



3300

FRESENIUS MEDICAL CARE

ABSOLUTE NNN CORPORATE LEASE WITH OVER 17.5 YEARS REMAINING

EAST PEORIA, IL



CAPITAL PACIFIC

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Shai Wolkowicki

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FRESENIUS MEDICAL CARE

3300 N MAIN ST, EAST PEORIA, IL 61611 

\$3,275,000

PRICE

5.09%

CAP

NOI:

\$166,697

TERM REMAINING:

17.5 YEARS

LEASE TYPE:

ABSOLUTE NNN

ANNUAL INCREASES:

1-2%

LEASABLE AREA:

10,280 SF

LAND AREA:

3.52 AC

YEAR BUILT:

1998

PARKING SPACES:

77

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Investment Highlights



THE OFFERING

The offering is a rare 20-year NNN lease with annual CPI increases. The property has operated as a dialysis center for over 20 years. The lease has 17.5 years remaining and the property recently had roof/HVAC upgrades. Fresenius Medical Care Holdings, Inc. carries an investment Grade Credit of BBB- from S&P.

The subject property is located on highly trafficked N Main St, which benefits from approximately 25,500 vehicles per day. The location serves the East Peoria/Washington suburbs which has a large retirement community. East Peoria was named one of the 50 top cities to retire in 2019 by Kiplinger, mainly due to its lower cost of living. The property is located approximately 6 miles from OSF Saint Francis Medical Center, Unity Point Health Methodist, and Kindred Hospital Peoria.

HIGHLIGHTS

- **Absolute NNN lease with 17.5 years remaining**
- **Average household income in a 1-mile radius is over \$105k**
- **Fresenius Medical Care Holdings, Inc. carries an Investment Grade Credit Rating of BBB- (S&P)**
- **Located approximately 6 miles from OSF Saint Francis Medical Center, Unity Point Health Methodist, and Kindred Hospital Peoria**
- **Located adjacent to the affluent town of Washington**
- **Annual CPI increases**
- **Recent roof/HVAC upgrades**



Income & Expense

PRICE	\$3,275,000	
Capitalization Rate:	5.09%	
Building Size (SF):	10,280	
Lot Size (AC):	3.52	
STABILIZED INCOME	PER SQUARE FOOT	
Scheduled Rent*	\$16.22	\$166,697
Effective Gross Income	\$16.22	\$166,697
LESS	PER SQUARE FOOT	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Roof & Structure	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
EQUALS NET OPERATING INCOME	\$166,697	

** Seller will credit the buyer the difference between current rent and the scheduled rent increase on 12/30/2020 at close of escrow.*

Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY					
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT	
Fresenius Medical Care	10,280	12/30/2019	12/29/2020	\$163,428	\$13,619	\$163,428	\$1.32	\$15.90	
		12/30/2020	12/29/2021		\$13,891	\$166,697	\$1.35	\$16.22	
		12/30/2021	12/29/2022		\$14,169	\$170,030	\$1.38	\$16.54	
		12/30/2022	12/29/2023		\$14,453	\$173,431	\$1.41	\$16.87	
		12/30/2023	12/29/2024		\$14,742	\$176,900	\$1.43	\$17.21	
		12/30/2024	12/29/2025		\$15,036	\$180,438	\$1.46	\$17.55	
		12/30/2025	12/29/2026		\$15,337	\$184,046	\$1.49	\$17.90	
		12/30/2026	12/29/2027		\$15,644	\$187,727	\$1.52	\$18.26	
		12/30/2027	12/29/2028		\$15,957	\$191,482	\$1.55	\$18.63	
		12/30/2028	12/29/2029		\$16,276	\$195,312	\$1.58	\$19.00	
		12/30/2029	12/29/2030		\$16,601	\$199,218	\$1.61	\$19.38	
		12/30/2030	12/29/2031		\$16,934	\$203,202	\$1.65	\$19.77	
		12/30/2031	12/29/2032		\$17,272	\$207,266	\$1.68	\$20.16	
		12/30/2032	12/29/2033		\$17,618	\$211,412	\$1.71	\$20.57	
		12/30/2033	12/29/2034		\$17,970	\$215,640	\$1.75	\$20.98	
		12/30/2034	12/29/2035		\$18,329	\$219,953	\$1.78	\$21.40	
		12/30/2035	12/29/2036		\$18,696	\$224,352	\$1.82	\$21.82	
		12/30/2036	12/29/2037		\$19,070	\$228,839	\$1.86	\$22.26	
		Option 1	12/30/2037	12/29/2042		\$19,451	\$233,415	\$1.89	\$22.71
		Option 2	12/30/2042	12/29/2047		\$21,476	\$257,709	\$2.09	\$25.07
Option 3	12/30/2047	12/29/2052		\$23,711	\$284,532	\$2.31	\$27.68		
TOTALS:	10,280			\$163,428	\$13,619	\$163,428	\$1.32	\$15.90	

