



FRESENIUS MEDICAL CARE

2218 THORNTON TAYLOR PKWY, FAYETTEVILLE, TN 37334





FRESENIUS MEDICAL CARE



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FRESENIUS MEDICAL CARE

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INVESTMENT OVERVIEW

📍 FRESENIUS MEDICAL CARE | FAYETTEVILLE, TN

The Offering

Peranich Huffman Net Lease Group is pleased to exclusively present Fresenius Medical Care, located at 2218 Thornton Taylor Parkway, Fayetteville, Tennessee. This single tenant offering provides investors the opportunity to acquire a corporate-guaranteed dialysis facility occupied by a national medical tenant within a growing healthcare corridor in southern Tennessee. The 6,900 SF facility serves the greater Fayetteville community and benefits from consistent patient demand and long-term healthcare necessity.

The property is leased to Fresenius Medical Care under a long-term lease agreement through October 2030. The lease features 2.00% annual rent escalations and includes three additional five-year renewal options, supporting long-term income growth and tenancy stability. Fresenius operates the facility six days per week and has invested approximately \$130,000 in rooftop solar improvements that reduce utility expenses and support sustainability initiatives.

Fresenius Medical Care Holdings, Inc. (S&P: "BBB-Stable") is one of the world's largest providers of kidney dialysis services, operating more than 4,100 clinics globally and serving hundreds of thousands of patients annually. The company reported 2025 revenue exceeding \$21 billion and employs more than 317,000 people worldwide. Fresenius' scale, healthcare expertise, and essential medical services provide durable credit strength and long-term income stability for investors.

Deal Snapshot

\$3,157,000

Purchase Price

\$457.54

Price Per SF

\$228,895

Net Operating Income

7.25%

Cap Rate

Address

2218 Thornton Taylor Pkwy,
Fayetteville, TN 37334

Tenant

Fresenius Medical Care

Building Size

6,900 Square Feet | 100% Occupied

Lease Term

4.4 Years of Lease Term Remaining
(3) 5-Year Renewal Options



INVESTMENT HIGHLIGHTS

📍 FRESENIUS MEDICAL CARE | FAYETTEVILLE, TN

ESTABLISHED OPERATING HISTORY



Operating at the location for 11 years, the dialysis center is open from six days a week from 4:30 AM to 4:30 PM, six days per week, reflecting sustained patient demand and consistent utilization of the space.

CORPORATELY GUARANTEED



The lease is corporately guaranteed by Fresenius Medical Care Holdings, Inc. (S&P: "BBB-Stable"), providing reliable income supported by a nationally recognized healthcare operator.

ANNUAL RENT ESCALATIONS



The lease features 2.00% annual rent escalations throughout the remaining term, providing consistent income growth and an inflation hedge over the duration of the investment.

LONG-TERM RENEWAL STRUCTURE



The lease includes three additional five-year renewal options, supporting long-term tenancy and providing future income stability backed by an established healthcare operator.

