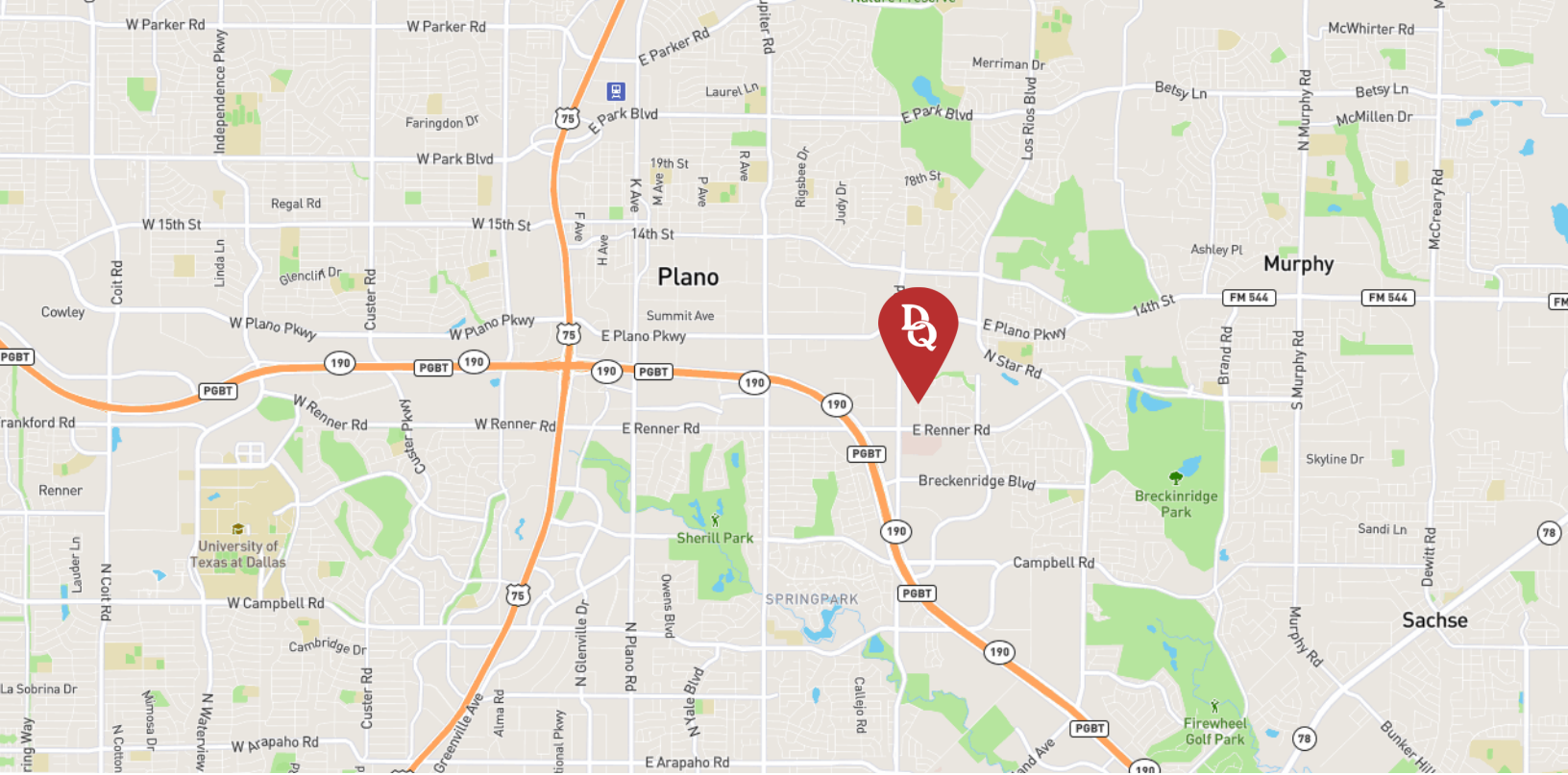




OFFERING MEMORANDUM

3517 Spectrum Blvd | Richardson, Texas 75082

7,700 SF Free-standing Office Building



FOR SALE

**3517 Spectrum Blvd
Richardson, Texas 75082**

INVESTMENT OVERVIEW

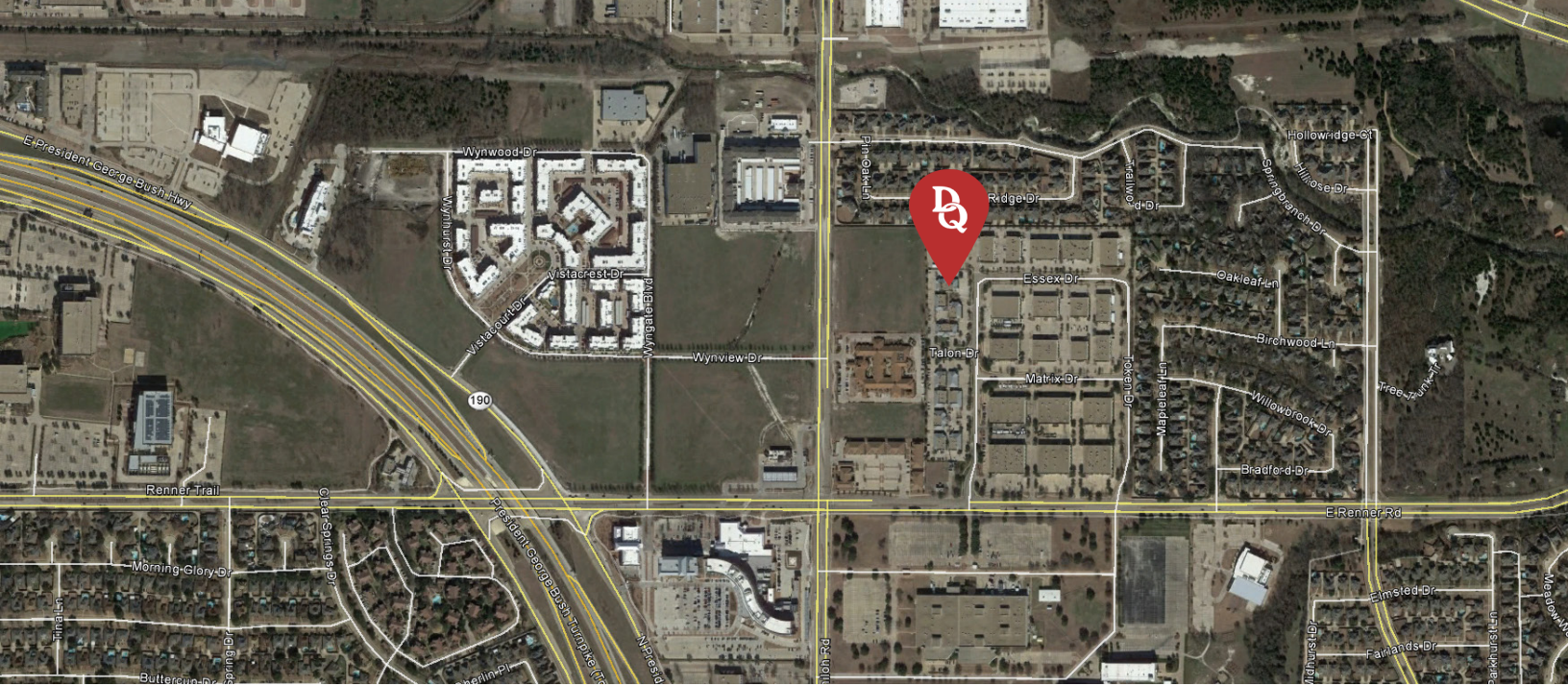
Tenant	Bio-Medical Applications of Texas
Guarantor	Fresenius Medical Care Holdings, Inc
Purchase Price	\$2,445,000
Cap Rate	5.35%
Building Size	7,700 square Feet
Lot Size	0.76 acres
Annual Rent	\$130,900
Lease Commencement	June 1, 2016
Leased End Date	May 31, 2031
Lease Term	15 years
Lease Type	NNN
Lease Escalations	10% every five years
Renewal Options	(3) five-year



Darren Quick
512-814-1820
darren@donquick.com

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- ▼ Fresenius is a dominant player in U.S. dialysis
- ▼ Fresenius Medical Care North America is a division of Fresenius Medical Care AG & Co. KGAA (NYSE: FMS), the world's largest integrated provider of products and services for individuals undergoing dialysis because of chronic kidney failure, a condition that affects more than 2.1 million individuals worldwide.
- ▼ Fresenius Medical Care North America is a major provider of kidney dialysis services and renal care products. They provide products, dialysis care services, education and support for Chronic Kidney Disease (CKD), including treatment options for later stage CKD.
- ▼ Fresenius Medical Care provides renal services to over 250,000 people annually worldwide through a network of over 3,600 facilities.
- ▼ The Company employs over 105,000 individuals and maintains a U.S. Corporate Headquarters in Waltham, MA.
- ▼ North American Revenue accounts for over 66% of the total worldwide revenue generated by the company.
- ▼ In 2016, the parent company, Fresenius Medical Care, posted net revenues of \$17.71 billion dollars.
- ▼ Fresenius was the 2013 winner of the Thompson Reuters Investor Relations Top Honor for Best Company in MedTech Services.



