PERANICH HUFFMAN
NET LEASE GROUP

FRESENIUS
MEDICAL CARE

FRESENIUS MEDICAL CARE OF VIVIAN, LA

7 Years of Lease Term Remaining | Ground Lease | Corporately Guaranteed | 10% Rent Increase in 2028 | On Hospital Campus

Jeremy Halback | Broker of Record | Bridgeline Real Estate LLC | LA License #: BROK.995719471-CORP

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INVESTMENT OVERVIEW

FRESENIUS MEDICAL CARE OF VIVIAN, LA

FRESENIUS MEDICAL CARE

OVERVIEW

Peranich Huffman Net Lease Group is pleased to offer for sale, the Fresenius Medical Care of Vivian, LA. Built in 2018, the 5,211 SF, single-tenant dialysis facility is offered at a 6.70% capitalization rate. The offering provides an investor with the opportunity to acquire a property that is home to a national medical tenant that exemplifies a reputation of consistency for both patients and the real estate investment community.

LEASEHOLD INTEREST

The property is subject to a long-term 100-year ground lease with the neighboring North Caddo Hospital, whereas Fresenius is solely responsible for all ground lease rent payments and operating expenses; thus, the new owner Is not responsible for the payment of the ground lease's rent.

LEASE TERM

Fresenius Medical Care has occupied the single tenant dialysis facility since its completion in 2018. With 7 years of lease term remaining, the corporately guaranteed lease provides for rent escalations of 10% every 5 years. Each of the (3) 5-year options to renew are accompanied by fair market value rent escalations.

INVESTMENT GRADE TENANT

Fresenius Medical Care is the largest provider of renal care in the United States and across the world. Fresenius has a net worth of $22.5+ billion and holds S&P's Investment Grade credit rating of "BBB Stable". Through its network of 4,000+ dialysis clinics, Fresenius Medical Care provides dialysis treatments for 348,000 patients around the globe.

PROPERTY OVERVIEW

FRESENIUS MEDICAL CARE OF VIVIAN, LA

FRESENIUS MEDICAL CARE VIVIAN, LA

Improved Property Lease

1010 S Spruce Street Street Address	Fresenius Medical Care Holdings, Inc. Corporate Guarantor	10% Every 5 Years Rent Escalations
Single Tenant Facility Type	Net Lease Lease Type	$28.00/PSF Rent Per Square Foot
5,211 SF Building Area	05/31/2033 Current Term Expiration	(3) 5-Year Renewal Options
2018 Year Built	7 Years Current Term Remaining	Fair Market Value Option Escalations

Ground Lease Abstract

7 Years	Primary Term Remaining
65 Years	Total Term
05/31/2118	Final Expiration Date
57 Years	Total Term Remaining

FINANCIALS & PRICING

FRESENIUS MEDICAL CARE OF VIVIAN, LA

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PURCHASE PRICE
$2,177,000

CAP RATE
6.70%

NET OPERATING INCOME
$145,882

INVESTMENT HIGHLIGHTS

FRESENIUS MEDICAL CARE OF VIVIAN, LA

"Essential Business" Investment

Given current market conditions, the importance of owning "essential business" assets have become paramount. Unlike tenants outside of the medical sector who are challenged to maintain cash flow, dialysis facilities have not been impacted by the ongoing disruptions.

Contractual Rent Growth

The lease escalates base rent 10% every five years. The next increase hits in June 2028, increasing NOI to $160,470 and pushing the going-in cap rate from 6.70% to 7.37% on today's price.

Passive Ownership Structure

The tenant carries property taxes, insurance, utilities, landscaping, janitorial, parking lot repair, HVAC repair, and the entire interior, leaving the landlord with minimal responsibilities on a ground lease structure.

Irreplaceable Hospital-Campus Location

The clinic sits on the North Caddo Hospital campus, the only hospital within a 30-mile radius, with 20+ specialties and a 24/7 Emergency Department. This Fresenius is the sole dialysis provider within a 30+ minute drive, anchoring a durable, need-based patient population.

Investment-Grade Credit Behind the Lease

Rent income is guaranteed by Fresenius Medical Care Holdings, Inc., (S&P: BBB- Stable) the world's leading provider of dialysis services, treating 345,000+ patients across a global network of 4,000+ clinics.