SUSTAINABILITY & UTILITY SAVINGS

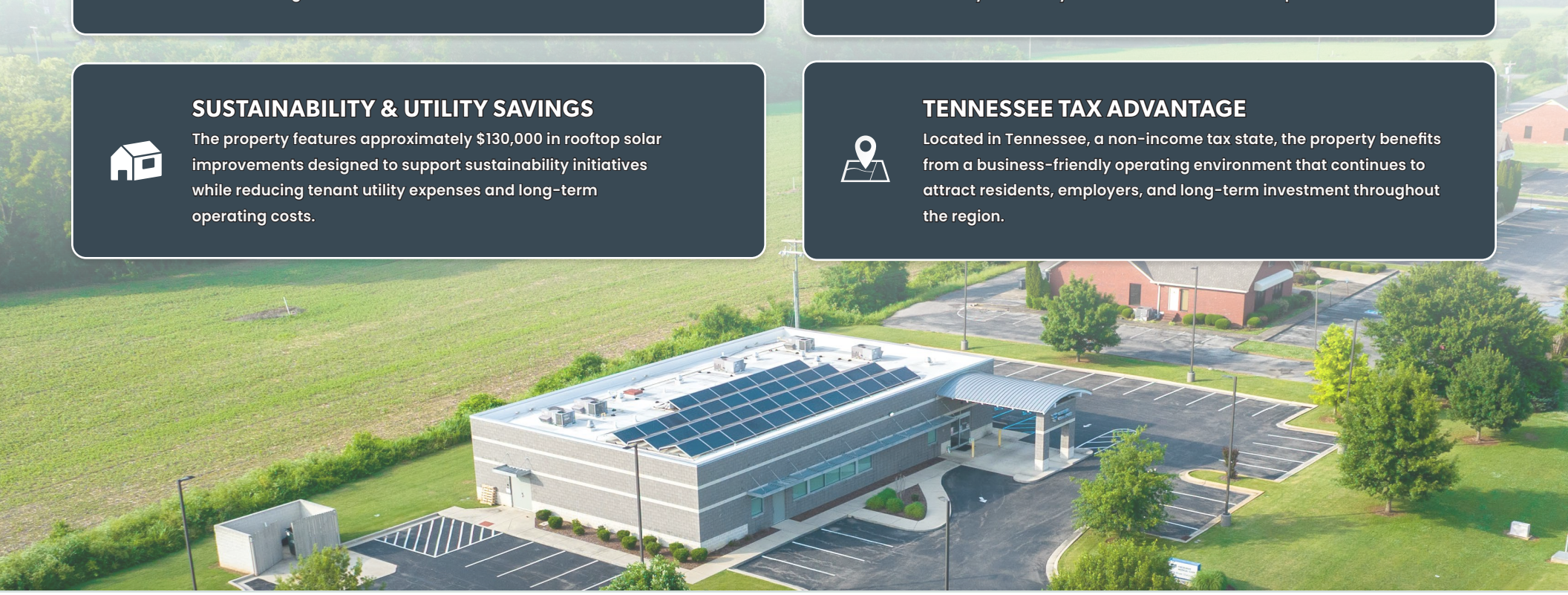


The property features approximately \$130,000 in rooftop solar improvements designed to support sustainability initiatives while reducing tenant utility expenses and long-term operating costs.

TENNESSEE TAX ADVANTAGE



Located in Tennessee, a non-income tax state, the property benefits from a business-friendly operating environment that continues to attract residents, employers, and long-term investment throughout the region.



PROPERTY OVERVIEW

📍 FRESENIUS MEDICAL CARE | FAYETTEVILLE, TN

2218 Thornton Taylor Pkwy, Fayetteville, TN 37334

Full Address

Fresenius Medical Care

Tenant

6,900 Square Feet | 1.4 Acres

Building Area | Land Area

Open 6 Days/Week

Operating Schedule

Net Lease

Lease Type

4.4 Years

Lease Term Remaining

10/31/2030

Lease Expiration Date

Fresenius Medical Care Holdings, Inc.

Corporate Guarantor

\$228,895 (November 2026)

Annual Base Rent

2.00% Annually

Rent Escalations

(3) 5-Year Options

Renewal Option

Lesser of FMV or 102%

Option Escalations



NORTH WEST VIEW

📍 FRESENIUS MEDICAL CARE | FAYETTEVILLE, TN

ELK RIVER MEDICAL

The
Hearing Aid Center

Ascension
Saint Thomas

Lincoln Health

BW
Best
Western.

