

KINGSBARN HEALTHCARE 2-ASSET PORTFOLIO



**FRESENIUS
MEDICAL CARE**

Walgreens



SRS

NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETED BY



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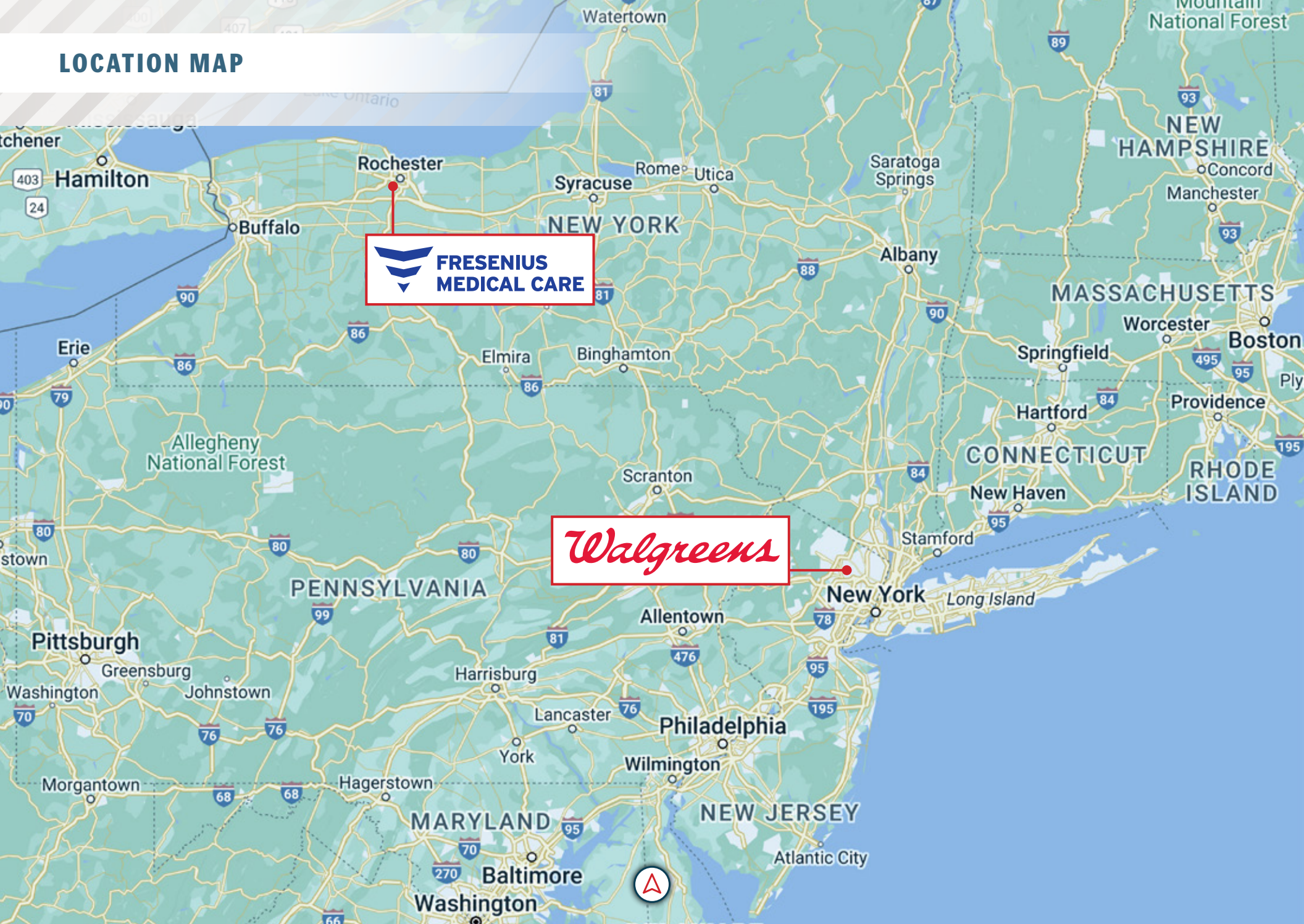
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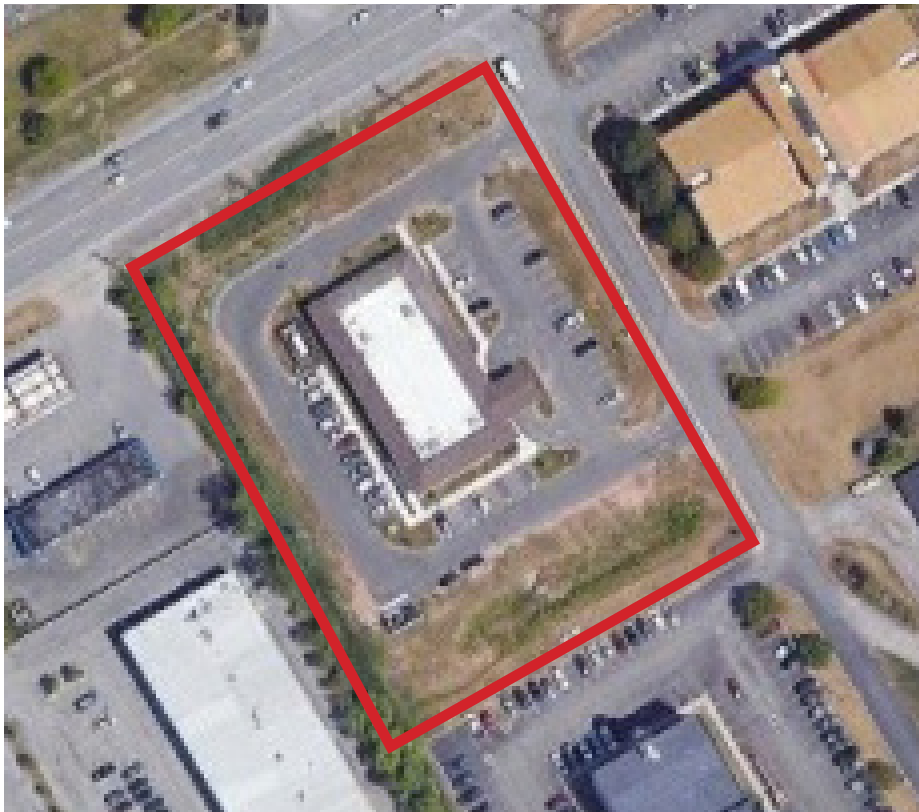
PORTFOLIO OVERVIEW

