



OFFERING MEMORANDUM Fresenius Kidney Care Brunswick County

98 STONE CHIMNEY ROAD SE

Supply, NC 28462

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PRESENTED BY:

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PROPERTY SUMMARY





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OFFERING SUMMARY

SALE PRICE:	\$2,700,000
BUILDING SIZE:	6,778 SF
LOT SIZE:	1.38 Acres
PRICE / SF:	\$398.35
CAP RATE:	5.77%
NOI:	\$155,826
YEAR BUILT:	2013
ZONING:	Commercial

PROPERTY OVERVIEW

SVN is pleased to present the single-tenant net-leased Fresenius Kidney Care clinic in Supply, North Carolina. Built to suit for Fresenius' use in 2013, the 6,778 square foot freestanding facility consists of 10 stations and operates 3 days a week (MWF 5:30A-5:30P) offering both hemodialysis and peritoneal dialysis. Just under six years remain on the base term of the lease with three, five-year options. Landlord responsibilities are limited to roof, structure, and parking, with repairs reimbursed by the tenant. The lease is corporately guaranteed by Fresenius Medical Care Holdings, Inc. The clinic is strategically located halfway between Brunswick Medical Park and Novant Health Brunswick Medical Center, bringing top-level healthcare to the surrounding community. Brunswick County has seen unprecedented population growth with a 43% increase since 2010.

PROPERTY HIGHLIGHTS

- 5.9 Years Remaining on NNN Lease
- Certificate of Need State
- Corporate Guarantee with Fresenius Medical Care Holdings Inc
- Passive NN Lease Structure Maintenance Costs Reimbursed by Tenant
- Clinic Conveniently Located Less Than a Mile from High Traffic Signalized Intersection of US 17 and NC 211

COMPLETE HIGHLIGHTS

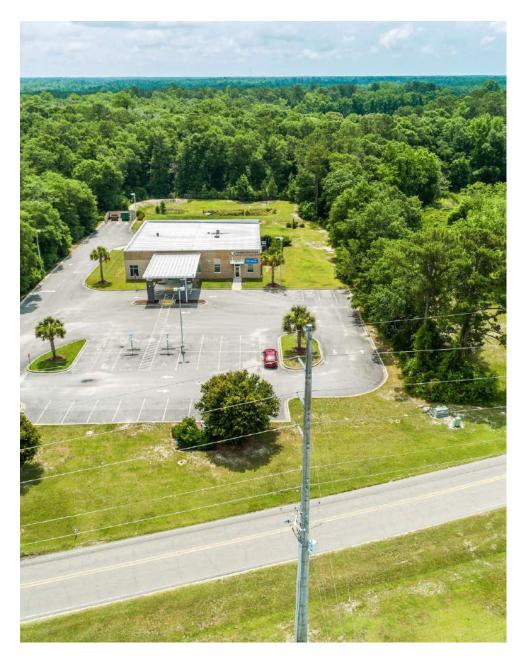




BUILDING INFORMATION

BUILDING SIZE	6,778 SF
ΝΟΙ	\$155,826.22
CAP RATE	5.77%
BUILDING CLASS	В
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	6,778 SF
YEAR BUILT	2012
GROSS LEASABLE AREA	6,778 SF
CONSTRUCTION STATUS	Existing
FRAMING	Steel
CONDITION	Excellent
ROOF	Metal/Steel Frame or Truss
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
WALLS	Painted Drywall
CEILINGS	Drop Acoustic Tile

PROPERTY DESCRIPTION



LEASE SUMMARY

RENTAL INCREASES	10% Every Five Years
TENANT	BioMedical Applications of North Carolina Inc
GUARANTOR	FMCH Inc.
CREDIT RATING	BBB (STANDARD & POOR'S)
LEASE TYPE	NN+
LEASE COMMENCEMENT	3/1/2013
LEASE EXPIRATION	2/28/2028
LEASE TERM	15
TERM REMAINING	5.9
RENEWAL OPTIONS	Three, Five-Year Options
LL RESPONSIBILITY	Roof, Structure, Parking (Reimbursed)
TENANT RESPONSIBILITY	Taxes, Insurance, CAM
UNIT SIZE	6,778 SF