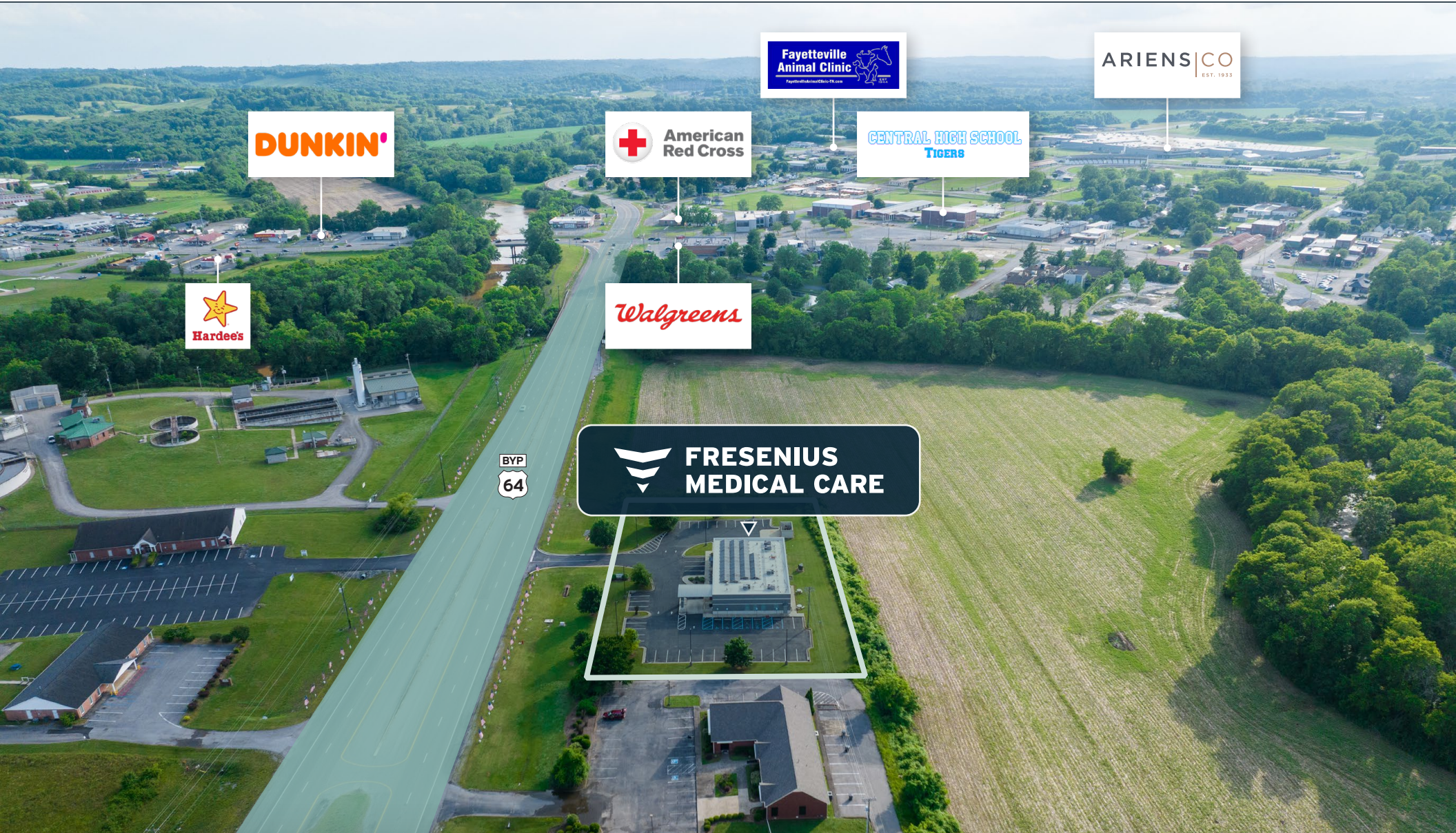
Lincoln Health

 **FRESENIUS
MEDICAL CARE**



SOUTH EAST VIEW

📍 FRESENIUS MEDICAL CARE | FAYETTEVILLE, TN



DUNKIN'