Tenant Name	Address	City	State	Year Built	SF	Price	NOI	Cap Rate	Rental Increases	Term Remaining	Lease Type
Fresenius	1208 Scottsville Road Rochester, New York 14624	Rochester	NY	2017	10,212	\$7,502,000	\$382,625	5.10%	10% Every 5 Years	8.9 Years	NN
Walgreens	350 Preakness Avenue Paterson, New Jersey 7502	Paterson	NJ	2011	14,820	\$11,294,000	\$576,000	5.10%	% Sales Inc (TBD)	12.8 Years	Absolute NNN
TOTAL					25,032	\$18,796,000	\$958,625	5.10%		10.9 Years	



LOCATION MAP





PROPERTY SPECIFICATIONS

Rentable Area	10,212 SF
Land Area	2.14 Acres
Property Address	1208 Scottsville Road Rochester, New York 14624
Year Built	2017
Parcel Number	262200 135.03-1-9.11
Ownership	Fee Simple (Land & Building Ownership)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Estimated Population	2,593	78,917	222,084
2022 Average Household Income	\$90,343	\$66,459	\$72,391
2022 Estimated Total Employees	3,418	109,792	247,724

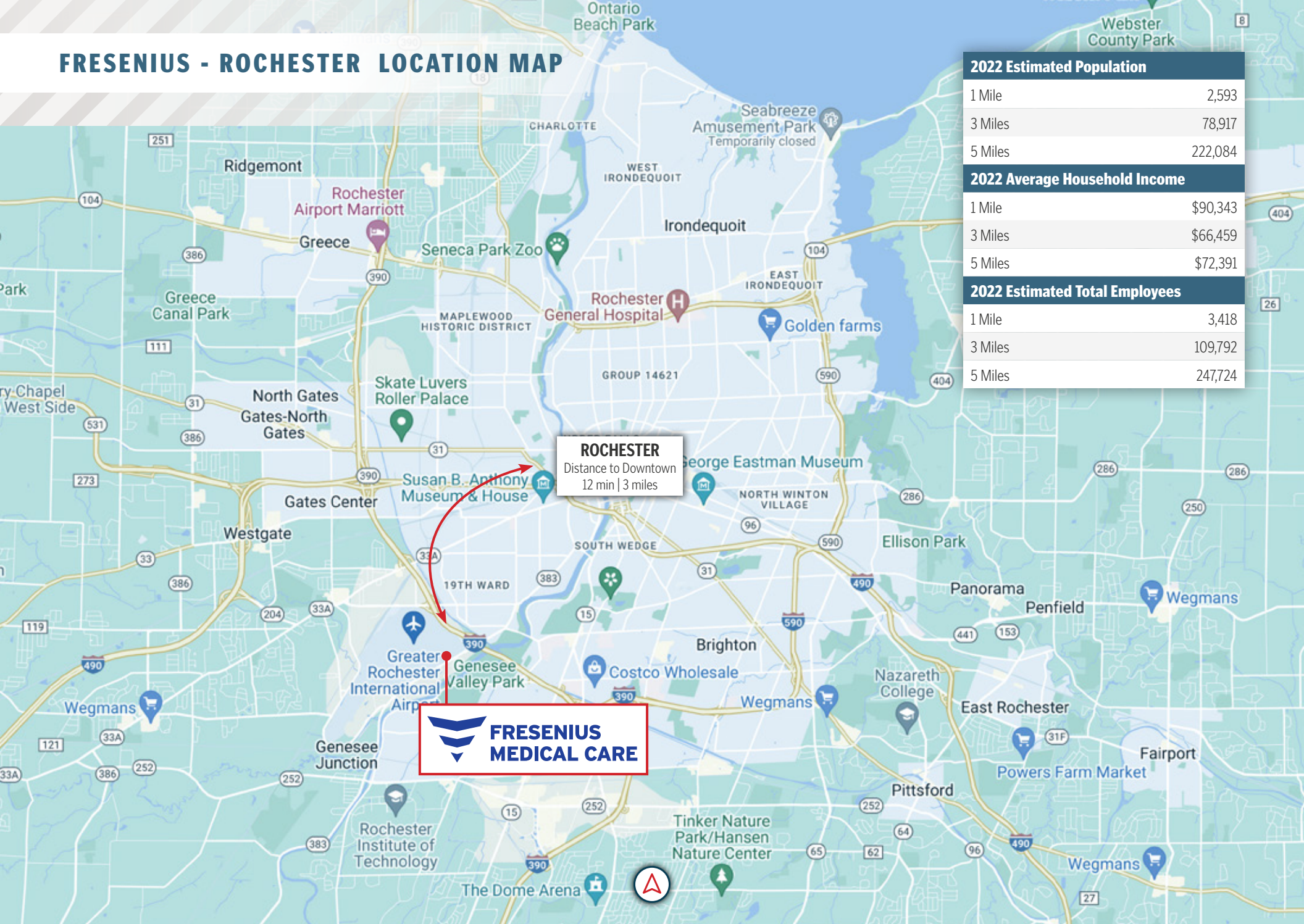
TRAFFIC COUNTS

Scottsville Road:	19,400 VPD
Interstate 390	119,000 VPD

FRESENIUS - ROCHESTER PROPERTY PHOTOS



FRESENIUS - ROCHESTER LOCATION MAP



