



NET LEASE INVESTMENT OFFERING

KEDPLASMA
UNITED STATES
a Kedrion Biopharma company

KEDPLASMA (Corporate Guaranty)
1022 2nd St
Hickory, NC 28601

THE
Boulder
GROUP



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Executive Summary

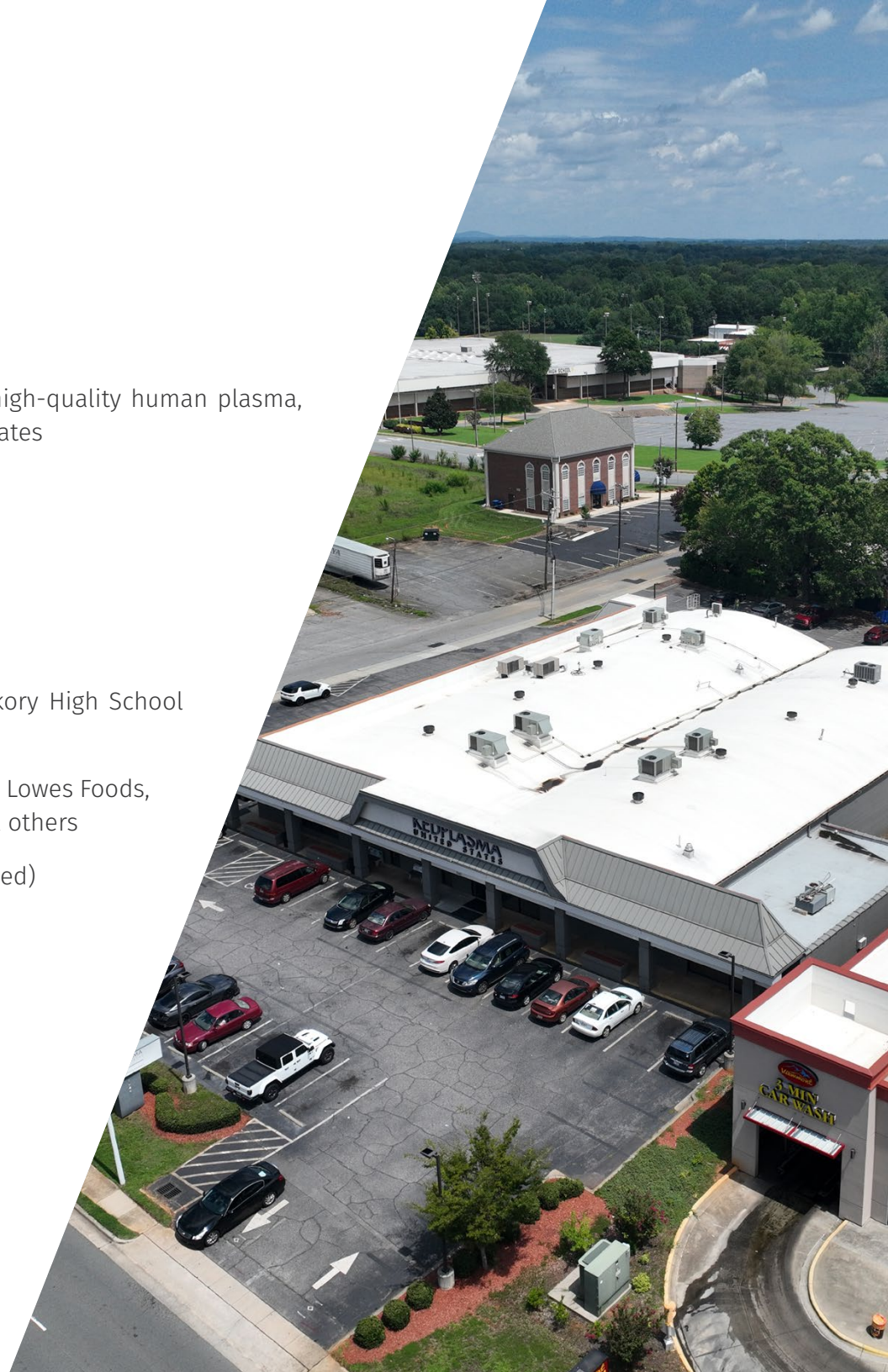
The Boulder Group is pleased to exclusively market for sale a single tenant net leased KEDPLASMA property located in Hickory, North Carolina. The tenant began occupying the space in 2017 with a 15-year lease that runs through May 2032. The subject lease contains 10% rental escalations throughout the primary term and four 5-year renewal options. The lease also includes a corporate guaranty.

