBLAY**



SINGLE TENANT NET LEASE OPPORTUNITY

LEAD AGENTS



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DISCLAIMER

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INVESTMENT HIGHLIGHTS

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase the single-tenant, net-leased Fresenius Medical Care ("Fresenius") property located at 730 Taylor Avenue in Columbus, Ohio (the "Property"). Fresenius has a long operating history at the Property, having been at this location since 1995 (26+ years). The free-standing medical office has a gross leasable area of 8,736 square feet and sits on a 0.66-acre parcel. The corporate guaranteed lease has over 3 years of term remaining, plus one (1), 5-year renewal option.

The Property is well positioned just outside of Downtown Columbus, with excellent access to area highways and in close proximity to both residential and commercial areas. The location is ½ a mile from Interstate 670, less than 2 miles from the junction of Interstates 670 and 71, and 3.5 miles from The Ohio State University, which is home to more than 60,000 students and 27,000 faculty and staff members.

- **LEASE TERM:** Fresenius has over 3 years remaining on their lease, plus one (1), 5-year renewal option.
- **COMMITMENT TO LOCATION:** Fresenius has been at this location since 1995 (26+ years) and they have exercised multiple renewal options during their tenure, demonstrating their ongoing commitment to the site and market.
- **SCHEDULED RENT INCREASE:** The Fresenius Lease calls for a 10% rent increase at the start of their 5-year renewal option, providing the owner with an attractive increase in revenue and a hedge against inflation.
- **INVESTMENT GRADE CREDIT:** Fresenius Medical Care North America boasts an investment-grade credit rating of BBB (S&P) and Baa3 (Moody's). Fresenius Medical Care generated revenues of more than \$19 billion in 2021.
- **DOUBLE-NET LEASE:** The Fresenius lease is Double-Net, with the tenant responsible for all operating expenses at the Property, including CAM, Taxes and Insurance.
- **STRATEGIC LOCATION:** Fresenius is situated just outside of Downtown Columbus, with excellent access to area highways and in close proximity to both residential and commercial areas. The location is ½ a mile from Interstate 670, less than 2 miles from the junction of Interstates 670 and 71, and 3.5 miles from The Ohio State University, which is home to more than 60,000 students and 27,000 faculty and staff members.
- **RECESSION & E-COMMERCE RESISTANT TENANT:** With an aging baby-boomer population and the demand for dialysis growing, the need for brick-and-mortar medical buildings will continue to increase.
- **STRONG DEMOGRAPHICS:** Over 155,400 people live, and an additional 120,893 employees work, within a 3-mile radius of the Property with an average household income of \$69,477.





\$1,800,000

LIST PRICE



5.33%

CAP RATE



\$96,000

NET OPERATING INCOME

730 TAYLOR AVENUE | COLUMBUS, OH 43219

OWNERSHIP:	Fee Simple
BUILDING AREA:	8,736 SF
YEAR BUILT:	1920
LAND AREA:	0.66 Acres
GUARANTOR:	Corporate
LEASE TYPE:	Double Net
ROOF & STRUCTURE:	Landlord Responsible
RENT COMMENCEMENT DATE:	08/11/1995
LEASE EXPIRATION DATE:	08/10/2025
LEASE TERM REMAINING:	3+ Years
RENEWAL OPTIONS:	1, 5-Year Option



FRESENIUS
MEDICAL CARE

ANNUAL RENTAL INCOME				
LEASE YEARS	LEASE TERM		ANNUAL	% INC
1 - 5	08/11/2020 - 08/10/2025	CURRENT	\$96,000.00	
6 - 10	08/11/2025 - 07/31/2030	OPTION 1	\$105,600.00	10.0%

TENANT OVERVIEW



**FRESENIUS
MEDICAL CARE**



ABOUT THE TENANT

Fresenius Medical Care is the world's leading provider of products and services for people with chronic kidney failure. Worldwide, approximately 3.2 million patients with this disease regularly undergo dialysis therapy, a vital blood cleansing procedure that substitutes the function of the kidney in the case of kidney failure. Fresenius Medical Care is the nation's leading network of more than 2,200 dialysis facilities, outpatient cardiac and vascular labs, and urgent care centers, as well as the country's largest practice of hospitalist and post-acute providers. Fresenius Medical Care provides coordinated health care services at pivotal care points for hundreds of thousands of chronically ill customers throughout the continent.