Lease increases annually by CPI (1% floor, 2% max). Rent roll assumes 2% annual increases. Pro forma rent amounts shown above are not guaranteed.

Lease Abstract

RENT

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
12/30/19 - 12/29/20	\$13,619	\$163,428
12/30/20 - 12/29/21	\$13,891	\$166,697
12/30/21 - 12/29/22	\$14,169	\$170,030
12/30/22 - 12/29/23	\$14,453	\$173,431
12/30/23 - 12/29/24	\$14,742	\$176,900
12/30/24 - 12/29/25	\$15,036	\$180,438
12/30/25 - 12/29/26	\$15,337	\$184,046
12/30/26 - 12/29/27	\$15,644	\$187,727
12/30/27 - 12/29/28	\$15,957	\$191,482
12/30/28 - 12/29/29	\$16,276	\$195,312
12/30/29 - 12/29/30	\$16,601	\$199,218
12/30/30 - 12/29/31	\$16,934	\$203,202
12/30/31 - 12/29/32	\$17,272	\$207,266
12/30/32 - 12/29/33	\$17,618	\$211,412
12/30/33 - 12/29/34	\$17,970	\$215,640
12/30/34 - 12/29/35	\$18,329	\$219,953
12/30/35 - 12/29/36	\$18,696	\$224,352
12/30/36 - 12/29/37	\$19,070	\$228,839

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 12/30/37 - 12/29/42	\$19,451	\$233,415
#2. 12/30/42 - 12/29/47	\$21,476	\$257,709
#3. 12/30/47 - 12/29/52	\$23,711	\$284,532

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

PREMISE & TERM

TENANT GUARANTOR

Fresenius Medical Care
Fresenius Medical Care
Holdings, Inc.

LEASE TYPE LEASE TERM RENT COMMENCEMENT OPTIONS

Absolute NNN
20 Years
December 28, 2017
Three 5-Year Options

EXPENSES

TAXES

Tenant (Pays Direct)

INSURANCE

Tenant (Pays Direct)

UTILITIES

Tenant (Pays Direct)

CAM

Tenant (Pays Direct)

MAINTENANCE

Tenant (Pays Direct)

LANDLORD'S OBLIGATIONS

None

ADDITIONAL LEASE PROVISIONS

ASSIGNMENT/SUBLETTING

None.

ESTOPPELS

10 business days.

SALES REPORTING

No unit level but will report audited financials upon request as long as the tenant is publicly traded.

ROFR

None.

