



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**

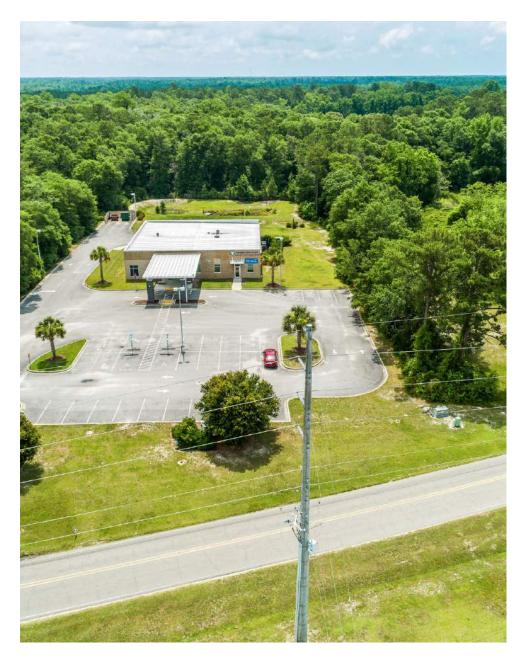




## **BUILDING INFORMATION**

| 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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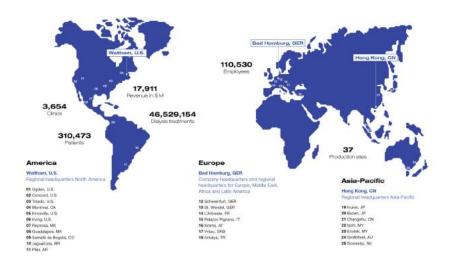
# **RENT ROLL**

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

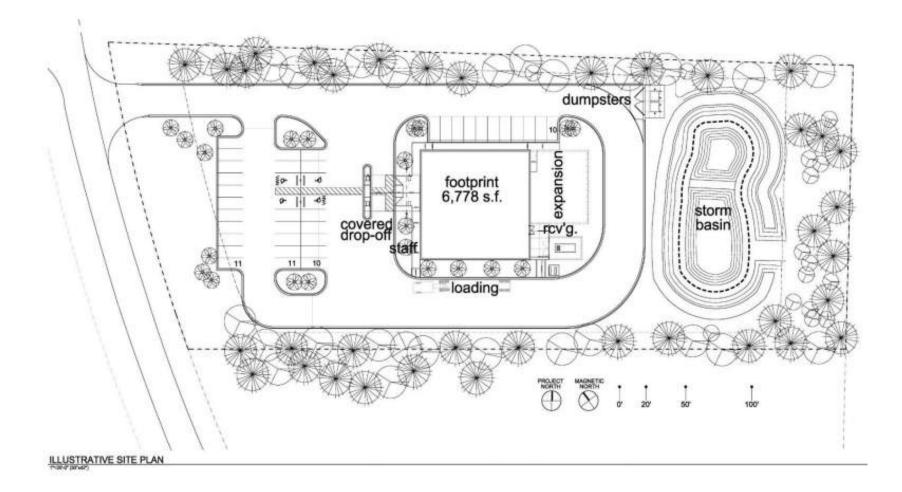
### FRESENIUS KIDNEY CARE BRUNSWICK COUNTY | 98 STONE CHIMNEY RD SE SUPPLY, NC 28462

### SVN | Rich Investment Real Estate Partners | Page 7

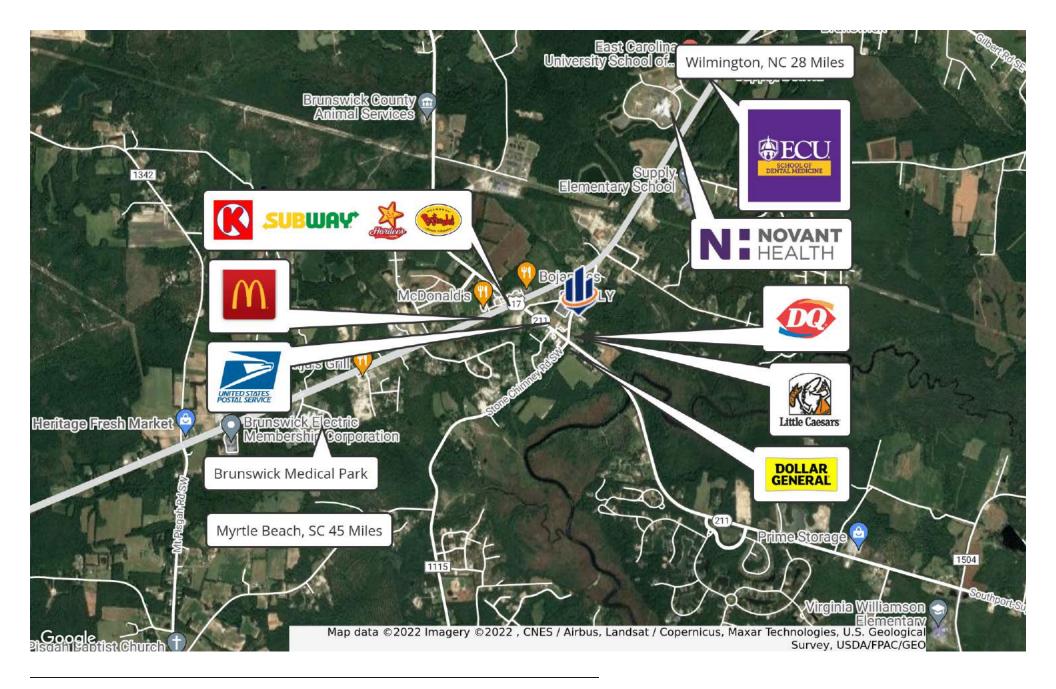
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# ADDITIONAL PHOTOS





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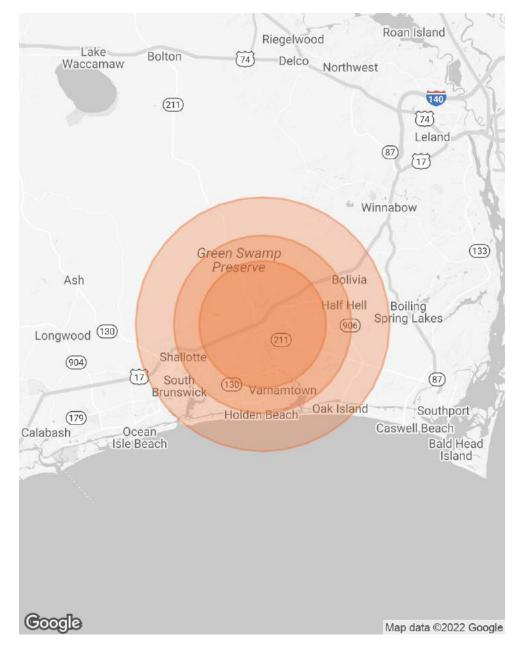
# **DEMOGRAPHICS MAP & REPORT**

| 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







## **PRESENTED BY:**

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