2022 Estimated Population	
1 Mile	2,593
3 Miles	78,917
5 Miles	222,084
2022 Average Household Income	
1 Mile	\$90,343
3 Miles	\$66,459
5 Miles	\$72,391
2022 Estimated Total Employees	
1 Mile	3,418
3 Miles	109,792
5 Miles	247,724



FRESENIUS - ROCHESTER AERIAL

119,000 VEHICLES PER DAY

19,400 VEHICLES PER DAY

SCOTTSVILLE RD./STATE HIGHWAY 383

INTERSTATE 390

INTERSTATE 390

GREATER ROCHESTER INTERNATIONAL AIRPORT

HIGHLAND HOSPITAL

STRONG MEMORIAL HOSPITAL

CLINTON CROSSING MEDICAL CENTER

MONROE COMMUNITY COLLEGE

MARKET SQUARE

SIERRA

Michael's

five BELOW

Marshall's

OLD NAVY

Party City

KOHL'S

OLLIE'S OUTLET

the Tile Shop

home OUTLET

THE HOME DEPOT

PET SMART

HOBBY LOBBY

DUNKIN'

bluecollar WORKWEAR

BARZOTTI

EMPIRE

Wegmans

ALDI

Cosmo Prof

REGAL

petco

SKECHERS

Target

LA BOY

HomeGoods

Walmart Supercenter

BEST BUY

SPORTSMAN'S

DICK'S

claire's EXPRESS

THE MARKETPLACE MALL

98,000 VEHICLES PER DAY

ROCHESTER INSTITUTE OF TECHNOLOGY

SOUTH TOWN PLAZA

Firestone

Advance Auto Parts

HARBOR FREIGHT TOOLS

JOANN

PLATON'S

planet fitness

DOLLAR TREE

Walmart Supercenter

CITITRENDS

SHOE DEPT.