Site Plan



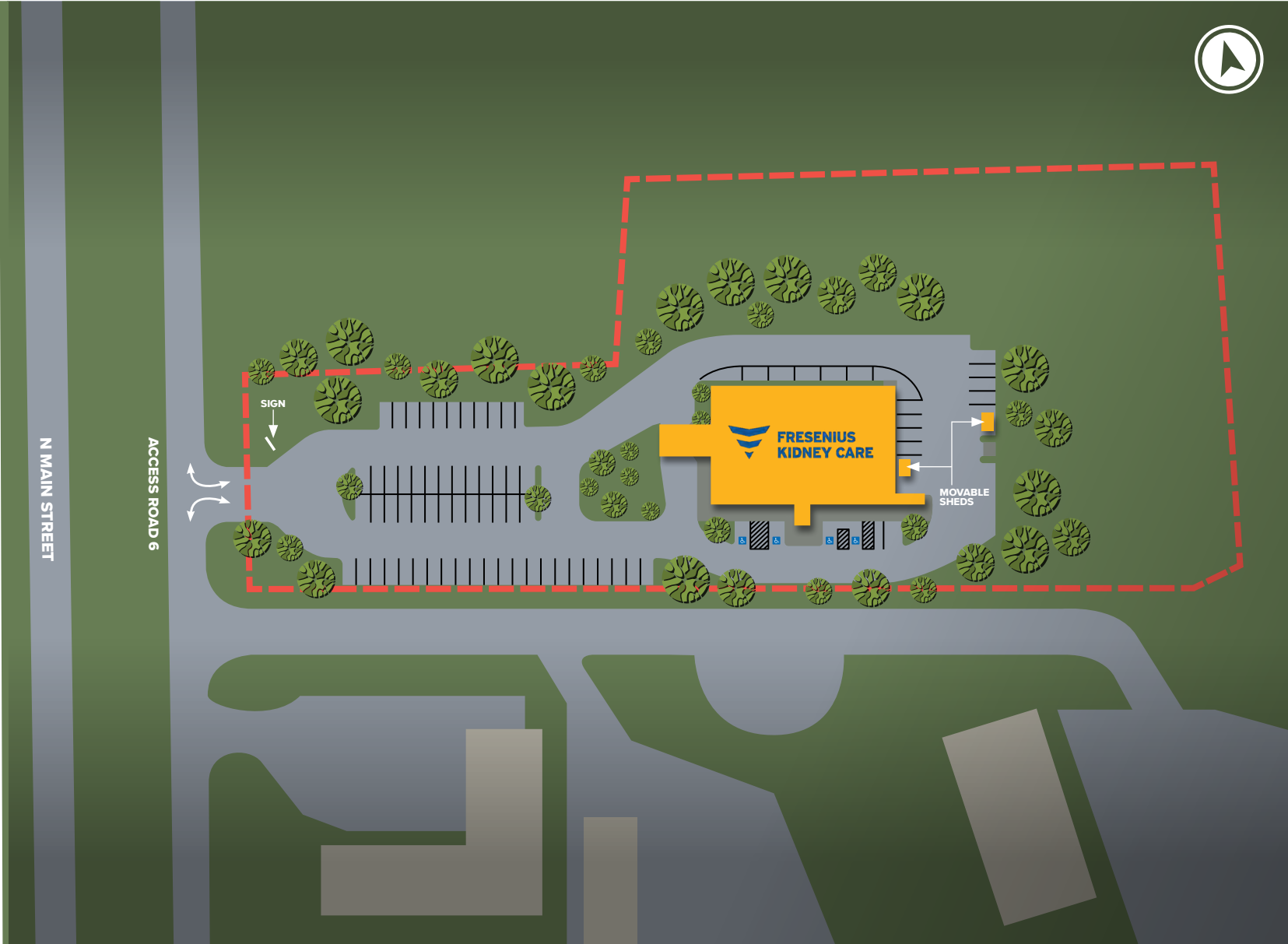
10,280
RENTABLE SF



3.52
ACRES



77
SPACES



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Tenant Overview



ABOUT FRESENIUS MEDICAL CARE

Fresenius Medical Care is the world's leading provider of products and services for people with chronic kidney failure. Around 3.5 million patients worldwide with this disease regularly undergo dialysis treatment. Dialysis is a life-saving blood cleansing procedure that substitutes the function of the kidney in case of kidney failure.

They care for more than 345,000 patients in a global network of around 4,000 dialysis clinics. At the same time, they operate 45 production sites in more than 20 countries, to provide dialysis products such as dialysis machines, dialyzers and related disposables.

