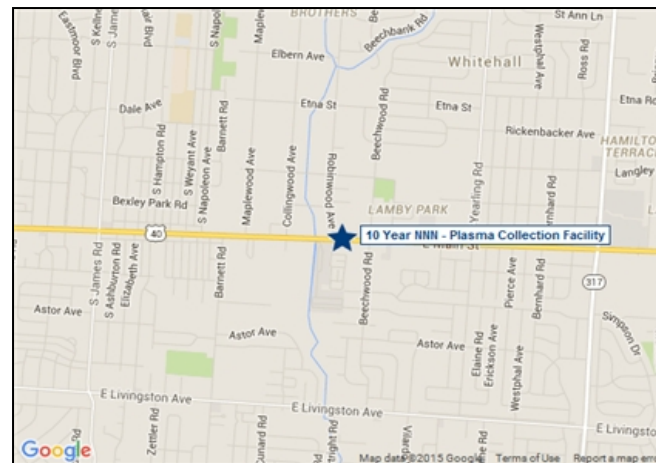


**9+ Year NNN - Plasma Collection Facility
3840 Main Street
Columbus, OH 43213**



Offering Summary

Price	\$3,425,000
Current Net Operating Income	\$239,828
Cap Rate	7.00%
Gross Leasable Area (GLA)	14,597
Price/SF	\$234.64
Rent/SF	\$16.43
Down Payment	\$1,198,750
Cash on Cash Return	7.62%
Year Built / Renovated	2003 / 2016
Lot Size	3.376 Acres

Tenant Summary

Grifols, S.A. is a Spanish multinational pharmaceutical and chemical company. Principally a producer of blood plasma-based products, a field in which it is the European leader and largest worldwide, the company also supplies devices, instruments and reagents for clinical testing laboratories.

Grifols is the major world supplier of IVIG, albumin, Factor VIII and other plasma-derived products.

In 2007, the company had 3.6 million litres per year of blood fractionation capacity from three plants, one at Parets del Vallès near Barcelona in Spain (2.1 million litres per year), another in Los Angeles (1.5 million litres but being expanded to 2.2 million litres), and a site in Clayton, NC. In the United States the company owns 150+ plasmapheresis centres, where it collects around 5.8 million litres of plasma per year.

Annualized Operating Data

Tenant	Biomat USA, Inc. (Grifols, S.A.)
Credit Rating	BB (Grifols, S.A.)
Lease Type	Triple Net (NNN)
Lease Commencement	4/1/2006
Lease Expiration	9/30/2026
Lease Term Remaining	9+ Years
Options	None
No. of Locations	150+ Nationwide
Web Site	www.grifolspasma.com/en/web/plasma/home
Exchange/Ticker	GRFS (Grifols, S.A.)

Investment Overview

Marcus & Millichap is pleased to present the Biomat USA (Grifols) Plasma Collection Facility located at 3840 Main Street, Whitehall, OH 43213, a 100% occupied, single-tenant, 14,597 square foot, NNN, Class B Medical Office Building located in Whitehall, Ohio a suburb of Columbus, Ohio. Tenant is a subsidiary of a publicly held \$13B+ International pharmaceutical company Grifols.

The building was a 8,367 square foot build-to-suit Plasma Collection Facility in 2003. Biomat acquired the operations and entered into a new 10 year lease in 2006. In 2016, at the request of the Tenant, the building was expanded by 6,230 square feet and the Tenant spent \$1.17M in tenant improvements. A new amendment for an additional 10 year term commenced on 10/1/2016.

This Biomat USA (Grifols) Plasma Collection Facility offers an investor the opportunity to own a stabilized and well positioned, 100% occupied, single-tenant, NNN, Class B Medical Office Building.

Investment Highlights

- 9+ Year NNN Plasma Collection Facility
- Tenant Spent \$1.17M on TI's to Expand Operations at the Property in 2016
- Tenant is a Subsidiary of a \$13B+ International Pharmaceutical Company

Annual/Monthly Rent Schedule

Rent Increases	Annual Rent	Annual Rent/SF	Monthly Rent	% Increase
Current	\$239,827.60	\$16.43	\$19,985.63	
Year 6 (2%/Year Projected - See Below)	\$244,624.15	\$16.76	\$20,385.35	2.00%
Year 7 (2%/Year Projected - See Below)	\$249,516.63	\$17.09	\$20,793.05	2.00%
Year 8 (2%/Year Projected - See Below)	\$254,506.96	\$17.44	\$21,208.91	2.00%
Year 9 (2%/Year Projected - See Below)	\$259,597.10	\$17.78	\$21,633.09	2.00%

Financing

Lender/Service	N/A
Loan Type	Proposed New

Demographics

	1 Mile	3 Miles	5 Miles
2010 Population	15,115	99,781	244,085
2010 Households	5,989	42,444	101,849
Average HH Income	\$45,437	\$56,224	\$54,059

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