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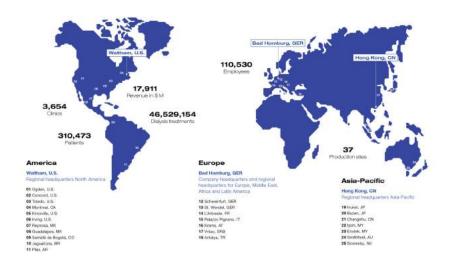
RENT ROLL

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	NEXT INCREASE	ANNUAL RENT	PRICE PER SF/YR	RECOVERY TYPE
FRESENIUS	6,778	3/1/2013	2/28/2028	Current 3/01/2023	\$141,660 \$155,826	\$20.90 \$22.99	NNN
TOTALS/AVERAGES	6,778				\$141,660	\$20.90	

Price Based on Rent Increase in 3/2023. Seller will Credit Remaining Rent Difference to Buyer at Closing.

Tenant Profile





FRESENIUS MEDICAL CARE

Worldwide, more than 2.5 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.

Through our industry-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. As the world's only vertically integrated renal company, we also offer specialty pharmacy and laboratory services, as well as manufacturing and distributing the most comprehensive line of dialysis equipment, disposable products and renal pharmaceuticals.

Our integrated approach helps to not only improve patients' health outcomes, but also reduce the total cost of care

OVERVIEW

Company:	Fresenius Medical Care
Founded:	1912
Total Revenue:	\$16+ Billion
Net Worth:	\$22.50 Billion
Credit Rating	BBB
Headquarters:	Waltham, MA
Stock Symbol	FMS & FME (German)

TENANT HIGHLIGHTS

- Employs 60,000+ people in North America
- Offer Dlalysis Services and products in more than 120 countries
- Provides a Dialysis Treatment every 0.8 seconds across the globe