Hardee's

American Red Cross

Walgreens

Fayetteville Animal Clinic

**CENTRAL HIGH SCHOOL
TIGERS**

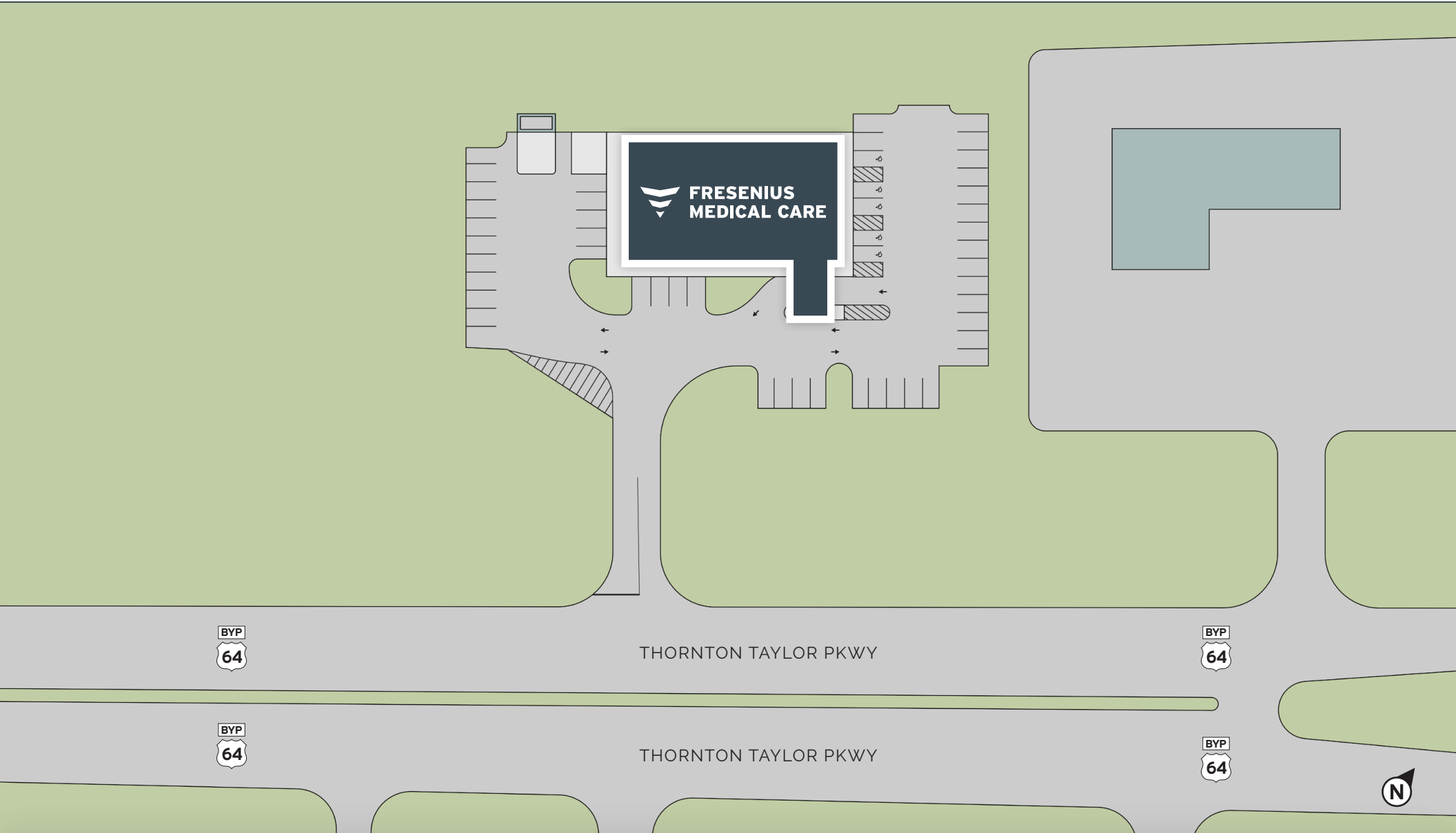
ARIENS CO
EST. 1933

**FRESENIUS
MEDICAL CARE**

BYP
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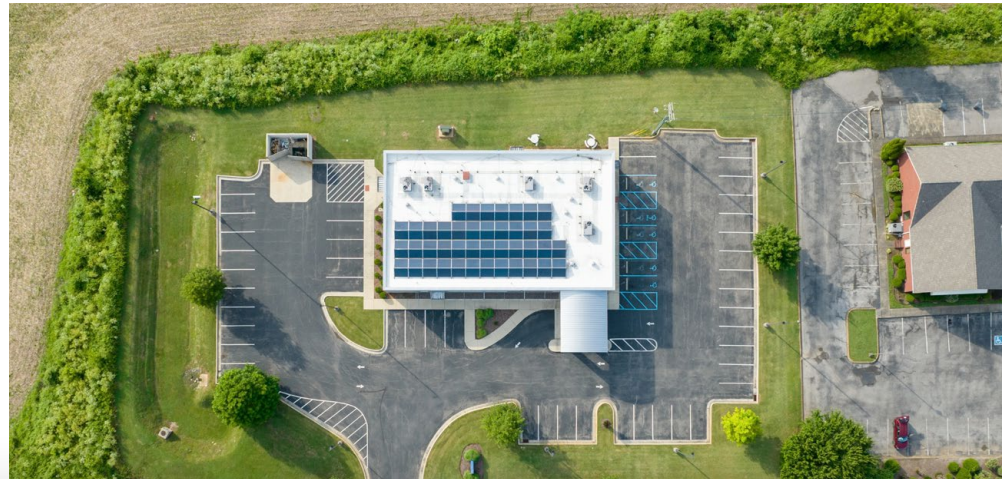
SITE PLAN

📍 FRESENIUS MEDICAL CARE | FAYETTEVILLE, TN



GALLERY

📍 FRESENIUS MEDICAL CARE | FAYETTEVILLE, TN



NET LEASE STRUCTURE & CASH FLOW SCHEDULE

📍 FRESENIUS MEDICAL CARE | FAYETTEVILLE, TN

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

*Tenant responsible for maintenance and HVAC expenses up to \$1,500;
Landlord responsible for HVAC costs exceeding \$1,500.

