



Offered
Exclusively By

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Fresenius Medical Care

Portfolio of Two (2) Locations in Rome & Summerville, Georgia

[Click here for more information & to download the full Offering Memorandum](#)



Subject Property



\$4,484,846

Offering Price



6.50%

Cap Rate

Northmarq is pleased to offer qualified investors the opportunity to acquire the fee simple interest in a two-

property, single-tenant dialysis clinic portfolio net leased to Bio-Medical Applications of Georgia, Inc., a wholly owned subsidiary of Fresenius Medical Care Holdings, Inc., located in Rome and Summerville, Georgia.

The portfolio consists of two purpose-built, single-story medical office buildings totaling 14,286 square feet on 1.97 acres and generates a combined annual NOI of \$291,515 with a weighted average remaining lease term of approximately 7.6 years and two five-year renewal options at each location. The double net leases include 2% annual rent escalations, no early termination provisions, and are backed by a corporate guarantee from an investment-grade, global dialysis operator providing essential, non-discretionary healthcare services.