



OFFERING MEMORANDUM

PERANICH  
NET LEASE GROUP HUFFMAN

# FRESENIUS MEDICAL CARE | BATON ROUGE, LA

5348 Flanders Drive, Baton Rouge, LA 70808

4 Years of Lease Term Remaining | 43-Year Tenant History | Lease Guaranteed by National Medical Care, Inc (Wholly-Owned Subsidiary of Fresenius Medical Care Holdings, Inc)



# Investment Overview

Fresenius Medical Care | Baton Rouge, LA



## Overview

Peranich Huffman Net Lease Group is pleased to exclusively present for sale, the Fresenius Medical Care located in Baton Rouge, LA. Priced at a 7.50% capitalization rate, the offering presents investors with the opportunity to acquire a property leased to a reputable national medical provider with a proven history of kidney disease treatment delivery and stability as a tenant. The 7,540 square-foot Fresenius Medical Care is positioned in a densely populated area of Louisiana with 256,000+ residents living within a five-mile radius of the subject property.

## Lease

Executing an early lease extension in 2022, Fresenius Medical Care has 4 years of lease term remaining. Additionally, Fresenius Medical Care has (3) 5-year renewal options available accompanied by fair market value rent adjustments upon the commencement of each renewal option. Under the lease agreement's net structure, the tenant is financial responsible for HVAC expenses (up to \$500), the interior, insurance, property taxes, utilities, and waste management, while the landlord is responsible for the structure, roof, parking area and HVAC expenses exceeding \$500.

## Tenant

Fresenius Medical Care is the global leader in dialysis services and products, serving approximately 3.9 million patients with kidney disease worldwide. The company operates over 4,000 dialysis clinics across the U.S., making it the nation's largest dialysis provider. With a market value exceeding \$22.5 billion and an S&P "BBB- (Stable)" investment grade rating, Fresenius delivers essential blood cleansing treatments that replace kidney function for patients experiencing renal failure.





# Property Overview

Fresenius Medical Care | Baton Rouge, LA



**FRESENIUS  
MEDICAL CARE**

5348 Flanders Drive, Baton Rouge, LA 70808

Single Tenant Facility Type	4 Years Lease Term Remaining	\$20.60/PSF Rent Per Square Foot
Net Lease Lease Type	07/31/2029 Lease Expiration Date	In Options Only Rent Adjustments
7,540 Square Feet   1.00 Acre Building Area   Land Area	\$155,324 Annual Base Rent	(3) 5-Year Options Renewal Options
1981 Year Built	National Medical Care, Inc. Lease Guarantor	Fair Market Value Option Escalations



# Offering Price

Fresenius Medical Care | Baton Rouge, LA



PURCHASE PRICE

\$2,070,000

CAP RATE

7.50%

NET OPERATING INCOME

\$155,324





# Investment Highlights

Fresenius Medical Care | Baton Rouge, LA



## PROXIMITY TO HOSPITAL

The subject property benefits from its close proximity to Our Lady of the Lake Regional Medical Center, the largest hospital in the region and a major healthcare hub in Baton Rouge. This strategic location enhances patient accessibility and strengthens the property's long-term viability as a medical facility.



## LEASE GUARANTEE

The lease is backed by a guarantee from National Medical Care, Inc., a wholly-owned subsidiary of Fresenius Medical Care Holdings, Inc. (S&P: BBB- Stable).



## POPULATION DENSITY & HOUSEHOLD INCOME

The subject property is positioned in a densely populated area of Louisiana, with 256,000+ residents with an average household income of \$122,000+ within the 70808 zip code.



## TENANT HISTORY

Fresenius Medical Care has operated at the subject property's location for over 43 years, reflecting a long-standing commitment to serving the Baton Rouge community. This proven operating history underscores the tenant's stability and long-term performance.



## EARLY LEASE EXTENSION

Demonstrating a commitment to the location, Fresenius Medical Care executed an early 5-year lease extension in 2022, which commenced in 2024. Currently, Fresenius has 4 years of lease term remaining.



# Net Lease Structure & Cash Flow Schedule

Fresenius Medical Care | Baton Rouge, LA



Expense Category	Tenant's Responsibility	Landlord's Responsibility
Structural	-	√
Roof	-	√
Parking Lot	-	√
HVAC	Up to \$500	Over \$500
Property Taxes	√	-
Insurance Premiums	√	-
Interior	√	-
Utilities	√	-
Waste Management	√	-

Term Period	Annual Base Rent (\$)
August 2025 - July 2026	\$155,324
August 2026 - July 2027	\$155,324
August 2027 - July 2028	\$155,324
August 2028 - July 2029	\$155,324
Option Period 1 August 2029 - July 2034	Fair Market Value
Option Period 2 August 2034 - July 2039	Fair Market Value
Option Period 3 August 2039- July 2044	Fair Market Value