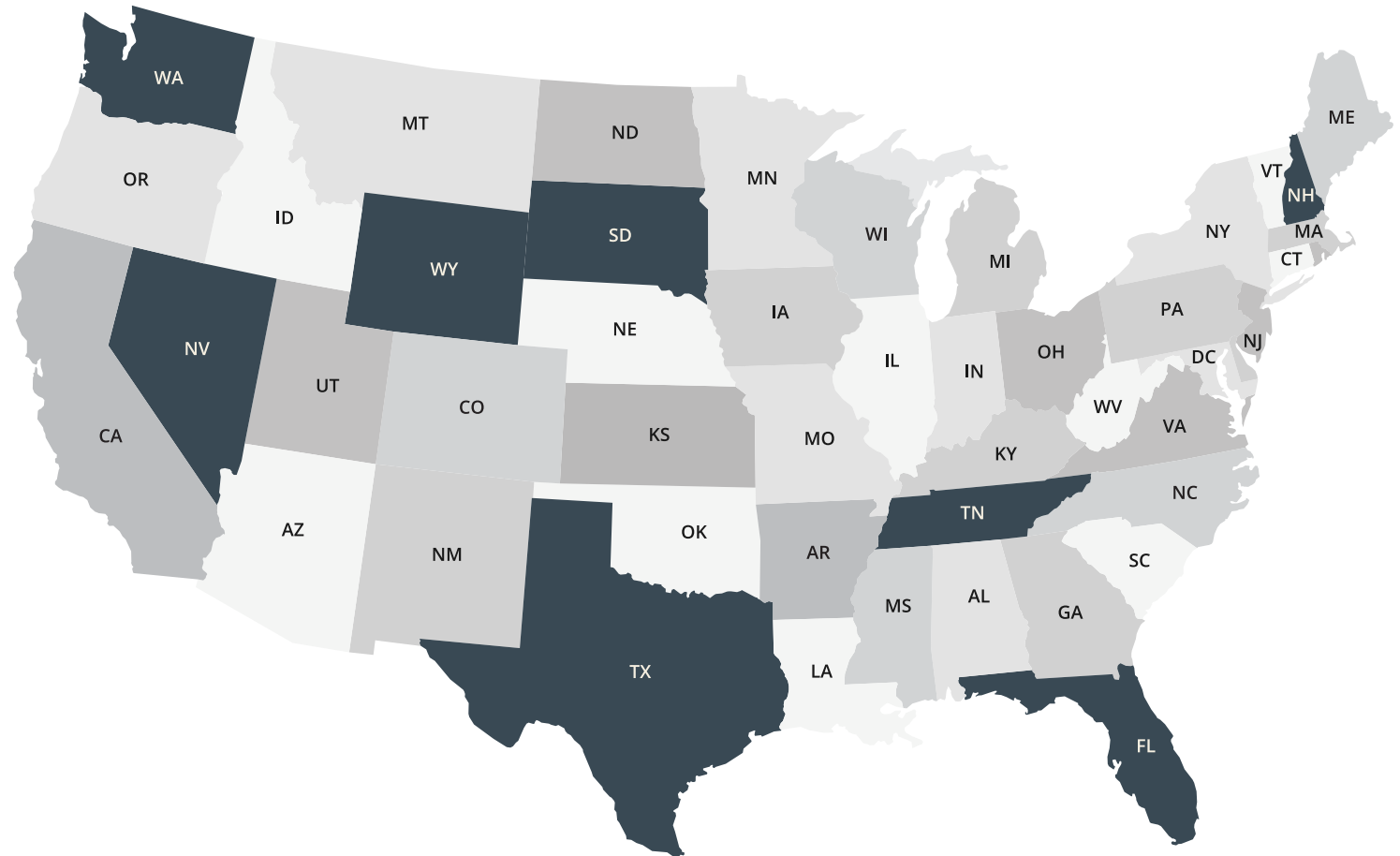
Term Period	Annual Base Rent	Rent Increase (%)
November 2025 - October 2026	\$224,407	-
November 2026 - October 2027	\$228,895*	2.00%
November 2027 - October 2028	\$233,473	2.00%
November 2028 - October 2029	\$238,143	2.00%
November 2029 - October 2030	\$242,905	2.00%
<i>5-Year Option Period 1</i> November 2030 - October 2035	Lesser of FMV or 102% of Prior Year	
<i>5-Year Option Period 2</i> November 2035 - October 2040	Lesser of FMV or 102% of Prior Year	
<i>5-Year Option Period 3</i> November 2040 - October 2045	Lesser of FMV or 102% of Prior Year	

*Seller to provide buyer the difference in rent upon close.

NON-INCOME TAX STATE

📍 FRESENIUS MEDICAL CARE | FAYETTEVILLE, TN

- Alaska
- Florida
- Nevada
- New Hampshire
- South Dakota
- **Tennessee**
- Texas
- Washington
- Wyoming



Tennessee is one of only a limited number of U.S. states with no state income tax, creating a favorable financial environment for both businesses and residents. The state's pro-business tax structure continues to attract corporate investment, population growth, and long-term economic development throughout the region. This tax-friendly environment supports continued commercial expansion across Tennessee while enhancing overall affordability for employers and consumers. As a result, the state remains attractive for healthcare operators, retailers, and investors seeking stable long-term growth within a business-friendly market.

TENANT OVERVIEW

📍 FRESenius MEDICAL CARE | FAYETTEVILLE, TN

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
Public (FMS)

