

# FOR SALE

# FRESENIUS MEDICAL CARE

125 Kinard St | Orangeburg, SC 29118



## INVESTMENT SUMMARY

**Asking Price:** \$3,071,000  
**Cap Rate:** 6.10%  
**NOI:** \$187,318  
**Lease Structure:** NNN

## INVESTMENT HIGHLIGHTS

- **Investment Grade Tenant** - Guaranteed by Fresenius Medical Care Holdings, Inc., which holds a credit rating of Moody's Baa3. Parent company Fresenius Medical Care net income for 2018 was \$2.341 billion and holds a credit rating of S&P BBB-.
- **Long Remaining Lease Term** - ±14 years remaining with three (3) five-year (5) options to renew
- **Limited Landlord Responsibilities** - Landlord responsibilities are limited to roof, structure and major repairs to HVAC
- **Brand New Construction** - Build-to-suit completed in February of 2018
- **Attractive Rent Growth** - 10% rent increases every 5 years during the primary term
- **Located Strategically Near Regional Medical Center** - RMC is a 286-bed regional hospital



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