HIBBETT

CVS pharmacy

Walmart Supercenter

DOLLAR TREE

goodwill

BEACON

UNITED UNIFORM

Safelite AutoGlass

ATD

RG&E

CSL Plasma

COSTCO WHOLESALE

REI

daltile

Sequels

ProSource WHOLESALE

Residence INN

goodwill

FRESENIUS - ROCHESTER SITE PLAN





ROCHESTER, NEW YORK

Rochester, New York received the All-American-City award in 1998, and it's only one of ten communities to earn this recognition. There is always something to do in Rochester, from museums to antique shopping, sports to culture, scenic cruising to bargain hunting. The city is known as both the "Flour City" and the "Flower City" and is the third largest city in New York State. The city is the county seat for Monroe County. Rochester is part of a metropolitan area that includes sections of Genesee County, Livingston County, Ontario County, Orleans County, and Wayne County. The City of Rochester is the 3rd largest city in New York with a population of 209,934 as of 2022.

Rochester's economy benefits from many advantages, including an ample supply of fresh water from Lake Ontario and the pristine Finger Lakes, a central location among the population centers of the Northeastern United States and the innovative foundations laid by such firms as Kodak, Xerox and Bausch and Lomb. A host of colleges and universities, including the University of Rochester and the Rochester Institute of Technology, produce an educated workforce and generates cutting-edge research that drives the city's innovation and technology sectors. Rochester is emerging as the imaging, optics and photonics capital of the world and in 2015 the White House announced that new Integrated Photonics Institute for Manufacturing Innovation would be located in Rochester.

The arts are a major priority in Rochester, with the Arts & Cultural Council for Greater Rochester organizing many of the region's events. The city has a wide variety of cultural institutions, such as the Rochester Philharmonic Orchestra, the George Eastman House International Museum of Photography and Film, the Memorial Art Gallery, the Rochester Museum & Science Center, the Strong Museum, the AV Room, the Strasenburg Planetarium, and the Geva Theatre Center.

FRESENIUS - ROCHESTER DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2022 Estimated Population	2,593	78,917	222,084
2027 Projected Population	2,569	78,106	220,228
2010 Census Population	2,624	78,385	216,896
Historical Annual Growth 2010 to 2020	-0.06%	0.12%	0.24%
Households & Growth			
2022 Estimated Households	1,126	28,903	94,005
2027 Projected Households	1,129	28,780	94,139
2010 Census Households	1,119	28,216	88,240
Historical Annual Growth 2010 to 2020	0.04%	0.29%	0.61%
Race & Ethnicity			
2022 Estimated White	36.59%	42.29%	53.54%
2022 Estimated Black or African American	48.75%	39.55%	29.16%
2022 Estimated Asian or Pacific Islander	5.48%	8.71%	7.37%
2022 Estimated American Indian or Native Alaskan	0.15%	0.35%	0.36%
2022 Estimated Other Races	2.58%	4.07%	5.76%
2022 Estimated Hispanic	6.40%	9.49%	12.63%
Income			
2022 Estimated Average Household Income	\$90,343	\$66,459	\$72,391
2022 Estimated Median Household Income	\$63,207	\$44,331	\$49,538
2022 Estimated Per Capita Income	\$37,647	\$26,000	\$31,234
Businesses & Employees			
2022 Estimated Total Businesses	221	3,498	11,393
2022 Estimated Total Employees	3,418	109,792	247,724



