



FRESENIUS MEDICAL CARE

139 JAVIT COURT, AUSTINTOWN, OH 44515





LISTED BY

NATHAN HUFFMAN

Managing Partner

📞 (972) 865-7991

✉️ nathan@phnlg.com

BRIAN BROCKMAN

In-State Broker

Bang Realty, Inc.

OH License #: BRK.2009000214

📞 (513) 898-1551

✉️ bor@bangrealty.com

Contents

FRESENIUS MEDICAL CARE

| | |
|---------------------|----|
| Investment Overview | 03 |
| Property Overview | 05 |
| Tenant Overview | 11 |
| Location Overview | 13 |

INVESTMENT OVERVIEW

📍 FRESENIUS MEDICAL CARE | AUSTINTOWN, OH

The Offering

Peranich Huffman Net Lease Group is pleased to exclusively present Fresenius Medical Care, located at 139 Javit Court, Austintown, OH. This offering provides investors the opportunity to acquire a property that is home to a national medical tenant, in a well-established business district. The ±10,505 SF dialysis facility is situated directly west of the largest city in and county seat of Mahoning County and is the only dialysis center within a 3-mile radius, benefiting from a consistent patient base.

The property is leased to Fresenius Medical Care under a long-term agreement most recently extended through November 30, 2028. The lease features a modified gross structure with an annual base rent of \$240,459 (\$22.89/SF), which increases by 2% annually. Two (2) additional renewal options remain, each for 5 years at Fair Market Value. Fresenius is responsible for occupancy-related expenses, minimizing landlord obligations.

Fresenius Medical Care Holdings, Inc. (S&P: "BB+") is the largest provider of kidney dialysis services in the U.S., operating 2,500+ clinics nationwide and serving over 200,000 patients annually. The company reported FY 2024 revenue of \$20B+ and employs more than 120,000 people worldwide. Fresenius' scale, medical expertise, and entrenched patient demand provide durable credit strength and income stability for investors.

Deal Snapshot

\$3,025,000

Purchase Price

\$287.96

Price/SF



\$219,316

NOI



7.25%

Cap Rate



Annual Base Rent

\$240,459

Real Estate Tax

(\$19,215)

Insurance Premiums

(\$1,928)

Net Operating Income

\$219,316



PROPERTY OVERVIEW

📍 FRESENIUS MEDICAL CARE | AUSTINTOWN, OH

139 Javit Court, Austintown, OH 44515

Street Address

Fresenius Medical Care

Tenant

10,505 Square Feet | 1.8 Acres

Building Area | Land Area

Open 6 Days/Week

Operating Schedule

Modified Gross

Lease Type

3.2 Years

Lease Term Remaining

11/30/2028

Lease Expiration Date

\$240,459

Annual Base Rent

\$219,316

Net Operating Income

2.00% Annually

Rent Escalations

(2) 5-Year Options

Renewal Options

Fair Market Value (FMV)

Option Escalations



NORTHWEST VIEW

📍 FRESNIUS MEDICAL CARE | AUSTINTOWN, OH

PERANICH
NET LEASE GROUP HUFFMAN



NORTHEAST VIEW

📍 FRESENIUS MEDICAL CARE | AUSTINTOWN, OH



SITE PLAN

📍 FRESENIUS MEDICAL CARE | AUSTINTOWN, OH

PERANICH
NET LEASE GROUP HUFFMAN



GALLERY

9 FRESENIUS MEDICAL CARE | AUSTINTOWN, OH



GALLERY

📍 FRESENIUS MEDICAL CARE | AUSTINTOWN, OH



TENANT OVERVIEW

📍 FRESENIUS MEDICAL CARE | AUSTINTOWN, OH


Fresenius Medical Care is the world's leading provider of products and services for individuals with renal diseases of which around 3.9 million patients worldwide regularly undergo dialysis treatment. Dialysis treatment is a vital blood cleansing procedure that substitutes the function of the kidneys in case of kidney failure.

Centers may be known as Fresenius Kidney Care, Fresenius Medical Care, NX Stage, as well as other names. Through its network of 4,000+ dialysis clinics, Fresenius Medical Care provides dialysis treatments for 332,000 patients around the globe. Fresenius Medical Care is also the leading provider of dialysis products such as dialysis machines or dialyzers. As of 2022, the company held over 1,600 patents related to dialysis treatment. Along with the core business, the company focuses on expanding the range of related medical services in the field of Care Coordination.

Fresenius Medical Care is listed on the Frankfurt Stock Exchange (FME) and on the New York Stock Exchange (FMS). The company was founded in 1912 and is headquartered in Bad Homburg, Germany.

In The News | May 2024

"Fresenius Medical Care (FME), the world's leading provider of products and services for individuals with renal diseases, today received from S&P Global, a leading rating agency, the change of its rating outlook to stable from negative (BBB-, Stable Outlook). Moody's changed the credit rating outlook from negative to stable on May 17 (Baa3, Stable Outlook). Both, Moody's and S&P highlighted, that FME's transformation program has supported margin improvements, and they expect further sustainable contributions in the next 12 to 24 months. FME delivered savings out of the FME25 transformation program, adjusted financial debts, grew revenue and continuously executed divestments of non-core, lower margin assets."