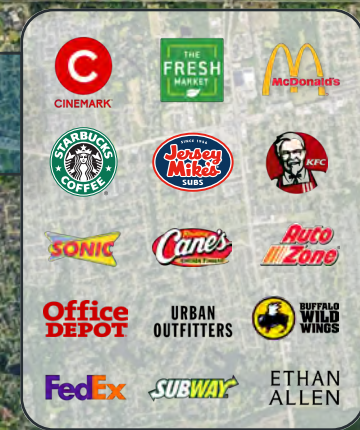


# Retail Map

Baton Rouge, LA

PERANICH | HUFFMAN  
NET LEASE GROUP

DOWNTOWN  
BATON ROUGE, LA

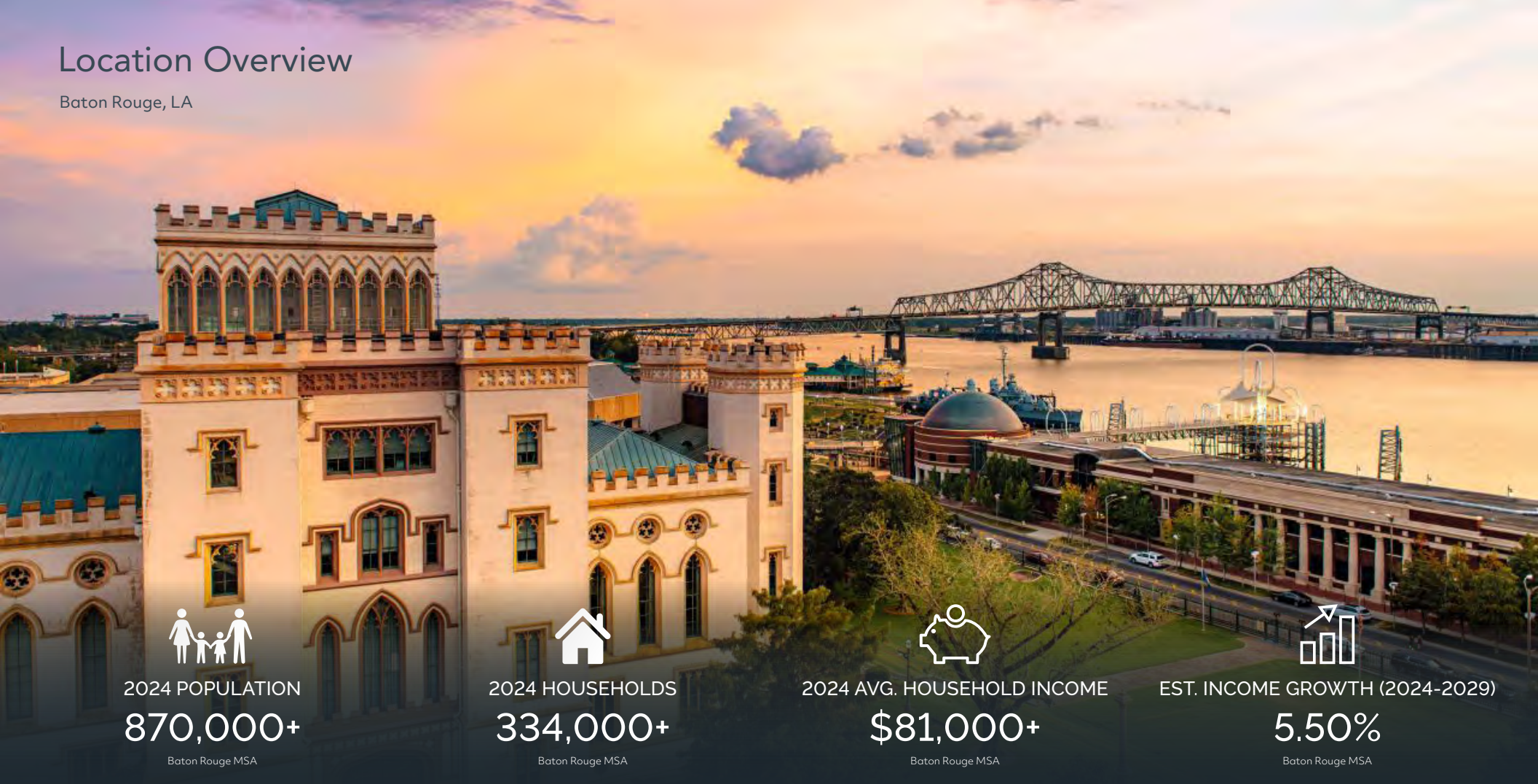


BATON ROUGE, LA (MSA) | TOTAL POPULATION: 870,000+



# Location Overview

Baton Rouge, LA



Baton Rouge, the capital of Louisiana, is a vital center for government, healthcare, education, and industry in the southeastern United States. With a metropolitan population of over 870,000, it ranks as the second-largest city in the state and serves as a key economic and cultural anchor for the region. As the seat of state government, Baton Rouge houses major institutions including the Louisiana State Capitol and numerous state agencies, contributing significantly to the area's employment and economic stability.

The city is also home to Louisiana State University (LSU), one of the largest public research universities in the South. LSU plays a central role in Baton Rouge's identity and economy, attracting over 35,000 students annually and supporting a vibrant research and innovation ecosystem. The university's medical school, engineering programs, and research centers contribute to regional healthcare and technology development.

Baton Rouge has a robust healthcare infrastructure led by major medical centers such as Our Lady of the Lake Regional Medical Center, a 1,020-bed hospital and the largest in the region. The facility serves as a teaching hospital for LSU and provides a comprehensive range of services, including a nationally recognized cancer center and trauma program. Other key institutions include Baton Rouge General Medical Center and the Woman's Hospital, enhancing the city's role as a regional healthcare hub.

Source: Open AI



# Tenant Overview

## Fresenius Medical Care

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 23, 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  
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)**



Offers should be submitted electronically to:

**NATHAN HUFFMAN**

at [nathan@phnlg.com](mailto: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.

Broker of Record: Beau J. Box | Beau Box Commercial Real Estate | LA License #: 72286.A-ACT

**PERANICH HUFFMAN**  
NET LEASE GROUP



**FRESENIUS  
MEDICAL CARE**

5348 Flanders Drive, Baton Rouge, LA 70808



## CONFIDENTIAL MEMORANDUM & DISCLAIMER

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