FRESENIUS - ROCHESTER RENT ROLL

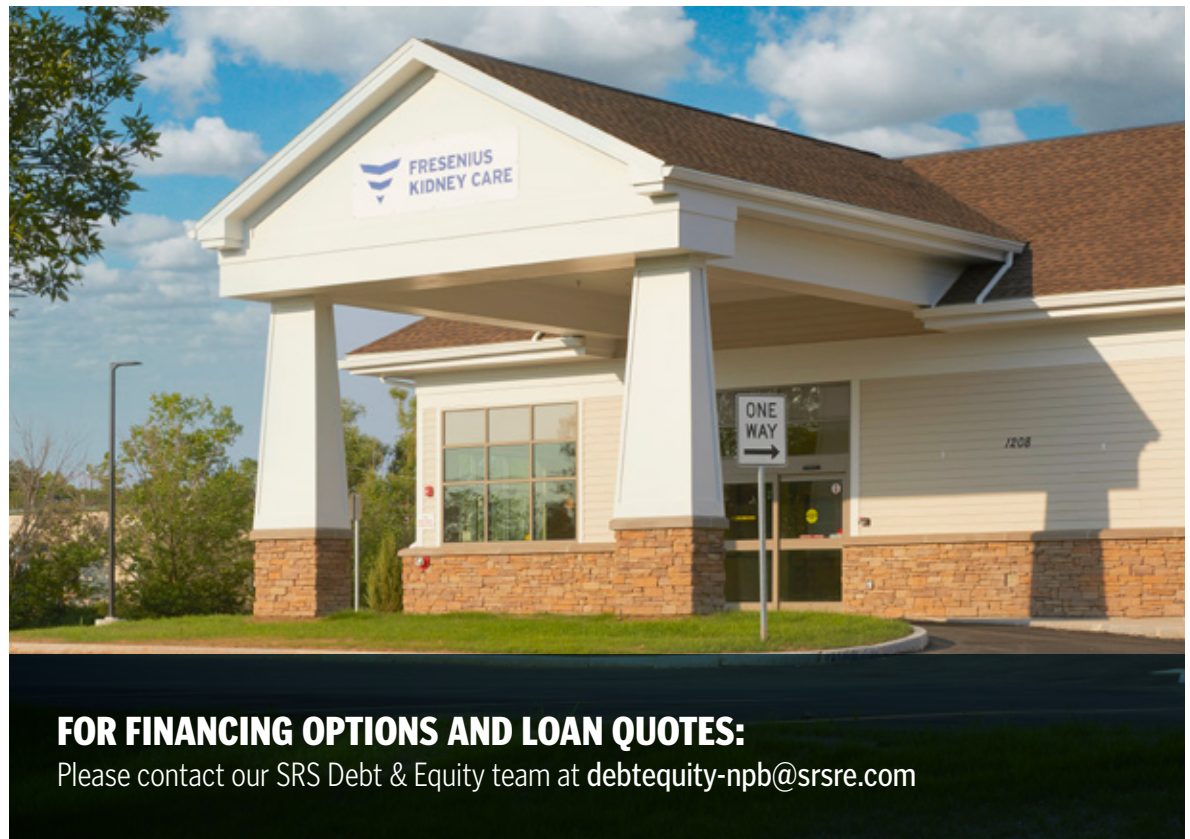
LEASE TERM				RENTAL RATES							
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Fresenius Medical Care Holdings, Inc.	10,212	May 2022	May 2032	Current	-	\$31,885	\$3.12	\$382,625	\$37.47	NN	4 (5-Year)
(Corporate Signature)				May 2027	10%	\$35,074	\$3.43	\$420,888	\$41.21		10% Inc at Beg of Each Option

FINANCIAL INFORMATION

Price	\$7,502,000
Net Operating Income	\$382,625
Cap Rate	5.10%
Lease Type	NN

PROPERTY SPECIFICATIONS

Year Built	2017
Rentable Area	10,212 SF
Land Area	2.14 Acres
Address	1208 Scottsville Road Rochester, New York 14624



FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



PROPERTY SPECIFICATIONS

Rentable Area	14,820
Land Area	1.17 Acres
Property Address	350 Preakness Avenue Paterson, New Jersey 7502
Year Built	2011
Parcel Number	08 01204-0000-00008
Ownership	Fee Simple (Land & Building Ownership)

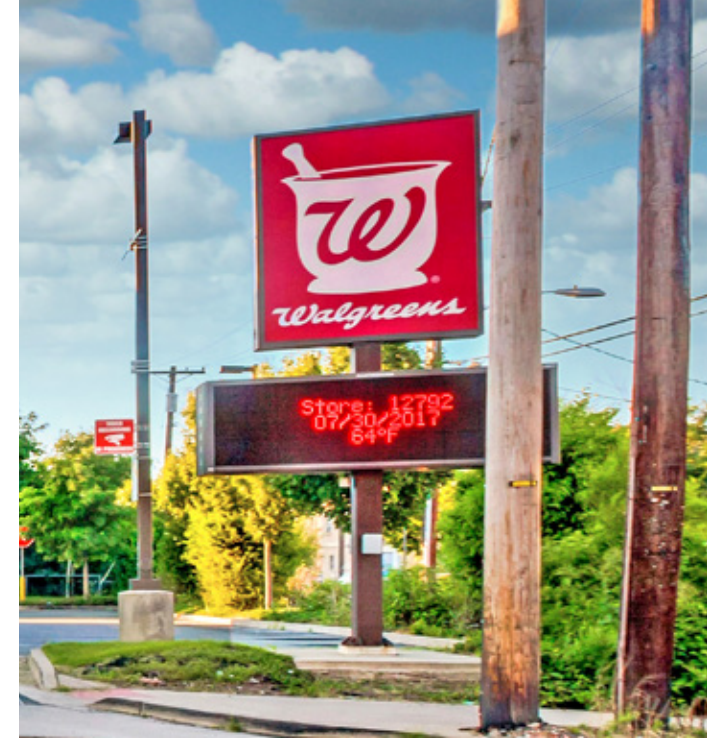
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Estimated Population	42,816	236,460	477,468
2022 Average Household Income	\$81,423	\$96,728	\$125,424
2022 Estimated Total Employees	6,355	76,659	180,331