CLINICS
3,600+

2025 PATIENTS
291,000+

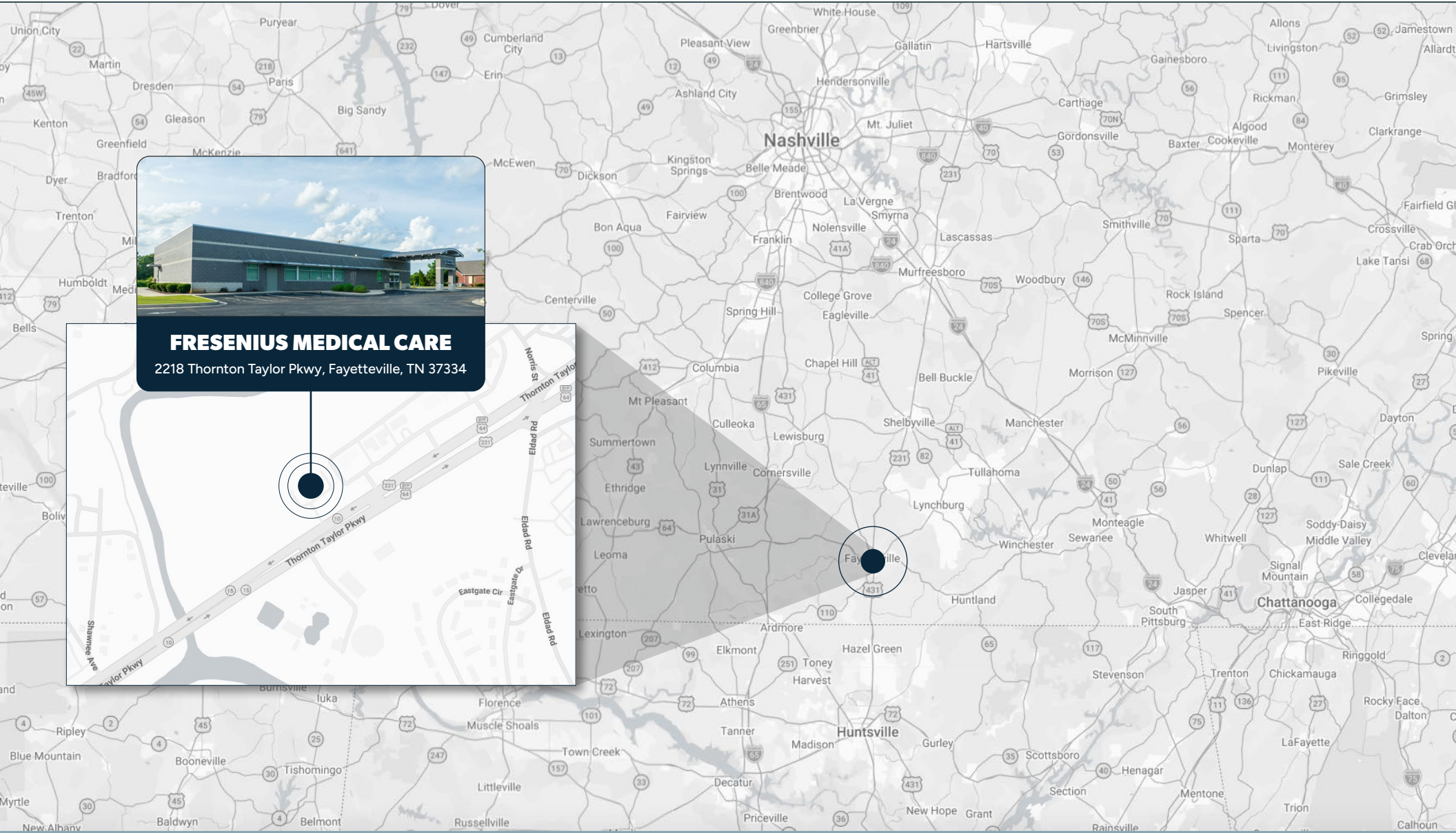
2025 NET INCOME
\$1.0B

2025 REVENUE
\$21.2B

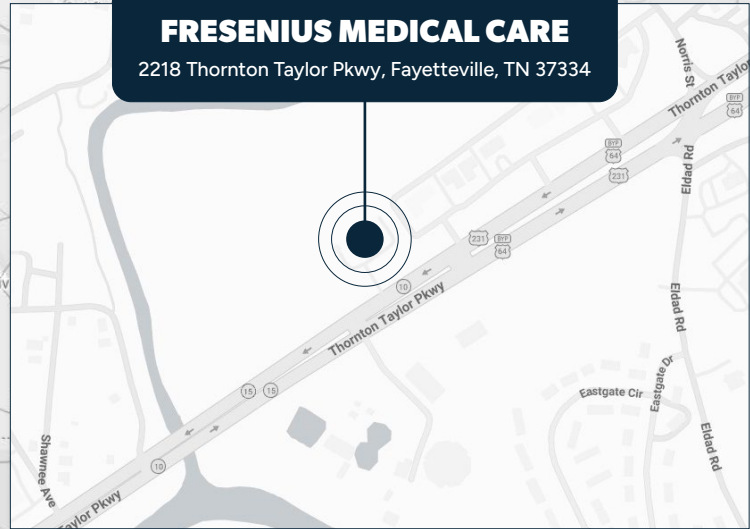
2025 CREDIT RATING
BBB- Stable (S&P)

REGIONAL MAP

📍 FRESENIUS MEDICAL CARE | FAYETTEVILLE, TN



FRESENIUS MEDICAL CARE
2218 Thornton Taylor Pkwy, Fayetteville, TN 37334



IMMEDIATE MAP

📍 FRESENIUS MEDICAL CARE | FAYETTEVILLE, TN



LOCATION OVERVIEW

📍 FRESENIUS MEDICAL CARE | FAYETTEVILLE, TN

+ Thornton Taylor Parkway | Fayetteville, Tennessee

Located along Thornton Taylor Parkway, one of Fayetteville's primary commercial corridors, the property is surrounded by healthcare providers, retailers, restaurants, and neighborhood services that generate consistent daily traffic.

Thornton Taylor Parkway connects directly to U.S. Highway 231 and State Route 50, providing convenient access throughout southern Tennessee and northern Alabama. The corridor serves as a key retail and healthcare hub within the greater Lincoln County market.

LOCATION HIGHLIGHTS

Healthcare Corridor

Surrounded by medical providers, pharmacies, and neighborhood services supporting consistent patient traffic.

Growing Commercial Presence

Recent retail expansion including Publix, Academy Sports + Outdoors, and Barnes & Noble reinforces area growth and consumer demand.