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
POPULATION			
Total Population (2021)	4,004	4,781	9,892
Population Median Age (2021)	37.3	38.5	41.7
HOUSING			
Total Households (2021)	1,611	1,938	4,030
Est. Household Growth (2021 - 2026)	0.14%	0.52%	1.41%
INCOME			
Average Household Income (2021)	$51,070	$53,756	$57,839
Est. Income Growth (2021 - 2026)	7.21%	7.13%	6.22%

Percentages projected into 2026 are estimated. Source: Gale Business

NET LEASE STRUCTURE

FRESENIUS MEDICAL CARE OF VIVIAN, LA

Expense Category	Tenant's Responsibility	Landlord's Responsibility
Structure		√
*Roof Replacement		√
HVAC Replacement		√
Parking Lot Replacement		√
Roof Repair	√	
HVAC Repair	√	
Parking Lot Repair	√	
Interior/Non-Structural	√	
Landscaping	√	
Insurance	√	
Property Taxes	√	
Utilities	√	
Waste Management	√	

***Firestone TPO Membrane Roof under transferable warranty, to be conveyed to Purchaser at close**

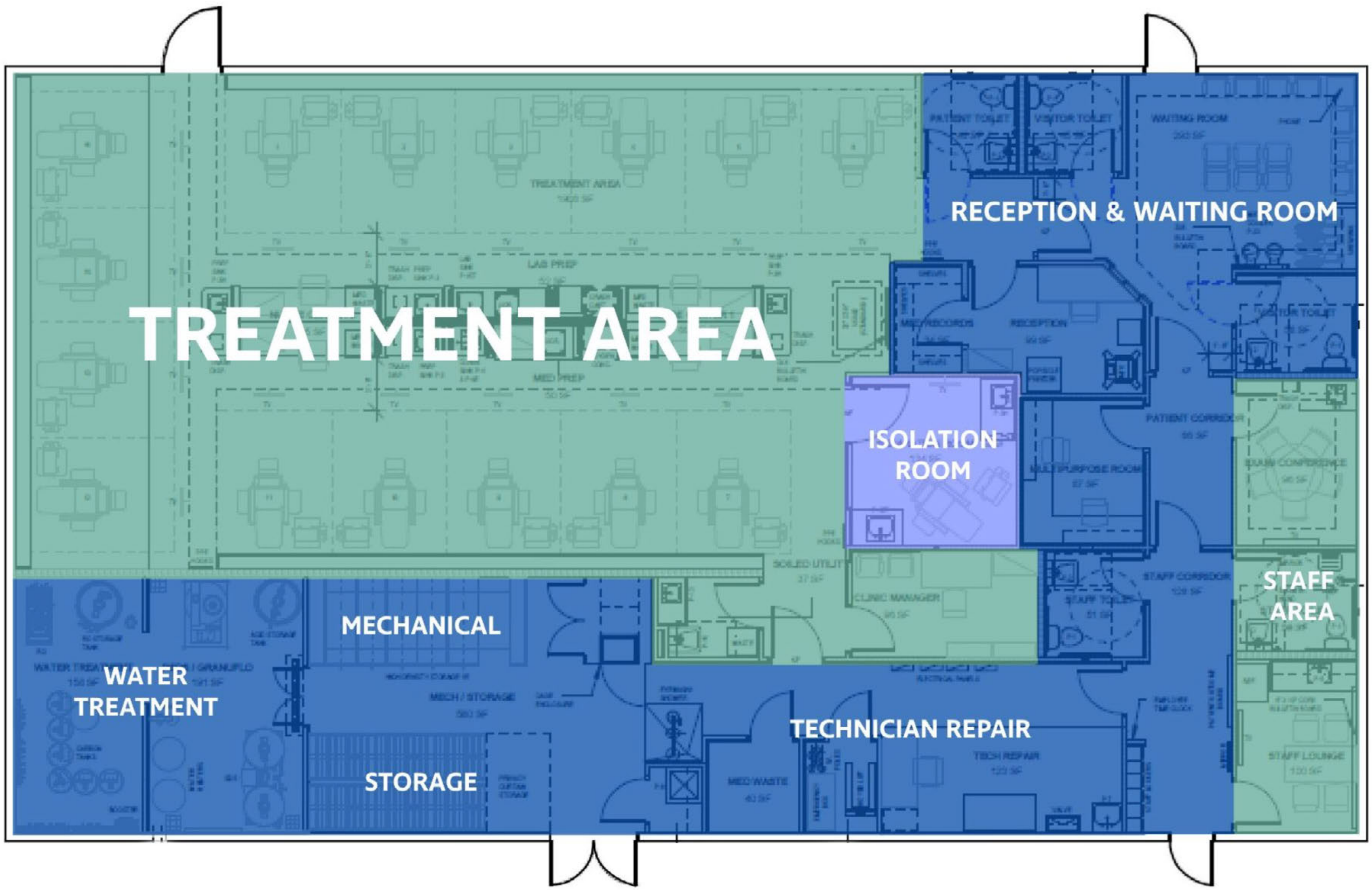
CASH FLOW SCHEDULE

FRESENIUS MEDICAL CARE OF VIVIAN, LA

Term Period	Annual Base Rent	Cap Rate	Rent Increase (%)
June 2026 - May 2027	$145,882	6.70%	-
June 2027 - May 2028	$145,882	6.70%	-
June 2028 - May 2029	$160,470	7.37%	10.00%
June 2029 - May 2030	$160,470	7.37%	-
June 2030 - May 2031	$160,470	7.37%	-
June 2031 - May 2032	$160,470	7.37%	-
June 2032 - May 2033	$160,470	7.37%	-
Average	-	**7.18% Cap Rate**	-

FLOOR PLAN

FRESENIUS MEDICAL CARE OF VIVIAN, LA



LOCATION OVERVIEW

FRESENIUS MEDICAL CARE OF VIVIAN, LA

TENANT OVERVIEW

FRESENIUS MEDICAL CARE

Fresenius Medical Care is the global leader in products and services for individuals with renal disease, addressing a worldwide dialysis patient population of approximately 4.2 million. Dialysis is an essential blood-filtration treatment that replaces normal kidney function in patients with renal failure.

The company operates a network of more than 3,600 dialysis clinics globally, treating approximately 292,000 patients across brands including Fresenius Kidney Care, Fresenius Medical Care, and NxStage. It is also the world's leading manufacturer of dialysis products, including dialysis machines and dialyzers, supported by more than 1,600 dialysis-related patents. Beyond its core dialysis business, Fresenius continues to expand its portfolio of related healthcare offerings, including Care Coordination and value-based renal care services.