FRESENIUS



**FRESENIUS
MEDICAL CARE**

COMPANY TYPE
PUBLIC (FMS)

CLINICS
4,000+

EMPLOYEES
317,000+

2023 NET INCOME
\$540M

2023 REVENUE
\$20.1B

2025 CREDIT RATING
BBB- Stable (S&P)

MODIFIED GROSS LEASE STRUCTURE

📍 FRESENIUS MEDICAL CARE | AUSTINTOWN, OH

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

| Term Period | Annual Base Rent | Rent Increase (%) |
|--|-------------------|-------------------|
| December 2025 - November 2026 | \$240,459 | - |
| December 2026 - November 2027 | \$245,292 | 2% |
| December 2027 - November 2028 | \$250,229 | 2% |
| Option Period 1 December 2028 - November 2033 | Fair Market Value | |
| Option Period 2 December 2033 - November 2038 | Fair Market Value | |

*Tenant reimburses increases above base year (\$19,215); Landlord covers baseline.

**Tenant covers increases above base amount (\$1,928); Landlord covers baseline.

📍 FRESSENIUS MEDICAL CARE | AUSTINTOWN, OH



IMMEDIATE MAP

📍 FRESENIUS MEDICAL CARE | AUSTINTOWN, OH

PERANICH
NET LEASE GROUP HUFFMAN



LOCATION OVERVIEW

📍 FRESENIUS MEDICAL CARE | AUSTINTOWN, OH

+ Javit Court | Austintown, OH

Located on Javit Court, a short professional corridor in Austintown that functions as a small business street, the property sits among complementary service providers including H&R Block, Mahoning County Case Management, and Active Day of Mahoning County, generating steady daytime traffic.

Javit Court connects directly to Mahoning Avenue, a key commercial artery lined with retail and neighborhood services, which offers immediate links to State Route 46 and State Route 11 for quick regional access and visibility within the greater Youngstown market.

LOCATION HIGHLIGHTS

Professional Business Street

Cluster of service-oriented businesses, generating steady weekday traffic.

Healthcare Synergy

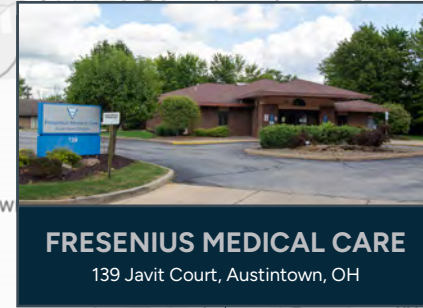
Nearby medical offices and community service agencies reinforce the site's role as a healthcare destination.

Retail & Service Corridor

Direct link to a key commercial route with essential retail and neighborhood services.

Regional Connectivity

Immediate access to State Routes 46 and 11 for travel across the Mahoning Valley.



FRESENIUS MEDICAL CARE

139 Javit Court, Austintown, OH



AUSTINTOWN, OH

AREA OVERVIEW

📍 FRESENIUS MEDICAL CARE | AUSTINTOWN, OH

+ Austintown, OH

Austintown, Ohio, is an unincorporated community and census-designated place located just west of Youngstown. The local economy is anchored by healthcare, retail, and manufacturing, with major employers including Shepherd of the Valley Lutheran Retirement Services and UTZ Quality Foods.

The area benefits from convenient transportation via State Route 11, Interstate 80, and nearby Interstate 680, providing easy access across the Mahoning Valley. Austintown features a mix of residential neighborhoods and commercial corridors and is served by the Austintown Local School District, providing an ideal environment for businesses to capture the needs of the surrounding community.

CITY HEALTH FUNDAMENTALS

- **Leading Industries:** Health care & social assistance, retail trade, and manufacturing anchor employment.
- **Major Highways:** State Routes 11 & 46, I-80 (Exit 223) and I-680 provide convenient Mahoning Valley access.
- **Major Employers:** Notable employers include Shepherd of the Valley Lutheran Retirement Services and UTZ Quality Foods.
- **Emerging Retail:** Five Guys, Hothead Burrito, Jimmy John's, and Tractor Supply are relocating to Austintown, strengthening the area's commercial appeal.



DEMOGRAPHICS

📍 FRESENIUS MEDICAL CARE | AUSTINTOWN, OH

| Distance From Subject Property | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------|--------|---------|---------|
|--------------------------------|--------|---------|---------|

Population (2024)

| | | | |
|------------|-------|--------|--------|
| Population | 7,295 | 37,526 | 79,497 |
|------------|-------|--------|--------|

| | | | |
|----------|-------|--------|--------|
| Employed | 4,041 | 19,452 | 38,777 |
|----------|-------|--------|--------|

Housing (2024)

| | | | |
|------------|-------|--------|--------|
| Homeowners | 2,147 | 10,853 | 23,327 |
|------------|-------|--------|--------|

| | | | |
|---------|-------|-------|--------|
| Renters | 1,331 | 5,604 | 10,601 |
|---------|-------|-------|--------|

Income (2024)

| | | | |
|--------------------------|----------|----------|----------|
| Average Household Income | \$57,926 | \$64,537 | \$67,337 |
|--------------------------|----------|----------|----------|

| | | | |
|-------------------------|----------|----------|----------|
| Median Household Income | \$49,842 | \$51,887 | \$52,633 |
|-------------------------|----------|----------|----------|

Source: CoStar



**FRESENIUS
MEDICAL CARE**

139 Javit Court, Austintown, OH



CONFIDENTIAL MEMORANDUM & DISCLAIMER

Peranich Huffman Net Lease Group (“Agent”) has been engaged as the exclusive agent for the sale of the Fresenius Medical Care | Austintown, OH (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

Fresenius Medical Care

139 JAVIT COURT, AUSTINTOWN, OH 44515

PERANICH HUFFMAN
NET LEASE GROUP
www.phnlg.com

Offers should be submitted electronically to:

NATHAN HUFFMAN

at nathan@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, Dental Offices, Plasma Centers, Surgery Centers, Vet Clinics, and Hospices.

In-State Broker | Brian Brockman | Bang Realty, Inc. | OH License #: BRK.2009000214