The 18,950 square-foot building benefits from its position along 2nd Street, which experiences over 25,500 vehicles per day. 2nd Street is one of the main corridors in Hickory, hosting a variety of tenants including Lowe's Home Improvement, Lowes Foods, Starbucks, Chick-fil-A, CVS, Wells Fargo, Smoothie King, and many others. The asset is strategically located near Lenoir-Rhyne University and Hickory High School, which have enrollments of 1,600 and 1,200 students, respectively. Additionally, KEDPLASMA is found less than one mile north of the Frye Regional Medical Center, a 355-bed hospital. There are over 73,800 people living within a five-mile radius. Those of which earn an average household income of \$86,889.

KEDPLASMA is a prominent global leader in the collection of high-quality human plasma, operating over 70 plasma donation centers across the United States, and contributing to the collection of approximately 800,000 liters of plasma annually. As a subsidiary of Kedrion Biopharma, an Italian company with over 2,500 employees and a presence in more than 100 countries, KEDPLASMA plays a crucial role in supporting the treatment of rare and serious diseases, such as hemophilia, immune deficiencies, and other blood disorders.

Investment Highlights

- » E-commerce resistant & essential business
- » KEDPLASMA is a prominent global leader in the collection of high-quality human plasma, operating over 70 plasma donation centers across the United States
- » Corporate guaranty
- » 7+ years remain on the primary lease term
- » 10% rental escalations every five years
- » Located along 2nd Street (25,500 VPD)
- » Proximity to Lenoir-Rhyne University (1,600 Students) and Hickory High School (1,200 Students)
- » Notable retailers in the area include Lowe's Home Improvement, Lowes Foods, Starbucks, Chick-fil-A, CVS, Wells Fargo, Smoothie King, & several others
- » Less than one mile north of Frye Regional Medical Center (355-Bed)
- » Over 73,800 people live within a five-mile radius
- » Average household income within five miles is \$86,889



Property Overview



PRICE
\$4,736,365



CAP RATE
7.50%



NOI
\$355,227

LEASE COMMENCEMENT DATE:	6/1/2017
LEASE EXPIRATION DATE:	5/31/2032
RENEWAL OPTIONS:	Four 5-year
RENTAL ESCALATION:	10% every 5 years
LEASE TYPE:	NN – Roof, structure, & foundation
TENANT:	KEDPLASMA
GUARANTOR:	KEDRION S.p.A.
YEAR BUILT:	1958
BUILDING SIZE:	18,950 SF
LAND SIZE:	1.50 AC



Plasma

Overview

WHY DONATING BLOOD PLASMA IS IMPORTANT:

Plasma, the largest component of human blood, is a yellowish liquid that constitutes about 55% of blood's total volume. It is primarily composed of water, proteins, and essential substances such as electrolytes, hormones, and waste products. Plasma plays a critical role in maintaining blood pressure, volume, and pH balance, as well as in transporting nutrients, hormones, and proteins throughout the body.

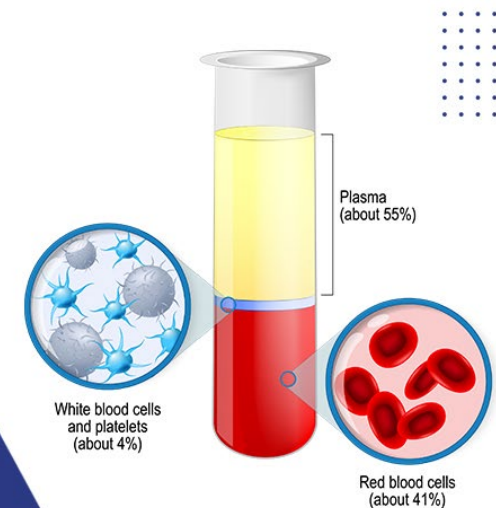
WHY DONATING BLOOD PLASMA IS IMPORTANT:

Donating plasma is crucial because it is used to create life-saving therapies for patients with severe burns, trauma, shock, and chronic illnesses like hemophilia and immune deficiencies. Plasma donations are also essential for manufacturing clotting factors for those with bleeding disorders and for creating immunoglobulins to help fight infections. Regular plasma donations ensure a steady supply of these vital therapies, benefiting patients worldwide.