FRESENIUS MEDICAL CARE

Company Type	Public (NYSE: FMS)
2016 Revenue	\$17.71 Billion
Facilities	3,600 Worldwide
Employees	105,000
S&P Credit Rating	BB+
Website	www.fmc-ag.com

- Financials**
- [Income Statement](#)
 - [2016 Annual Report](#)
 - [Tenant Profile](#)
 - [Business Insider Article](#)

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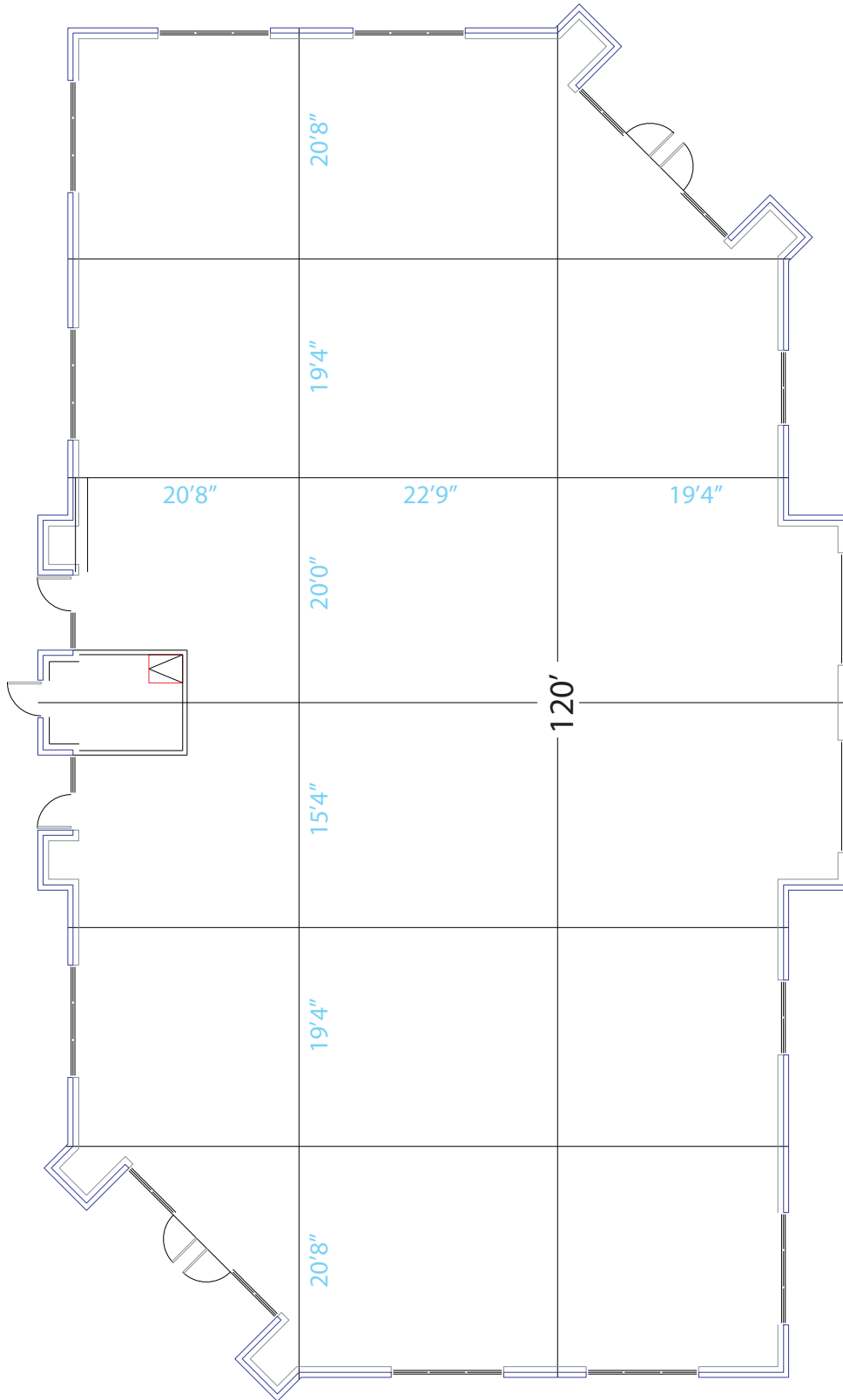
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FLOOR PLAN



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Don Quick & Associates, Inc.	347889	info@donquick.com	(512) 255-3000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Darren Quick	443913	darren@donquick.com	(512) 255-3000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



EQUAL HOUSING
OPPORTUNITY

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