



# FRESENIUS MEDICAL CARE

OFFERING MEMORANDUM

501 WILKINSON ST, COUSHATTA, LA 71019



Only Dialysis Center Within 25-Mile Radius | Open 6 Days a Week | 3.00% Annual Escalations | Early 5-Year Renewal | Within 1 Mile of CHRISTUS Coushatta Hospital

PERANICH  
NET LEASE GROUP HUFFMAN





**FRESENIUS  
MEDICAL CARE**



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FRESENIUS MEDICAL CARE

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## LISTED BY

### **NATHAN HUFFMAN**

Managing Partner

☎ (972) 865-7991

✉ [nathan@phnlg.com](mailto:nathan@phnlg.com)

### **BEAU J. BOX**

LA License #: 72286.A-ACT

Broker of Record

Beau Box Commercial Real Estate



# INVESTMENT OVERVIEW

📍 FRESENIUS MEDICAL CARE | COUSHATTA, LA

## The Offering

Peranich Huffman Net Lease Group is pleased to offer the exclusive opportunity to acquire Fresenius Medical Care, located at 501 Wilkinson St, Coushatta, LA. The ±6,333 SF dialysis facility is operated by a subsidiary of Fresenius Medical Care, one of the nation's leading providers of kidney care. Positioned on a 1.92-acre parcel, the property serves as a vital healthcare resource with limited competition in the Red River Parish, reinforcing long-term tenant demand and patient reliance.

The property is leased to Bio-Medical Applications of Louisiana, under a net lease that runs through March 31, 2031, providing over five years of remaining primary term. The lease includes 3.00% annual rent increases and (1) 5-year renewal option with rent adjustments based on the lesser of Fair Market Value or the CPI increases . With the tenant responsible for operating expenses and the landlord having minimal responsibilities, this offering provides a low-maintenance, income-generating investment backed by a globally recognized healthcare operator.

Fresenius Medical Care (S&P: "BBB- Stable") is the leading provider of kidney dialysis services globally. In the United States, Fresenius operates 2,500+ clinics serving 200,000+ patients annually. Fresenius' parent company, Fresenius SE, reported FY2024 revenue of \$24.9 billion, with a net income of \$2.0 billion. Employing 300,000+ people worldwide. Fresenius' scale, medical expertise, and entrenched patient demand provide durable credit strength and income stability for investors.

## Deal Snapshot

**\$1,085,700**

Purchase Price

**\$171.44/SF**

Price Per SF

**\$75,996**

Net Operating Income

**7.00%**

Cap Rate

Address 501 Wilkinson St, Coushatta, LA 71019

Tenant Fresenius Medical Care

Building Size 6,333 Square Feet

Lease Term 5.5 Years of Lease Term Remaining  
(1) 5-Year Renewal Option





# INVESTMENT HIGHLIGHTS

📍 FRESenius MEDICAL CARE | COUSHATTA, LA

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## ESSENTIAL HEALTHCARE PRESENCE

The subject property is the **only dialysis centering operating within a 25-mile radius**, reinforcing its dominant position in the local market. Open six days a week, the facilities meet critical healthcare needs in an under-served area, supporting steady patient demand.



## TWO-MINUTE DRIVE FROM CHRISTUS HOSPITAL

Serving as a critical referral source, **CHRISTUS Coughatta Hospital is located within 0.7 miles of the subject property**. Close proximity to a hospital creates a natural patient pipeline, as hospital physicians regularly refer nephrology patients requiring dialysis treatment.



## EARLY RENEWAL FROM 20-YEAR TENANT

Occupying the property since 2006, Fresenius Medical Care **recently executed an early 5-year lease extension**, demonstrating a commitment to the location.



## 3.00% ANNUAL RENT ESCALATIONS

The lease provides for **3.00% annual rent increases throughout the remainder of the term**, delivering predictable income growth through March of 2031.