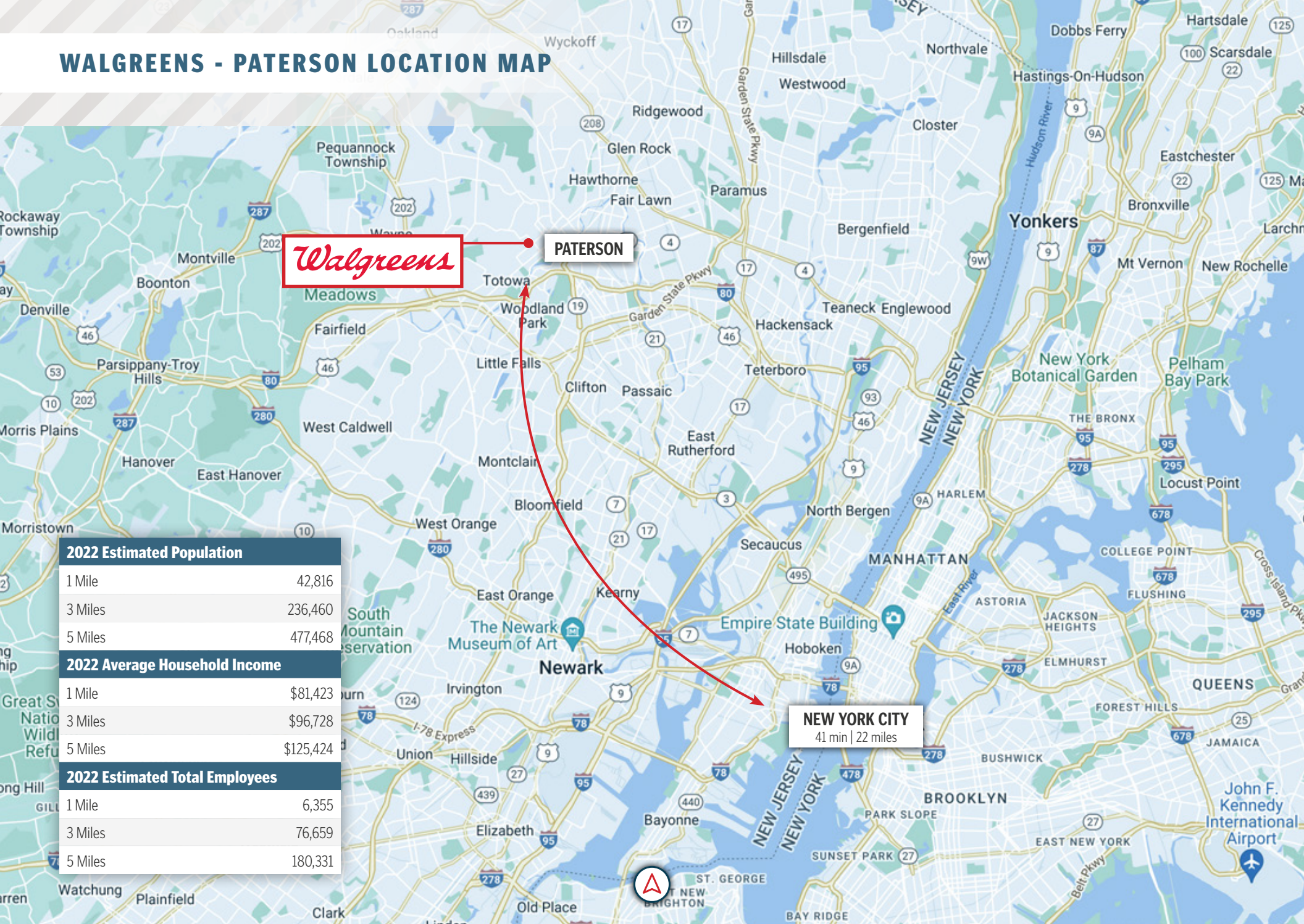
TRAFFIC COUNTS

Preakness Ave	2,400 VPD
Chamberlain Ave	7,500 VPD
Christopher Columbus Hwy/I 80	144,200 VPD

WALGREENS - PATERSON PROPERTY PHOTOS



WALGREENS - PATERSON LOCATION MAP



WALGREENS - PATERSON DRONE AERIAL



WALGREENS - PATERSON DRONE AERIAL



WALGREENS - PATERSON AERIAL



WALGREENS - PATERSON SITE PLAN





PATERSON, NEW JERSEY

The New Jersey city of Paterson is the county seat of the state's Passaic County. Located in New Jersey's Piedmont region between the Appalachian foothills and the Coastal Plain, Paterson is situated approximately 30 miles west of New York City. The City of Paterson is the 3rd largest city in New Jersey with a population of 160,431 as of July 1, 2022.