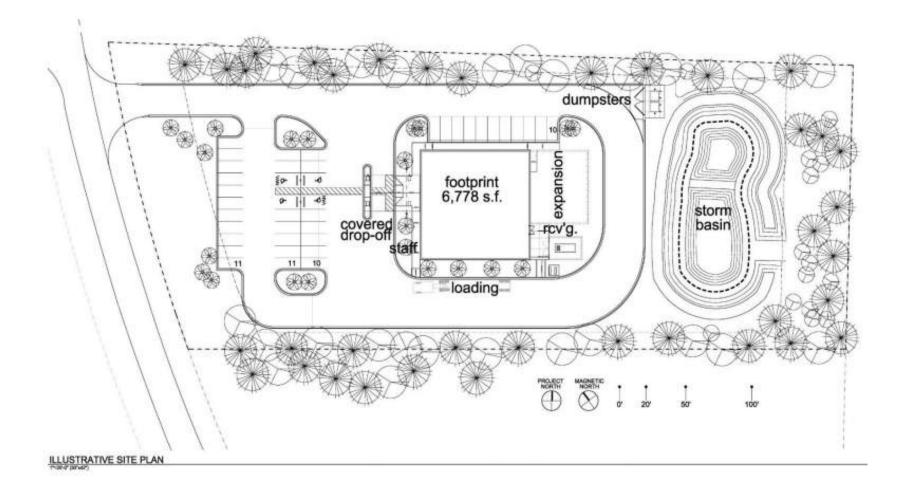
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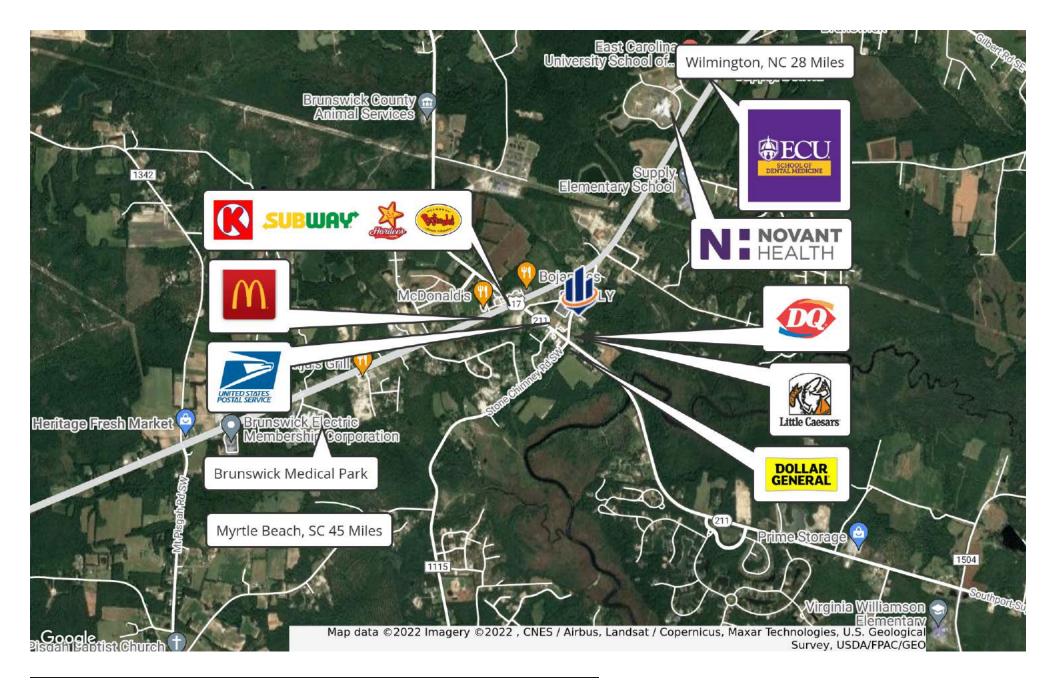
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ADDITIONAL PHOTOS





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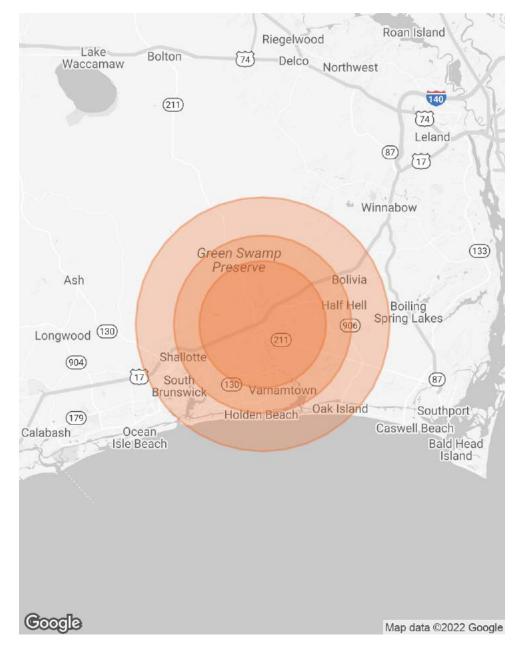
DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	7 MILES	10 MILES
TOTAL POPULATION	8,960	21,320	39,100
AVERAGE AGE	48.3	50.4	51.7
AVERAGE AGE (MALE)	45.9	48.9	50.7
AVERAGE AGE (FEMALE)	50.9	52.6	53.6

HOUSEHOLDS & INCOME 5 MILES 7 MILES 10 MILES

TOTAL HOUSEHOLDS	4,911	14,473	29,109
# OF PERSONS PER HH	1.8	1.5	1.3
AVERAGE HH INCOME	\$43,664	\$35,850	\$41,954
AVERAGE HOUSE VALUE	\$270,384	\$265,936	\$257,852

* Demographic data derived from 2020 ACS - US Census







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