Fresenius Medical Care is a division of the global parent company, Fresenius Medical Care AG of Germany. Worldwide they have provided more than 48 million dialysis treatments in a global network of 3,815 dialysis clinics. At the same time, they operate more than 40 production sites on all continents, to provide dialysis products such as dialysis machines, dialyzers and related disposables. With 110,530 employees and 3,815 clinics worldwide, Fresenius Medical Care offers dialysis products and services in more than 120 countries.

With the demand for dialysis growing, investors have found dialysis-related properties to be an attractive investment. Additional security inherent in the investment comes from the tenant build-out of the property which includes expensive, specialty trade fixtures that makes it less likely that the tenant will leave at lease expiration. In addition, the very nature of Fresenius' business, kidney dialysis, requires clients to visit routinely and consistently, which produces a reliable income stream for the Tenant





OVERVIEW

Columbus is the state capital and the most populous city in the U.S. state of Ohio. With a population of 905,748 for the 2020 US Census, it is the 14th-most populous city in the U.S., the second-most populous city in the Midwest after Chicago, and the third-most populous state capital. Columbus is the county seat of Franklin County; it also extends into Delaware and Fairfield counties. It is the core city of the Columbus, OH Metropolitan Statistical Area, which encompasses ten counties. With a 2020 population of 2,138,926, it is the largest metropolitan area entirely in Ohio.

The city has a diverse economy based on education, government, insurance, banking, defense, aviation, food, clothes, logistics, steel, energy, medical research, health care, hospitality, retail, and technology. The metropolitan area is home to the Battelle Memorial Institute, the world's largest private research and development foundation; Chemical Abstracts Service, the world's largest clearinghouse of chemical information; and Ohio State University, one of the largest universities in the United States. As of 2021, the city has the headquarters of five corporations in the U.S. Fortune 500: American Electric Power, L Brands, Nationwide, Alliance Data Systems, and Huntington Bancshares.

As of 2021, the Greater Columbus area is home to the headquarters of six corporations on the U.S. Fortune 500 list: Alliance Data, Nationwide Mutual Insurance Company, American Electric Power, L Brands, Huntington Bancshares and Cardinal Health. Other major employers include schools (for example, Ohio State University) and hospitals (among others, the Ohio State University Medical Center and Nationwide Children's Hospital, which are among the teaching hospitals of the Ohio State University College of Medicine), hi-tech research and development including the Battelle Memorial Institute, information/library companies such as OCLC and Chemical Abstracts Service, steel processing and pressure cylinder manufacturer Worthington Industries, financial institutions such as JP Morgan Chase, as well as Owens Corning. Wendy's and White Castle are also headquartered in Columbus. Major foreign corporations operating or with divisions in the city include Germany-based Siemens and Roxane Laboratories, Finland-based Vaisala, Tomasco Mulciber Inc., A Y Manufacturing, as well as Switzerland-based ABB Group and Mettler Toledo.