345,000 | PATIENTS IN NETWORK

BBB | **\$18 B** | ANNUAL REVENUE

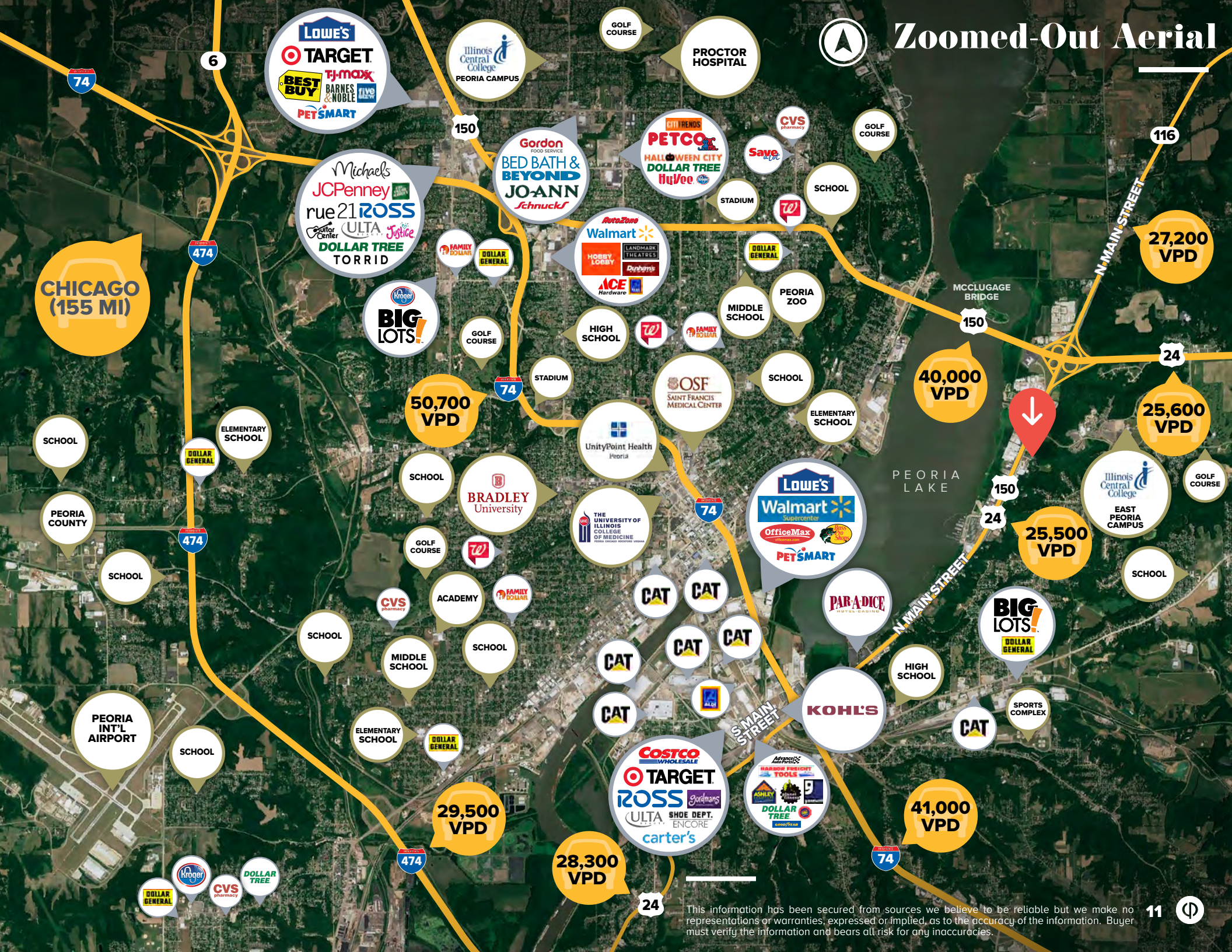
S&P RATING

CLINIC LOCATIONS | **4,000**

120,000 | EMPLOYEES WORLDWIDE

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Zoomed-Out Aerial



CHICAGO
(155 MI)