Regional Connectivity

Direct access to U.S. Highway 231, State Route 50, and nearby Interstate 65.

Retail & Service Access

Located near established retail centers, restaurants, and daily convenience-oriented businesses.



FRESENIUS MEDICAL CARE

2218 Thornton Taylor Pkwy, Fayetteville, TN 37334



FAYETTEVILLE, TN

AREA OVERVIEW

📍 FRESENIUS MEDICAL CARE | FAYETTEVILLE, TN

+ Fayetteville, TN

Fayetteville, Tennessee, serves as the county seat of Lincoln County and is located along the Tennessee–Alabama border approximately 30 miles north of Huntsville, Alabama. The local economy is supported by healthcare, manufacturing, agriculture, and education, with major employers including Lincoln Medical Center, Marelli, and the Lincoln County School System.

The area benefits from regional connectivity via U.S. Highway 231, State Route 50, and nearby Interstate 65, providing convenient access throughout southern Tennessee and northern Alabama. Fayetteville features a stable residential base, established retail corridors, and growing healthcare services, supporting long-term demand and serving as an important commercial and medical hub for the surrounding community.

CITY HEALTH FUNDAMENTALS

- **Leading Industries:** Production, Sales, Office & Administrative Support, and Management industry anchor employment.
- **Major Employers:** Notable employers include HIROTEC Manufacturing America, Stella-Jones, and Copperweld Bimetallics.
- **Emerging Retail:** Publix, Academy Sports + Outdoors, and Barnes & Noble are expanding into the Fayetteville area, further strengthening the region's growing retail presence and commercial appeal.
- **Major Highways:** Major Highways: U.S. Highway 231, State Route 50, and nearby Interstate 65 provide convenient regional access throughout southern Tennessee.