# PROPERTY OVERVIEW

📍 FRESENIUS MEDICAL CARE | COUSHATTA, LA

501 Wilkinson St, Coushatta, LA 71019

Street Address

Fresenius Medical Care

Tenant

6,333 Square Feet | 1.9 Acres

Building Area | Land Area

Open 6 Days/Week

Operating Schedule

Net Lease

Lease Type

5.5 Years

Lease Term Remaining

03/31/2031

Lease Expiration Date

Bio-Medical Applications of Louisiana, LLC

Lessee Entity

\$75,996

Annual Base Rent

3.00% Annually

Rent Escalations

(1) 5-Year Option

Renewal Option

Lesser of (CPI Increases or Fair Market Value)

Option Escalations

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# SOUTHEAST VIEW

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# SOUTH VIEW

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# SITE PLAN

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# GALLERY

📍 FRESENIUS MEDICAL CARE | COUSHATTA, LA





# GALLERY

📍 FRESENIUS MEDICAL CARE | COUSHATTA, LA





# TENANT OVERVIEW

📍 FRESENIUS MEDICAL CARE | COUSHATTA, LA

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  
MEDICAL CARE**

COMPANY TYPE  
**PUBLIC (FMS)**

CLINICS  
**4,000+**

EMPLOYEES  
**300,000+**

2024 NET INCOME  
**\$2.0B**

2024 REVENUE  
**\$24.9B**

2025 CREDIT RATING  
**BBB- Stable (S&P)**



# NET LEASE STRUCTURE & CASH FLOW SCHEDULE

📍 FRESENIUS MEDICAL CARE | COUSHATTA, LA

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	-

\*Landlord is responsible for HVAC repairs exceeding \$1,000.

Term Period	Annual Base Rent	Rent Increase (%)
April 2026 - March 2027	\$75,996	-
April 2027 - March 2028	\$78,276	3%
April 2028 - March 2029	\$80,619	3%
April 2029 - March 2030	\$83,026	3%
April 2030 - March 2031	\$85,496	3%
5-Year Option Period April 2031 - March 2036	Lesser of CPI Increases or Fair Market Value	



# REGIONAL MAP

📍 FRESENIUS MEDICAL CARE | COUSHATTA, LA



**FRESENIUS MEDICAL CARE**

501 Wilkinson St, Coushatta, LA



# IMMEDIATE MAP

📍 FRESenius MEDICAL CARE | COUSHATTA, LA





# LOCATION OVERVIEW

📍 FRESENIUS MEDICAL CARE | COUSHATTA, LA

## + Wilkinson Street | Coushatta, Louisiana

Positioned on Wilkinson Street, the property is nestled among vital local institutions including the Red River Parish Courthouse, the public health unit, Coushatta Elementary School, and the community library. These nearby anchors contribute to regular foot and vehicle traffic, fostering a dependable patient and visitor base for medical services in the area.

Wilkinson Street provides direct ingress to U.S. Highway 71, which serves as Coushatta's principal commercial corridor. This thoroughfare hosts a variety of retail establishments, dining options, and professional services, while also offering seamless access to neighboring communities such as Bossier Parish and Natchitoches Parish. The property's location thus benefits from both strong local engagement and broader regional connectivity within Red River Parish.

### LOCATION HIGHLIGHTS

#### Civic & Community Center

Positioned near major public institutions, driving reliable daily community engagement.

#### Healthcare-Oriented Environment

Located within a network of medical & public service facilities, fostering steady patient flow.

#### Direct Highway Access

Conveniently located on U.S. Highway 71, close to diverse retail and dining venues.