50,700
VPD

40,000
VPD

27,200
VPD

25,600
VPD

25,500
VPD

29,500
VPD

28,300
VPD

41,000
VPD

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Demographics



POPULATION

	1-MILE	3-MILES	5-MILES
2010	2,732	32,813	103,526
2019	2,551	31,985	100,328



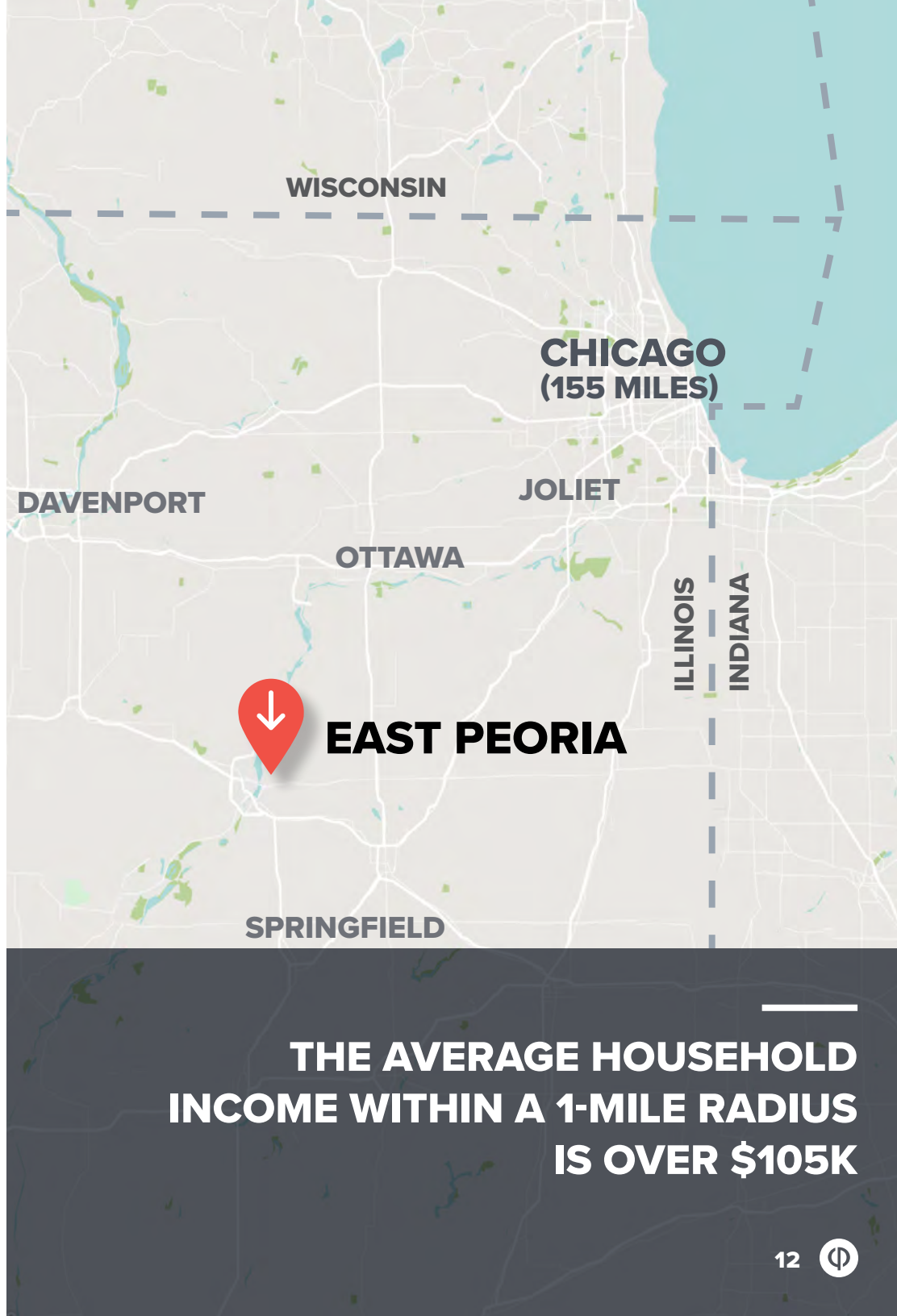
2019 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$105,126	\$65,927	\$64,873
Median	\$111,021	\$74,731	\$73,560

TOP EMPLOYERS IN PEORIA

EMPLOYER

Caterpillar, Inc.	17,847
St. Francis Medical Center	4,250
School District 50	2,847
Methodist Medical Center	2,600
Keystone Steel and Wire Company	1,675



THE AVERAGE HOUSEHOLD INCOME WITHIN A 1-MILE RADIUS IS OVER \$105K

EAST PEORIA, ILLINOIS



EAST PEORIA is a small suburban city located in central Illinois across the Illinois River from the city of Peoria. It is 70 miles north of Springfield and 150 miles southwest of Chicago. East Peoria is home to the Par-A-Dice Riverboat Casino attracting thousands of visitors each year. It is also home to many Caterpillar, Inc. facilities as well. From the mom and pop shops on Main Street to the big box stores in the Levee District there's a store for any kind of resident in East Peoria.