155,400+
PEOPLE WITHIN 3 MILES



120,800+
EMPLOYEES WITHIN 3 MILES

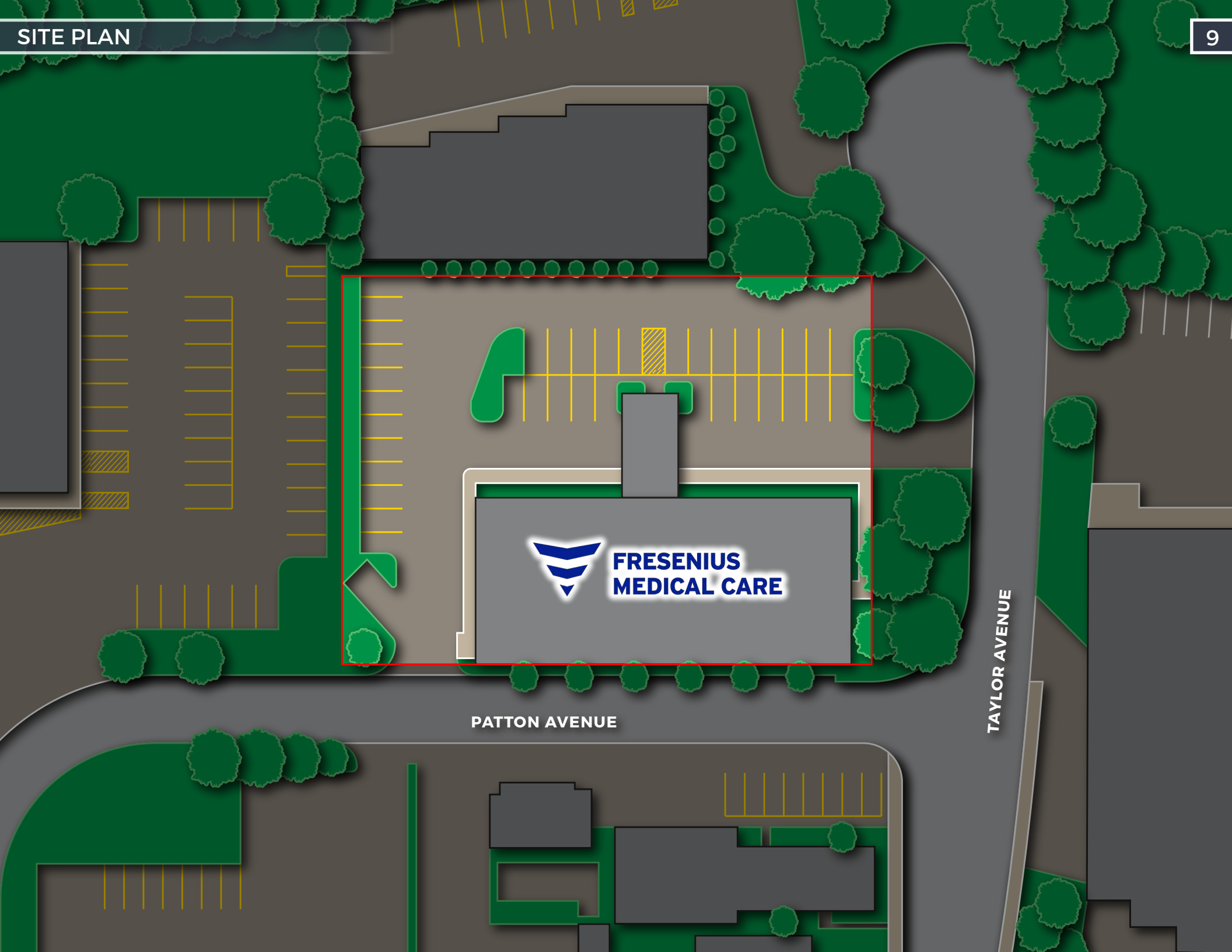


\$69,400+
AVERAGE HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
POPULATION			
2021 Estimate	155,464	353,906	1,037,820
2026 Projection	160,409	365,035	1,072,055
2010 Census	155,455	350,724	1,028,657
BUSINESS			
2021 Est. Total Businesses	7,988	15,632	40,050
2021 Est. Total Employees	120,893	234,837	545,167
HOUSEHOLDS			
2021 Estimate	66,108	149,967	430,340
2026 Projection	67,404	152,497	436,936
2010 Census	66,231	148,501	426,164
INCOME			
Average Household Income	\$69,477	\$68,271	\$82,872
Median Household Income	\$56,097	\$56,268	\$68,056