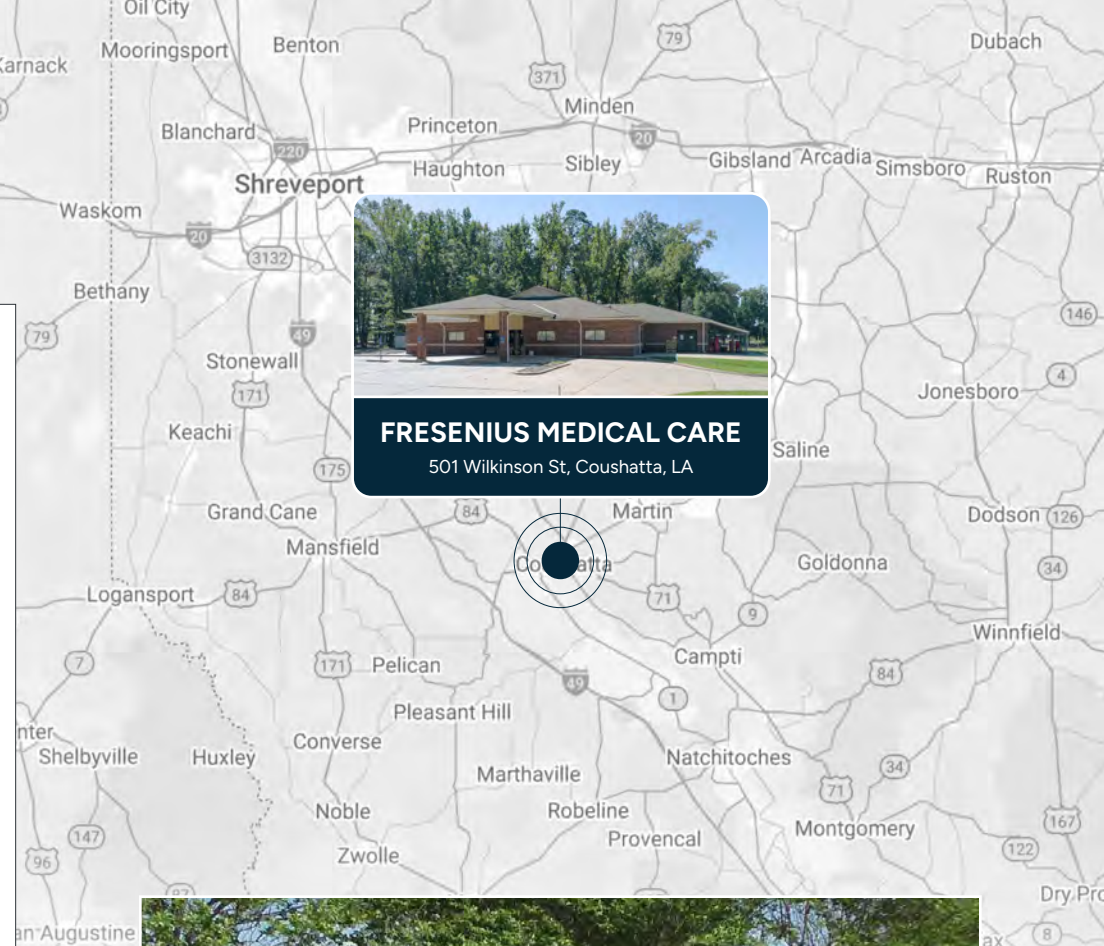
#### Expanded Market Connectivity

Well-connected to neighboring parishes, supporting broader regional reach.



### FRESENIUS MEDICAL CARE

501 Wilkinson St, Coushatta, LA



COUSHATTA, LA



# AREA OVERVIEW

📍 FRESENIUS MEDICAL CARE | COUSHATTA, LA

## + Coushatta, LA

Coushatta, the seat of Red River Parish, features a diverse and resilient economy anchored by key industries such as Accommodation & Food Services, Manufacturing, and Educational Services. Major employers including CHRISTUS Coushatta Health Care Center, Red River Parish School Board, EnCana Oil & Gas USA Inc, and Big River Forest Products support a stable local workforce.

Strategically situated at the crossroads of U.S. Highways 71, 155, and 481, Coushatta offers excellent regional connectivity to larger hubs like Shreveport and Natchitoches. This accessibility, combined with ongoing community development and a business-friendly environment, makes Coushatta an appealing destination for investment across healthcare, retail, and residential sectors.