LINCOLN MEDICAL CENTER



MARELLI



HIROTEC MANUFACTURING AMERICA



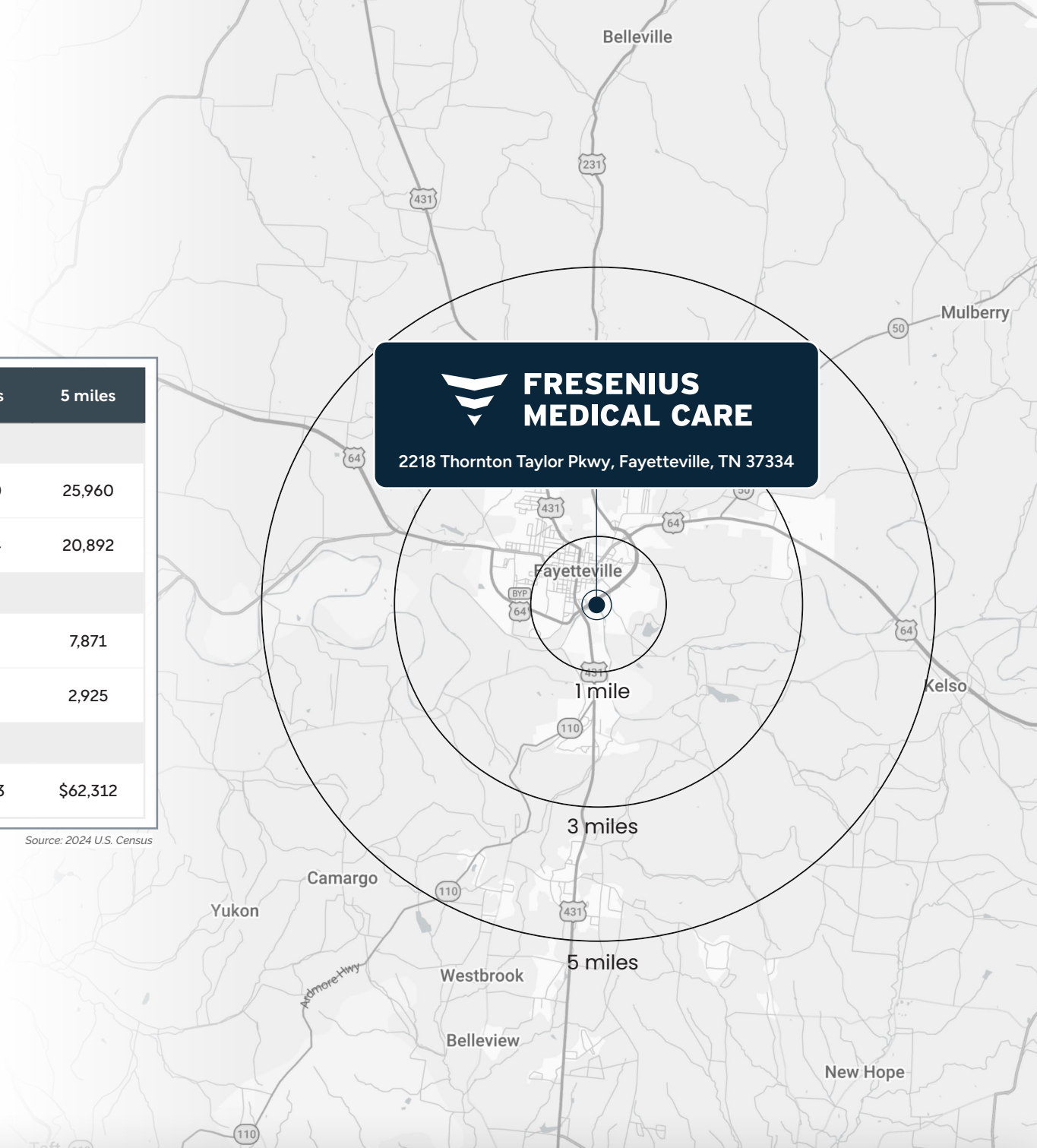
STELLA-JONES

DEMOGRAPHICS

📍 FRESENIUS MEDICAL CARE | FAYETTEVILLE, TN

Distance from Subject Property	1 mile	3 miles	5 miles
Population			
Residents	9,120	13,830	25,960
Employed	7,146	11,064	20,892
Housing			
Homeowners	2,337	3,994	7,871
Renters	1,627	1,824	2,925
Income			
Median Household Income	\$53,171	\$59,123	\$62,312

Source: 2024 U.S. Census



FRESENIUS MEDICAL CARE
 2218 Thornton Taylor Pkwy, Fayetteville, TN 37334

CONFIDENTIAL MEMORANDUM & DISCLAIMER

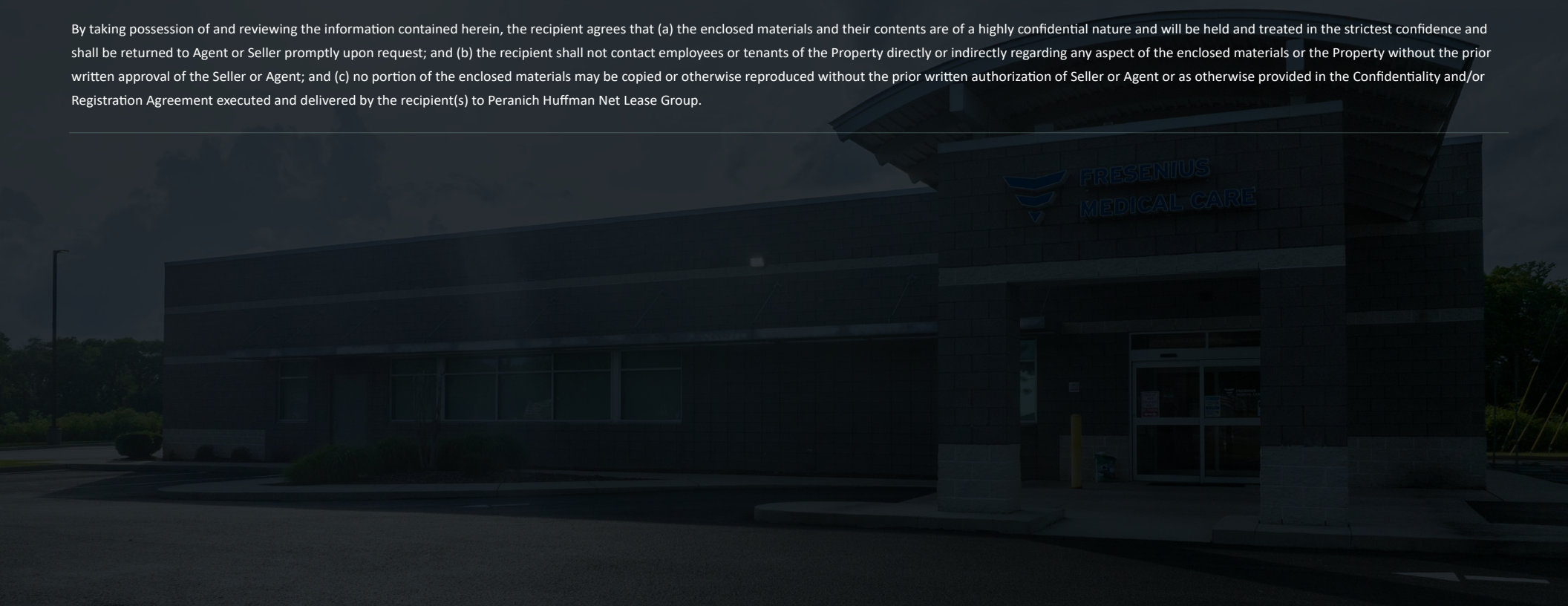
Peranich Huffman Net Lease Group (“Agent”) has been engaged as the exclusive agent for the sale of the Fresenius Medical Care | Fayetteville, TN (the “Property”), by the owner of the Property (“Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make 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.





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Offers should be submitted electronically to:

HARRISON WARR

at harrison@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 | Jeremy Halback | Bridgeline Real Estate LLC | TN License #: 384127