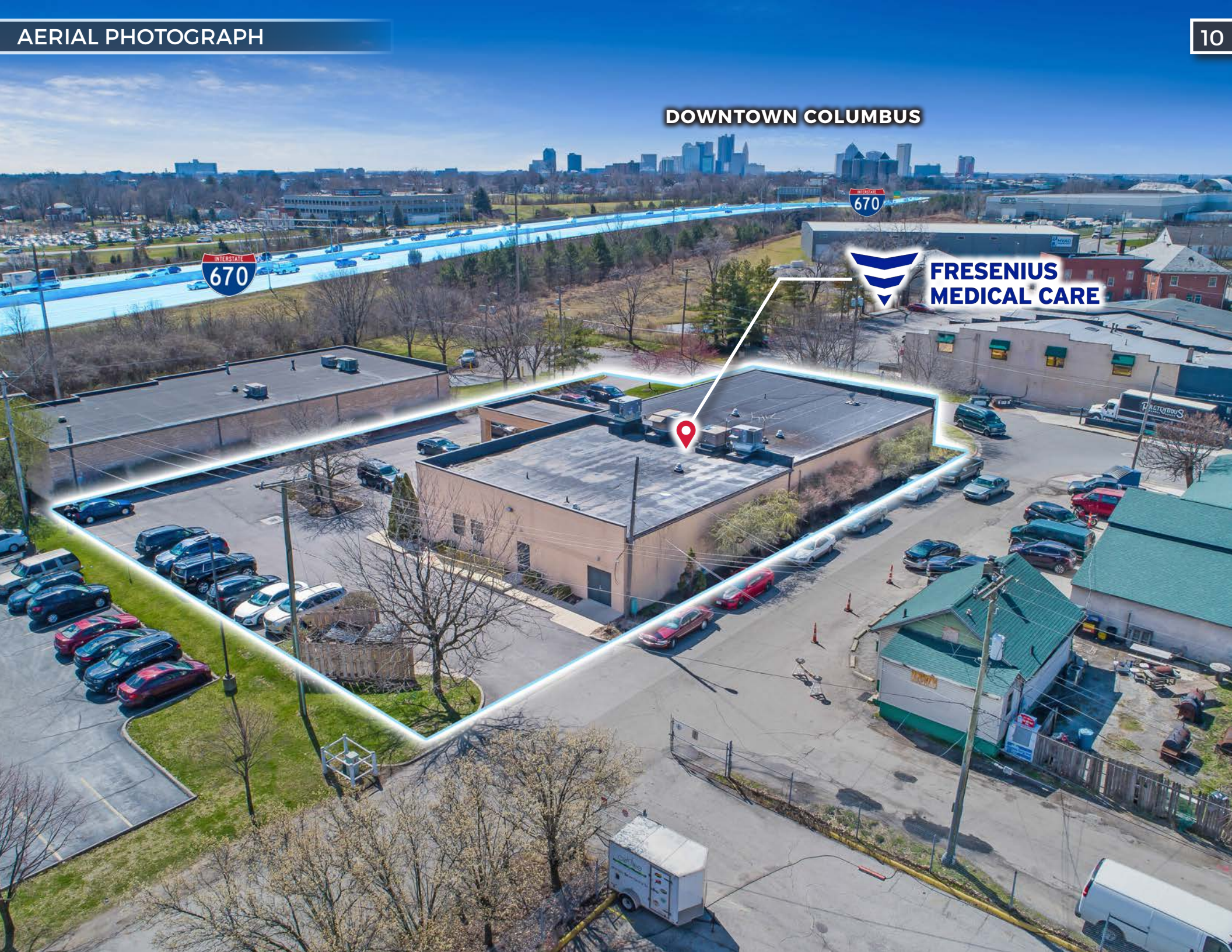


**FRESENIUS
MEDICAL CARE**

PATTON AVENUE

TAYLOR AVENUE

DOWNTOWN COLUMBUS



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TAYLOR AVENUE

AREA LOCATION MAP



OHIOHEALTH
RIVERSIDE
METHODIST
HOSPITAL

KOHL'S

giant eagle

DOMINION
MIDDLE
SCHOOL

DOLLAR TREE

Advance
Auto Parts

ALDI

LOWE'S

Days Inn

CVS pharmacy

TARGET

Starbucks

BLAZE PIZZA

Comfort
SUITES

DOLLAR GENERAL

KFC

White
Castle

BURGER
KING

NAPA

TREVITT
ELEMENTARY
SCHOOL

UNITED STATES
POSTAL SERVICE

metro
by T-Mobile

OHIO STATE
EAST HOSPITAL

CHASE

COLUMBUS
STATE
COMMUNITY
COLLEGE

Hilton

COURTYARD
BY HARRIOTT

SHERATON

WESTIN
HOTELS & RESORTS

Holiday Inn
Express

HOME2
SUITES BY HILTON

NATIONWIDE
CHILDRENS
HOSPITAL

CVS pharmacy

THE OHIO STATE
UNIVERSITY

315

METRO EARLY
COLLEGE
MIDDLE & HIGH
SCHOOL

LENNOX TOWN CENTER
TJ-maxx Bath & Body Works
Marshalls SALLY BEAUTY
BARNES & NOBLE TARGET
OLD NAVY petco Staples

