



Fresenius Medical Care
North Gwinnett Dialysis Center

FRESENIUS

185 OLD PEACHTREE ROAD
SUWANEE, GA

OFFERING MEMORANDUM

Marcus & Millichap
THE ISAAC GROUP



185 OLD PEACHTREE ROAD
SUWANEE, GA

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Logos for: Lowe's, AT&T, MAIN EVENT, Starbucks, CHIPOTLE, MCDONALD'S, verizon, and POKÉBAR.

Logos for: Walmart, MURPHY USA, PNC BANK, GameStop, DOLLAR TREE, Office DEPOT, SALLY BEAUTY, metro PCS, GEORGIA, SUNTRUST, KFC, BURGER KING, SONIC, F.W., and Super 8.

INTERSTATE 85

165,000 VPD

Logo for: The SCHWAN FOOD COMPANY

Logos for: QTS, Glantz, DIRECT TECHNOLOGIES inc, millennium, TALLEY, habasit, Prime, MCKESSON, and VWR.

OLD PEACHTREE RD NW

Logos for: O'Reilly AUTO PARTS, SUBWAY, Great Clips, Chick-fil-A, SMALLCARES, DUNKIN', GNC, Youfit HEALTH CLUBS, MOVIE TAVERN, Firestone COMPLETE AUTO CARE, and Rainbow.

INTERSTATE 85

165,000 VPD

Logo for: POLICE

Logo for: COURTYARD BY MARRIOTT

Logo for: CIRCLE K

Logo for: FRESENIUS MEDICAL CARE

Logos for: M&MART, Arby's, METRO CITY BANK, Checkers, CVS pharmacy, Wendy's, Pizza Hut, bp, T-Mobile, 6, TACO BELL, InTown SUITES, CUBESMART self storage, FAIRFIELD INN & SUITES Marriott, and OUTBACK STEAKHOUSE.

INVESTMENT HIGHLIGHTS

4.75 YEARS REMAINING ON ORIGINAL 10 YEAR LEASE

Fresenius occupies the 7,740 square foot building on a lease that commenced on 10/1/2016 and will expire 9/30/2026. The lease includes one (1) 5-year extension options.

INVESTMENT GRADE CORPORATE GUARANTEE

The lease is corporately guaranteed by Fresenius Medical Care Holdings, they have over 4,000 locations around the world. Moody's reaffirmed Fresenius' credit rating of Baa3 in May of 2021. Fresenius provides both products and services for all types of kidney care.

EXPOSURE TO ONE OF ATLANTA MSA'S MOST TRAFFICKED HIGHWAY, I-85

The subject property resides a few hundred feet away from the on/off-ramps of Lawrenceville Suwanee Rd (34,600 VPD) and I-85 (165,000 VPD). Being so close to the interstate allows patients to easily access the property and receive the treatment they need.



THE LOCATION



ASKING PRICE
\$2,161,000

CAP RATE
7.00%

PROPERTY OVERVIEW

Tenant	Fresenius
Address	185 Old Peachtree Rd, Suwanee, GA 30024
Building Size	7,740 SF
Lot Size	1.02 AC
Year Built	2006

LEASE OVERVIEW

Initial Lease Term	10 Years
Rent Commencement Date	10/1/2016
Expiration Date	9/30/2026
Lease Term Remaining	4.75 Years
ROFR	30 Day ROFR
Roof & Structure	Landlord
Leased SF	7,740
Land Area AC	1.02
Lease Type	Double Net (NN)
Rent Increases	5% Every 5 Years
Options to Renew	1 X 5-Year Options
Year Built	2006
Lease Guarantor	Corporate

RENT SCHEDULE

TERM	MONTHLY RENT	ANNUAL RENT	RENT INCREASES
10/1/2016 - 9/30/2021	\$11,990	\$143,881	-
10/1/2021 - 9/30/2026	\$12,607	\$151,284	5%
Option 1 (5 Years)	FMV	FMV	FMV





Both a manufacturer and provider of kidney treatment products and services, Fresenius has over 4,000 dialysis clinics and 44 production plants on all the continents across the globe. Products and services for over 344,000 patients includes dialysis machines, dialyzers and disposables while services include treatments at all stages of kidney related diseases.