Paterson is known as the "Silk City" for its dominant role in silk production during the later 19th century. Paterson has continued its population surge into the 21st century, adapting from its historic focus on fabric production to related industries such as dyeing and polymers. Tourism, too, has become a growth industry in the Great Falls area in specific and in New Jersey in general. The city is currently targeting advanced manufacturing businesses, aerospace innovators, and automotive manufacturers. Because of the city's proximity to New York City and easy access via major highways, Paterson has been selected as the right site for many companies that conduct business in the metropolitan New York area. In addition, the city's close proximity to the Port of New York/New Jersey and Newark International Airport makes it a desirable business location. Items and goods produced in the city include garments, textiles, electronic components, machine tools, ribbons, rubber goods, plastics, and cosmetics.

Attractions elsewhere in the New York metropolitan area abound in many forms. Within an hour from Paterson are several things to see and do. Among the more popular are the Empire State Building, the American Museum of Natural History, the Javits Center, Madison Square Garden, Manhattan's Central Park, the Rockefeller Center, Carnegie Hall, Battery Park, the Brooklyn Bridge, the Chrysler Building, the Bronx Zoo, the Apollo Theater, and of course, the Statue of Liberty. Paterson has a significant parks and recreation system, including larger areas such as Eastside, Westside, and Pennington Parks, as well as neighborhood parks such as Wrigley, Robert Clemente, and People's. The Great Falls of the Passaic are part of the national park system.





NEW YORK, NEW YORK

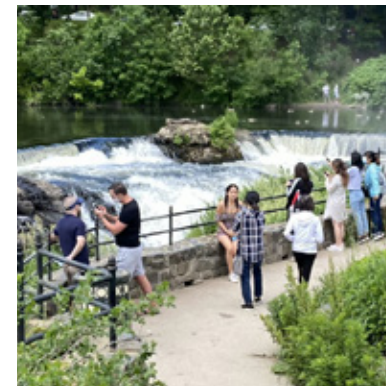
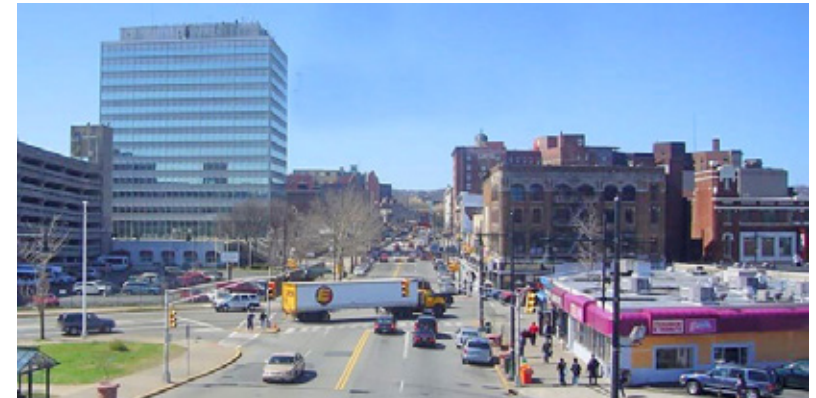
New York City, often called simply New York and abbreviated as NYC, is the most populous city in the United States. With an estimated 2019 population of 8,336,817 distributed over about 302.6 square miles, New York City is also the most densely populated major city in the United States. Located at the southern tip of the U.S. state of New York, the city is the center of the New York metropolitan area, the largest metropolitan area in the world by urban landmass. With almost 20 million people in its metropolitan statistical area and approximately 23 million in its combined statistical area, it is one of the world's most populous megacities. New York City has been described as the cultural, financial, and media capital of the world, significantly influencing commerce, entertainment, research, technology, education, politics, tourism, art, fashion, and sports. Home to the headquarters of the United Nations, New York is an important center for international diplomacy.

Situated on one of the world's largest natural harbors, New York City is composed of five boroughs, each of which is a county of the State of New York. The five boroughs—Brooklyn, Queens, Manhattan, the Bronx, and Staten Island—were consolidated into a single city in 1898. The city and its metropolitan area constitute the premier gateway for legal immigration to the United States. As many as 800 languages are spoken in New York, making it the most linguistically diverse city in the world. New York is home to more than 3.2 million residents born outside the United States, the largest foreign-born population of any city in the world as of 2016. As of 2019, the New York metropolitan area is estimated to produce a gross metropolitan product (GMP) of \$2.0 trillion. If the New York metropolitan area were a sovereign state, it would have the eighth-largest economy in the world. New York is home to the highest number of billionaires of any city in the world.