EastSide Centre, a nationally known premier sports facility, hosts regional, state and national tournaments in softball, baseball and soccer. In addition, the Fon du Lac Park District's unique Splashdown Family Water Park is located on the EastSide grounds.

TAZEWELL COUNTY has a population of 132,328, according to the 2018 U.S. Census estimates, and encompasses 658 square miles, of which nine square miles are water.

Seventy-eight percent of the county's land area consists of farmland, and agriculture is poised to remain one of the county's defining industries. The flat fertile fields, wooded slopes, ravines and forested riparian areas contribute to a diverse landscape that provides many benefits to residents of the county.

132,328



**TAZEWELL COUNTY
POPULATION
(ESTIMATED)**

Nearby Healthcare

KINDRED HOSPITAL PEORIA

A 50-bed transitional care hospital offering the same in-depth care you would receive in a traditional hospital, but for an extended recovery period. They partner with patient's physicians and offer 24-hour clinical care seven days a week.

UNITYPOINT HEALTH METHODIST

A full-service general medical and surgical facility in Peoria, IL, UnityPoint Health Methodist Hospital is part of the greater UnityPoint healthcare system. With more than 318 physician clinics, 21 hospitals in metropolitan and rural communities, and home care services, UnityPoint Health provides care throughout Illinois, Iowa and Wisconsin. With almost 600 board-certified physicians backed by a dedicated team of healthcare professionals, UnityPoint Health provides coordinated clinic, hospital and home-based care for patients in Central Illinois.

OSF SAINT FRANCIS MEDICAL CENTER

OSF HealthCare, an integrated health system owned and operated by The Sisters of the Third Order of St. Francis, Peoria, Illinois, includes OSF Healthcare System consisting of 13 acute care facilities and two colleges of nursing. The largest hospital, OSF Saint Francis Medical Center in Peoria, Illinois, is a tertiary care teaching center providing numerous specialty services and extensive residency programs for physicians.



Industrial Surroundings



AIR

Greater Peoria International Airport - The Greater Peoria International Airport is 13 miles from the subject property. It is the largest downstate airport for cargo, with a new air cargo transfer facility, which coordinates easy shipment of goods to and from the area. Direct passenger flights, are available to a number of U.S. cities. Numerous passenger flights connect to O'Hare International Airport, to Minneapolis, and other hubs.

Central Illinois Regional Airport - The Central Illinois Regional Airport in Bloomington is just 35 miles from the property. It is one of the fastest growing airports in the nation.

RAIL

Peoria/East Peoria has a strong history in rail service in the Midwest. Today the area remains an important interchange point for coal trains and has developed into a major rail-to-barge and barge-to-rail transfer point for bulk commodities.

BARGE

The Greater Peoria Barge Terminal is fifteen minutes away and provides shipment of containers and bulk materials on the Illinois River.

College Campus

7th | LARGEST COMMUNITY COLLEGE IN ILLINOIS

11TH HIGHEST COMMUNITY COLLEGE IN ILLINOIS IN ASSESSED VALUATION | **\$7.3 B**

9,266 | TOTAL STUDENT ENROLLMENT



ILLINOIS CENTRAL COLLEGE



ILLINOIS CENTRAL COLLEGE is a public institution in East Peoria, Illinois. The College offers Associate Degrees in Arts, Science, General Studies, Engineering Sciences, and Applied Science, as well as, occupational certificates. With an enrollment of over 9,200 students, the school has a 17-to-1 student-faculty ratio.

ICC serves all or parts of ten central Illinois counties and is the seventh largest community college district in Illinois in terms of square miles.

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