Recently, in September of 2021, Fresenius partnered with Japanese medical device and pharmaceuticals firm, JMS Co. to distribute Fresenius' home dialysis systems into the Japanese market. The Japanese population is aging rapidly, and Fresenius jumped on the mutually beneficial opportunity quickly. The move to in-home care became paramount during COVID-19 and this deal can be viewed a response to the pandemic. Notably, per a Fortune Business Insights report, the global dialysis market is expected to grow to \$177B by 2027, based on a compounded annual growth rate of 7.7%. The timing of this partnership is ideal for Fresenius and will hopefully spur growth for in-home dialysis care.



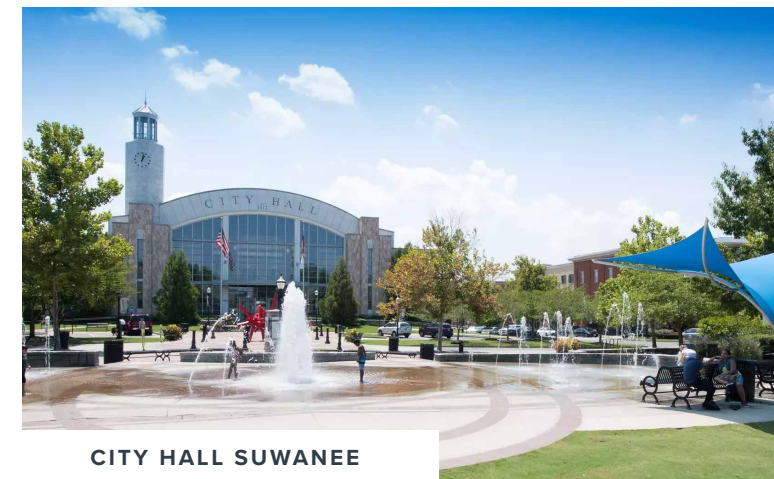
SUWANEЕ, GA

Suwanee, Georgia is located about 30 miles north of Atlanta, Georgia (MSA population: 6,089,815) and is well known for its distinctive parks, crowd-pleasing events, and high-quality mixed-use developments. Award-winning Suwanee is a friendly, progressive community committed to maintaining a high-quality of life for its residents. Suwanee is considered to be one of the most desirable Atlanta suburbs to reside in. Like many Gwinnett County communities, Suwanee began as a small agricultural town with strong ties to the railroad. Today, the city works hard to retain its charm and sense of neighborliness and to manage growth in smart, innovative ways.

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 PROJECTION	5,584	69,047	185,632
2021 ESTIMATE	5,189	64,982	175,518
GROWTH 2021 - 2026	7.61%	6.26%	5.76%
DAYTIME POPULATION	12,178	79,610	201,436
2020 AVERAGE HH INCOME	\$102,944	\$133,040	\$125,483

SELECT NEIGHBORING AMENITIES & RETAILERS

ATLANTA, GEORGIA



CITY HALL SUWANEЕ



SIMS LAKE PARK



GWINNETT ENVIRONMENT & HERITAGE CENTER



DULUTH, GA

CONFIDENTIALITY AGREEMENT

Marcus & Millichap

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All property showings are by appointment with the listing broker or landlord only. Under no circumstances, should any prospective purchaser or related entity contact the tenant or any of the employees at these stores. Recipients of this marketing package acknowledge that such contact may damage the tenant's operation which would impair the financial results. Landlord reserves the right to seek legal redress for any damage that may occur from such interference with landlord's relationship with tenant.

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee for future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this marketing package, you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. 2021.

SOURCES

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Atlanta, GA Photo by: Sean Pavone via Shutterstock
Sims Lake Park: <https://elatiboy.com/2016/12/06/suwanee-georgia-fall-colors/>
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Duluth, GA: <https://www.duluthga.net/>



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