WALGREENS - PATERSON DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2022 Estimated Population	42,816	236,460	477,468
2027 Projected Population	42,626	235,666	476,633
2010 Census Population	38,986	217,881	444,344
Historical Annual Growth 2010 to 2020	0.87%	0.76%	0.64%
Households & Growth			
2022 Estimated Households	13,218	77,590	161,479
2027 Projected Households	13,208	77,628	161,657
2010 Census Households	11,959	69,913	150,139
Historical Annual Growth 2010 to 2020	0.92%	0.97%	0.64%
Race & Ethnicity			
2022 Estimated White	23.86%	49.39%	65.96%
2022 Estimated Black or African American	17.79%	18.07%	11.73%
2022 Estimated Asian or Pacific Islander	17.09%	6.03%	7.12%
2022 Estimated American Indian or Native Alaskan	1.02%	1.22%	0.96%
2022 Estimated Other Races	34.72%	31.89%	23.69%
2022 Estimated Hispanic	53.72%	50.51%	39.92%
Income			
2022 Estimated Average Household Income	\$81,423	\$96,728	\$125,424
2022 Estimated Median Household Income	\$57,188	\$66,343	\$86,612
2022 Estimated Per Capita Income	\$25,217	\$31,904	\$42,541
Businesses & Employees			
2022 Estimated Total Businesses	718	7,194	16,387
2022 Estimated Total Employees	6,355	76,659	180,331



WALGREENS - PATERSON RENT ROLL

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES							
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Walgreen Eastern Co., Inc.	14,820	April 2011	April 2036	Current	-	\$48,000	\$3.24	\$576,000	\$38.87	Absolute NNN	10 (5-Year)
(Corporate Guaranty)		(Est.)	(Est.)								

1) Tenant shall have 10-day Right of First Refusal (ROFR)

2) Tenant pays percentage rent of 2% on gross sales (excluding food & prescriptions), and 0.5% on gross sales of food and prescriptions once sales exceed base rent. In no event shall fixed rent and percentage rent exceed \$1,152,000. NOI analysis does not account for percentage rent.

FINANCIAL INFORMATION

Price	\$11,294,000
Net Operating Income	\$576,000
Cap Rate	5.10%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

Year Built	2011
Rentable Area	14,820
Land Area	1.17 Acres
Address	350 Preakness Avenue Paterson, New Jersey 7502



FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



FRESENIUS MEDICAL CARE

freseniusmedicalcare.com

Company Type: Public (NYSE: FMS)

Locations: 4,116

2022 Employees: 28,044

2022 Revenue: \$19.40 Billion

2022 Net Income: \$673.41 Million

2022 Assets: \$35.75 Billion

2022 Equity: \$13.99 Billion

Credit Rating: S&P: BBB

Fresenius Medical Care is the world's largest provider of products and services for individuals with renal diseases of which around 3.8 million patients worldwide regularly undergo dialysis treatment. Fresenius Kidney Care dialysis centers are part of Fresenius Medical Care North America. Some centers may be known as Fresenius Kidney Care or Fresenius Medical Care (FMC), as well as other names. Through its network of more than 4,116 dialysis clinics, Fresenius Medical Care provides dialysis treatments for 345,000 patients around the globe. Fresenius Medical Care is also the leading provider of dialysis products such as dialysis machines or dialyzers. Along with the core business, the company focuses on expanding the range of related medical services in the field of Care Coordination. Fresenius Medical Care is listed on the Frankfurt Stock Exchange (FME) and on the New York Stock Exchange (FMS). The company was founded in 1912 and is headquartered in Bad Homburg, Germany.



WALGREENS

walgreens.com

Company Type: Subsidiary

Parent: Walgreens Boots Alliance

2022 Employees: 200,000

2022 Revenue: \$132.70 Billion

2022 Net Income: \$4.34 Billion

2022 Assets: \$90.12 Billion

2022 Equity: \$25.25 Billion

Credit Rating: S&P: BBB

Walgreens (www.walgreens.com) is included in the United States segment of Walgreens Boots Alliance, Inc. (Nasdaq: WBA), an integrated healthcare, pharmacy and retail leader serving millions of customers and patients every day, with a 170-year heritage of caring for communities. As America's most loved pharmacy, health and beauty company, Walgreens purpose is to champion the health and well-being of every community in America. Operating nearly 9,000 retail locations across America, Puerto Rico and the U.S. Virgin Islands, Walgreens is proud to be a neighborhood health destination serving approximately 9 million customers each day. Walgreens pharmacists play a critical role in the U.S. healthcare system by providing a wide range of pharmacy and healthcare services. To best meet the needs of customers and patients, Walgreens offers a true omnichannel experience, with fully integrated physical and digital platforms supported by the latest technology to deliver high-quality products and services in local communities nationwide.



THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

275+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

3K+

RETAIL
TRANSACTIONS
company-wide
in 2021

840+

NET LEASE
TRANSACTIONS
SOLD
in 2021

\$3.1B+

NET LEASE
TRANSACTION
VALUE
in 2021

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