## CITY HEALTH FUNDAMENTALS

- **Leading Industries:** Accommodation & food services, manufacturing, and education.
- **Major Highways:** U.S. Highways 71, 155, and 481 connect to Shreveport and Natchitoches.
- **Major Employers:** CHRISTUS Coushatta Health Care Center, Red River Parish School Board, EnCana Oil & Gas, and Big River Forest Products.
- **Community Growth:** Local investments and service expansions fueling steady economic development.





# CONFIDENTIAL MEMORANDUM & DISCLAIMER

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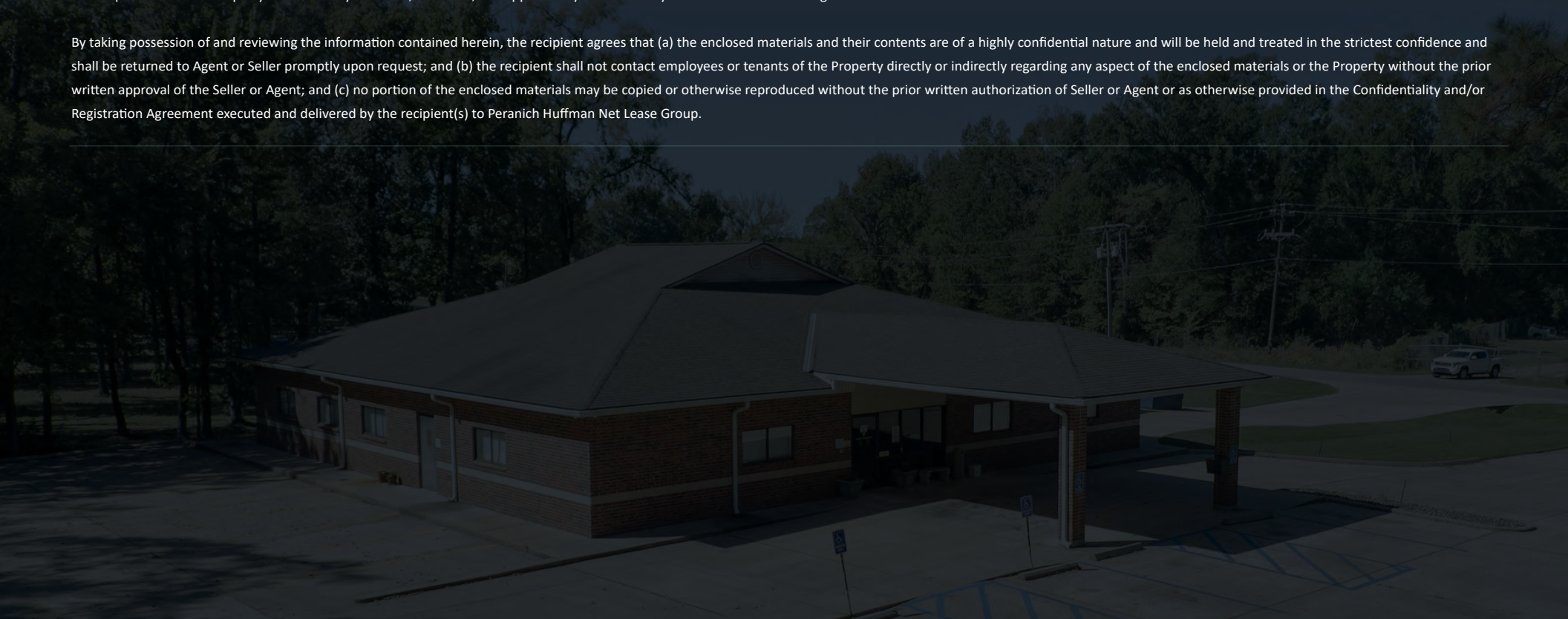
Peranich Huffman Net Lease Group (“Agent”) has been engaged as the exclusive agent for the sale of the Fresenius Medical Care | Coughatta, LA (the “Property”), by the owner of the Property (“Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no 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

501 Wilkinson St, Coushatta, LA 71019

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.

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