



**FRESENIUS
MEDICAL CARE**

Single Tenant Net Lease Investment
785 E. Francis St. | North Platte, NE 69101

\$2,000,000

Primary Contact



ECHO WEST

CAPITAL ADVISORS

JAKE BUTTERFIELD

Senior Advisor
Echo West Capital Advisors
(208) 841 - 7310
JButterfield@EchoWest.com

SEAN WESTFALL

Partner
Echo West Capital Advisors
(602) 885 - 5375
SWestfall@EchoWest.com

MATT MATHERS

Partner
Echo West Capital Advisors
(480) 516 - 6431
MMathers@EchoWest.com

MATT EDNEY

Broker of Record
OMNE Partners
License #.NE 20060443

DEAL SUMMARY



FRESENIUS MEDICAL CARE

Address

785 E. Francis Street
North Platte, NE 69101

Purchase Price

\$2,000,000

Cap Rate

7.00%

Annual Rent

\$139,920*

Price/SF

\$237

Lease Type

NN
(Roof, Structure, Lot)

Lease Term

5+ Years
Remaining



*9/1/2024 Annual Rent. Current Annual Rent is equal to \$131,440.
Seller to provide a rent credit from close of escrow until 9/1/2024.

LEASE SUMMARY



Tenant Name	Renal Care Group North Platte aka Fresenius Kidney Care North Platte
Address	785 E. Francis Street North Platte, NE 69101
Lease Type	NN (Roof, Structure, Lot)
Lease Term	5+ Years Remaining
Lease Expiration	8/31/2029
Building Size	8,435 SF
Lot Size	1.13 AC
Year Built	2004
Ownership Type	Fee Simple
Parcel Number	4179300
Renewal Options	2, 5-Year Options at FMV
Rent Increases	2% Annually
ROFR	Yes, 15 Days



INVESTMENT HIGHLIGHTS



▶ **Recession & E-Commerce Resistant Tenant**

Treatment for chronic kidney failure is a necessity for approximately 4,500,000 patients who currently undergo dialysis treatment.

▶ **Passive Investment**

Offering features a NN lease structure with minimal landlord responsibilities. Landlord Responsibilities are limited to roof, structure, and lot. (Tenant is responsible for landscaping and snow removal).

▶ **Established Operating History**

This location has operated as a dialysis clinic since its construction in 2004.

▶ **Strong Rent Increases**

The lease includes rare 2% annual increases, generating a blended cap of 7.28% over the remaining lease term, providing a strong hedge against inflation.

▶ **Critical Off-Site Dialysis Location Near Major Hospital**

The subject property is located 1-mile east of Great Plains Regional Medical Center, North Platte's major hospital. This dialysis clinic serves patients 6 days per week (Monday - Saturday).

▶ **Early Option Execution**

Fresenius executed their 5-year lease option three years prior to lease expiration, displaying their long-term commitment to the site.



RENT SCHEDULE



Rent Schedule	Rent Per SF	Monthly Rent	Annual Rent	Increase
9/1/23 - 8/31/24	\$15.58	\$10,953	\$131,440	
9/1/24 - 8/31/25	\$16.59	\$10,953	\$139,920	6.45%
9/1/25 - 8/31/26	\$16.92	\$11,893	\$142,718	2.00%
9/1/26 - 8/31/27	\$17.25	\$12,131	\$145,573	2.00%
9/1/27 - 8/31/28	\$17.60	\$12,371	\$148,457	2.00%
9/1/28 - 8/31/29	\$17.96	\$12,621	\$151,454	2.00%



TENANT PROFILE



**FRESENIUS
MEDICAL CARE**

Fresenius Medical Care is the world's leading provider of products and services for individuals with renal diseases of which around 3.9 million patients worldwide regularly undergo dialysis treatment. Fresenius Medical Care is also the leading provider of dialysis products such as dialysis machines or dialyzers. Along with its core business, the Renal Care Continuum, the company focuses on expanding in the complementary areas in the field of critical care. The company's mission is to provide the best possible care. Sustainably in diverse healthcare systems. For a growing number of patients around the world. Fresenius Medical Care achieves optimal sustainable clinical, quality, and technological standards in patient care through their commitment to developing innovative products and therapies. The unique position of Fresenius Medical Care builds on many years of professional experience and continual innovation.



WEBSITE	www.freseniusmedicalcare.com
COMPANY TYPE	Public (NYSE: FMS)
FOUNDED IN	1996



NO. OF CLINICS
4,100+



EMPLOYEES
128,000+



STOCK TICKER
NYSE: FMS



ANNUAL REVENUE
\$20.90B

PROPERTY PHOTOS



LOCATION OVERVIEW

North Platte is a city in and the county seat of Lincoln County, Nebraska, United States. It is located in the west-central part of the state, along Interstate 80, at the confluence of the North and South Platte Rivers forming the Platte River.

