



Subject Property

FRESENIUS MEDICAL CARE

579 East Vine St | Opelousas, LA

The Offering

Stan Johnson Company on behalf of ownership, is pleased to offer for sale to qualified investors the 100% fee simple interest in this Fresenius Medical Care property located at 579 East Vine Street, Opelousas, LA 70538 (the "property").

Fresenius has just agreed to a three-year lease extension through February 2026. There are now a full 3.7 years remaining in term with a 7.4% increase in March 2023 and 2.5% annual increases each year thereafter. Fresenius has been operating at this location since 1995.

\$1,351,929
OFFERING PRICE

7.00%
CAP RATE



INVESTMENT-GRADE GUARANTEE

Fresenius: BBB (S&P) | \$17B+ in Revenues



EARLY LEASE EXTENSION

w/ 7.4% Rental Increase in Mar '23



25+ YEAR OCCUPANCY HISTORY

Strong Ongoing Tenant



PASSIVE NNN LEASE STRUCTURE

Minimal Landlord Responsibilities



GROWING INDUSTRY

Insulated from Macroeconomic Change

EXCLUSIVELY OFFERED BY:

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 **Stan Johnson Co.**