Fresenius Medical Care trades on the Frankfurt Stock Exchange under "FME" and on the New York Stock Exchange under "FMS." The Fresenius Group traces its origins to 1912 and is headquartered in Bad Homburg, Germany.

IN THE NEWS | FEBRUARY 2026

"Fresenius Medical Care successfully concluded its milestone year 2025, delivering revenue and operating income growth at the upper end of its outlook and reaching an operating income margin of 11.3%—well within the mid-term margin target band established three years ago. Driven by an exceptional fourth quarter, full year operating income grew 27%, with reported operating income up 31% and reported net income up 82%. Free cash flow increased to EUR 1.78 billion, and the net leverage ratio improved to 2.5x.

The company embarked into the next phase of value creation with its FME Reignite strategy and announced a EUR 1.0 billion share buyback program alongside a proposed dividend of EUR 1.49 per share. S&P (May 2025) and Fitch (March 2026) have each affirmed Fresenius Medical Care's BBB- investment-grade rating with a Stable outlook."

FRESENIUS MEDICAL CARE

COMPANY TYPE	CLINICS	2025 PATIENTS
Public (FMS)	3,600+	292,000+
2025 NET INCOME	**2025 REVENUE**	**2025 CREDIT RATING**
$1.0B	$21.2B	BBB- Stable (S&P)

FRESENIUS MEDICAL CARE

Offers should be submitted electronically to:

JONATHAN PERANICH

at **jonathan@phnlg.com** and include the following information:

- Purchase Price
- Closing Period
- Sources of Debt & Equity
- Earnest Money
- Other Terms

ABOUT US

Peranich Huffman Net Lease Group is a privately held real estate brokerage firm specializing in single tenant net leased medical office investment sales throughout the nation.

Our firm facilitates the purchase & sale of commercial real estate tenanted by Dialysis Operators, Freestanding Emergency Departments, Surgery Centers, Dental Offices and Hospices.

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CONFIDENTIAL MEMORANDUM & DISCLAIMER

Peranich Huffman Net Lease Group (“Agent”) has been engaged as the exclusive agent for the sale of the Fresenius Medical Care of Vivian, LA (the “Property”), by the owner of the Property (“Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Peranich Huffman Net Lease Group as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Peranich Huffman Net Lease Group.

FRESENIUS MEDICAL CARE OF VIVIAN, LA

1010 South Spruce Street, Vivian, Louisiana 71082