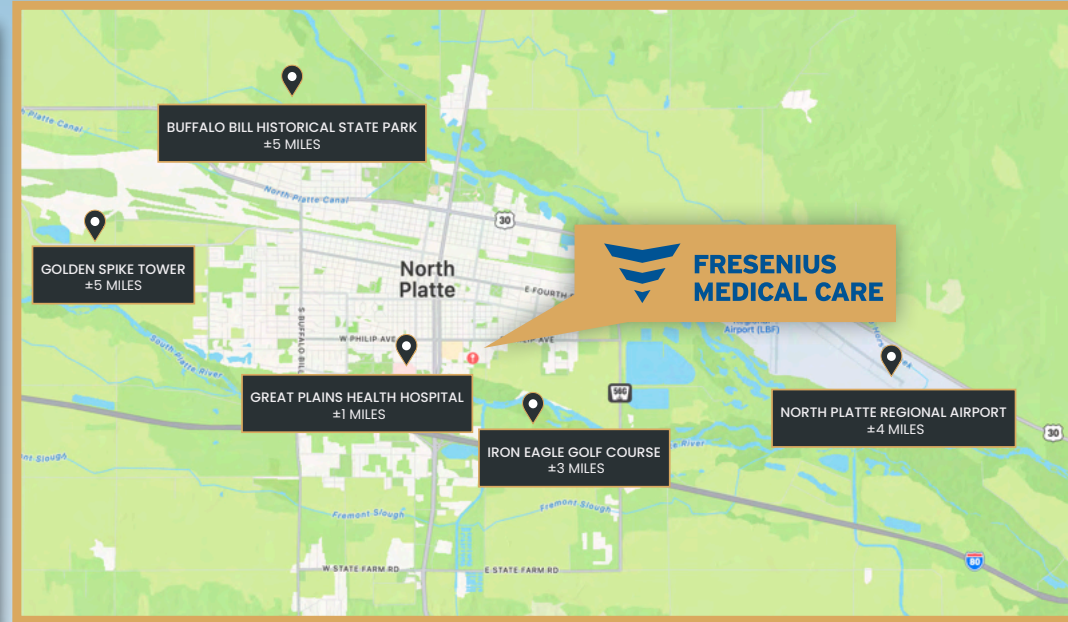
North Platte is the home of Buffalo Bill and has tons of great options for anyone looking to have fun and if you want a sure-fire good time just look for Buffalo Bill's Buffalo of Approval. Bill's bestowed it on the attractions, activities, and events that are sure to leave a smile on your face. From great outdoor activities to sipping locally-crafted beverages, to exploring the area's unique history you'll find something for everyone in North Platte. North Platte offers easy access to several historical sites, including the Lincoln County Historical Museum and the Buffalo Bill Ranch State Historical Park. Lake Maloney State Recreation Area and other parks offer a variety of recreational facilities. Local festivals include the Plattepus Waterfest, the Bluegrass Festival, the Heritage Festival, and the Lincoln County Fair, which attract many visitors every year.



DEMOGRAPHICS - North Platte, NE



Population Trends	3 Miles	5 Miles	10 Miles
2023 Population	22,847	24,949	27,554
Household Trends			
2023 Households	9,822	10,637	11,640
Average Household Income	\$68,547	\$70,787	\$73,472
2023 Annual Spending			
Total Consumer Spending	\$270M	\$300M	\$339M



PROPERTY AERIAL



East Francis Street

PROPERTY AERIAL



Great Plains Health

- 116-bed hospital
- 1,100+ employees
- Admissions: 5,484
- Babies delivered: 550
- Clinic Visits: 129,000
- Surgeries: 3,831
- Diagnostic tests: 57,048



**FRESENIUS
MEDICAL CARE**

5 Minute Drive Time



ECHO WEST

CAPITAL ADVISORS

EXCLUSIVELY PRESENTED BY:

JAKE BUTTERFIELD

Senior Advisor

Echo West Capital Advisors

(208) 841 - 7310

JButterfield@EchoWest.com



SEAN WESTFALL

Partner

Echo West Capital Advisors

(602) 885 - 5375

SWestfall@EchoWest.com



MATT MATHERS

Partner

Echo West Capital Advisors

(480) 516 - 6431

MMathers@EchoWest.com



MATT EDNEY

Broker of Record

OMNE Partners

License #: NE20060443



EchoWest.com



This Offering Memorandum may not be all-inclusive or contain all the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of the listing brokerage company. The material is based in part upon information supplied by the Owner and in part upon financial information obtained by Echo West Capital Advisors from sources it deems reliable. Neither Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections, form their own conclusions without reliance upon the material contained herein, and conduct their own due diligence. All photographs and graphic elements are property of Echo West Capital Advisors and use without expressed written permission is prohibited.



ECHOWEST

CAPITAL ADVISORS