Kroger

GRANDVIEW
HEIGHTS
HIGH SCHOOL

Panera
BREAD

Chick-fil-e

POTBELLY
SERVING STUFF

FirstWatch
The Daytime Cafe

Jersey Mike's
SUBS

POPEYES

Kroger

GameStop

CHASE

Waffle House

BUFFALO WILD WINGS

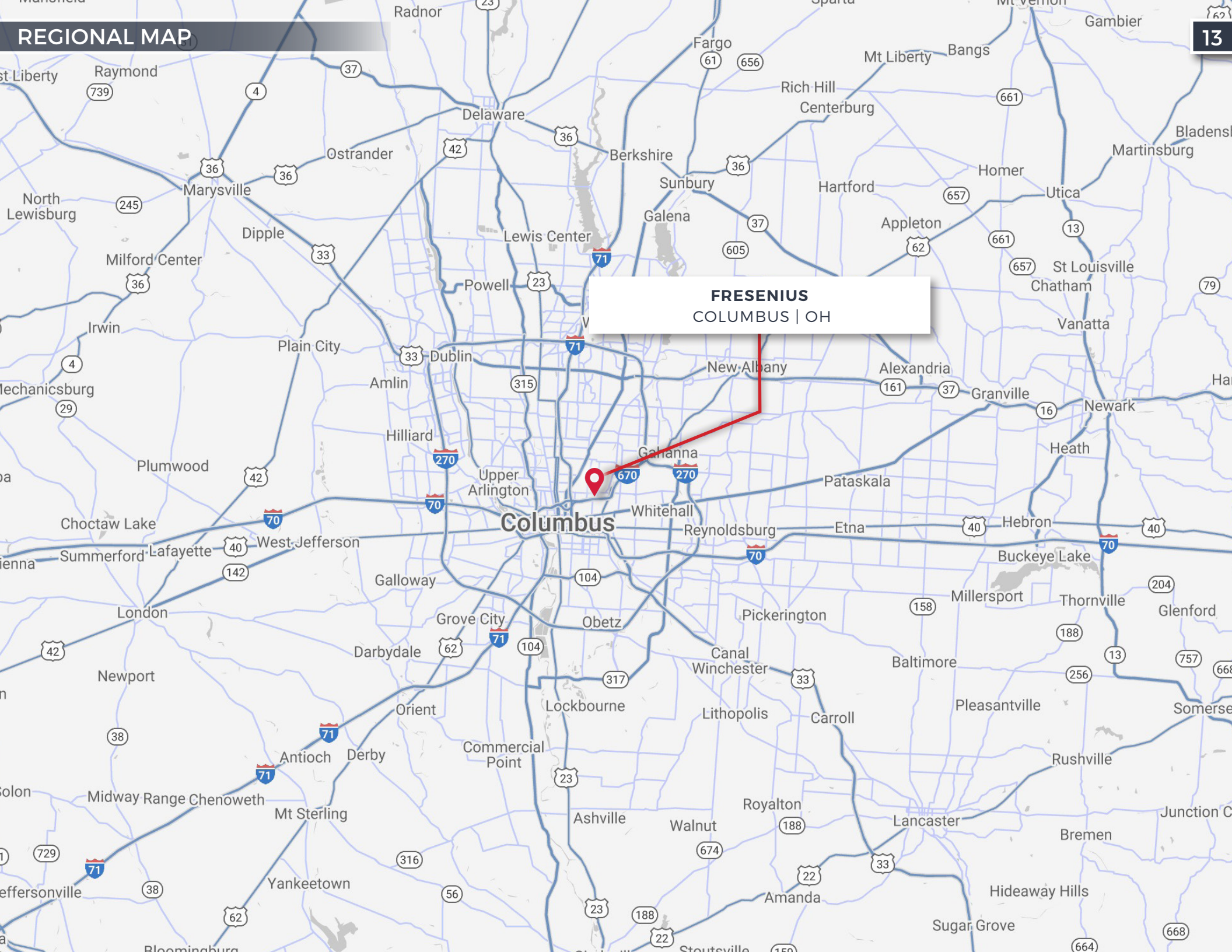
HENRY JOHN'S
BAR-B-QUE

COLUMBUS
ALTERNATIVE
HIGH SCHOOL

OHIO
DOMINICAN
UNIVERSITY

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REGIONAL MAP



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