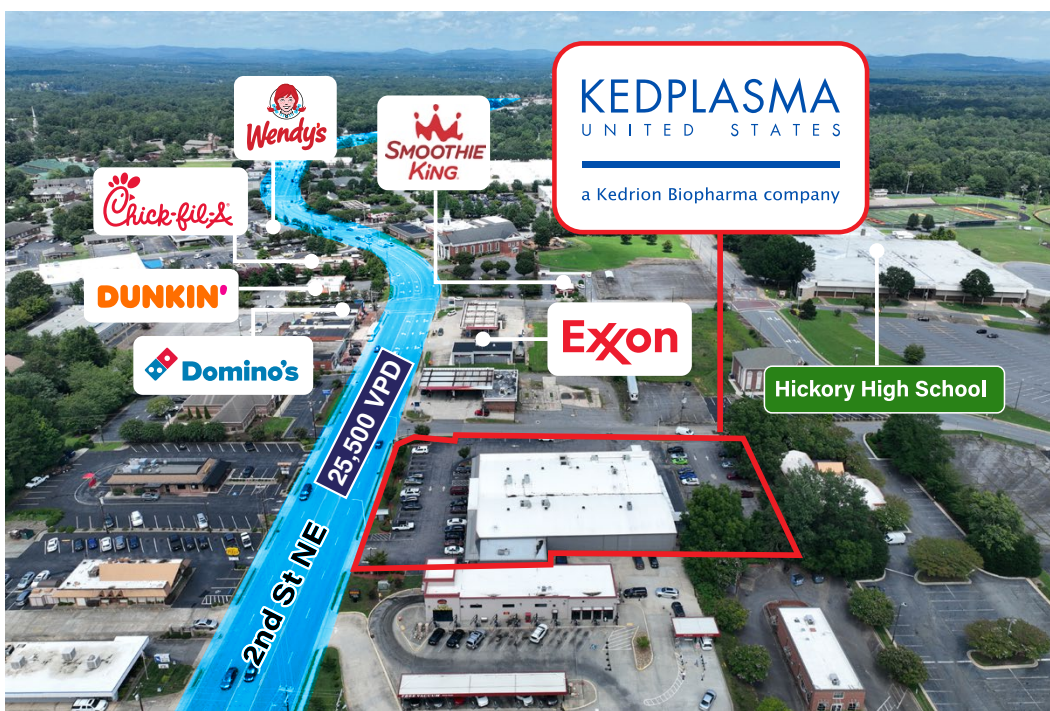
BLOOD PLASMA MARKET OVERVIEW:

The global blood plasma market, which encompasses both blood plasma and plasma-derived products, is estimated to be worth \$34.02 billion in 2023 and is projected to reach \$59.97 billion by 2032, reflecting a compound annual growth rate (CAGR) of nearly 6.5% from 2024 to 2032. The United States is the largest market for plasma-derived products, driven by the increasing prevalence of chronic diseases such as hemophilia, immune disorders, and certain cancers. Advancements in plasma collection and processing technologies, including automated systems and improved screening methods, are enhancing efficiency and safety. Despite these advancements, there is no synthetic substitute for plasma, so drug manufacturers continue to rely on human donors. Additionally, emerging markets in Europe and Asia-Pacific are experiencing growth, with more plasma collection centers opening and rising demand for therapies.

PLASMA
The largest part
of the blood



Photographs



Aerial



FRYE Care
Nephrology

PeoplesBank

Wendy's

Starbucks

Lowe's
FOODS

LOWE'S

Viewmont
Pharmacy

Checkers

Hickory High School

VIEWMONT
SURGERY CENTER

Chick-fil-®

SMOOTHIE
KING

Exxon

DUNKIN'

Domino's

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FIREHOUSE
SUBS

2nd St NE 25,500 VPD

FRYE REGIONAL
MEDICAL CENTER
355-Bed

LENOIR-RHYNE
UNIVERSITY

Site Plan



11th Ave NE

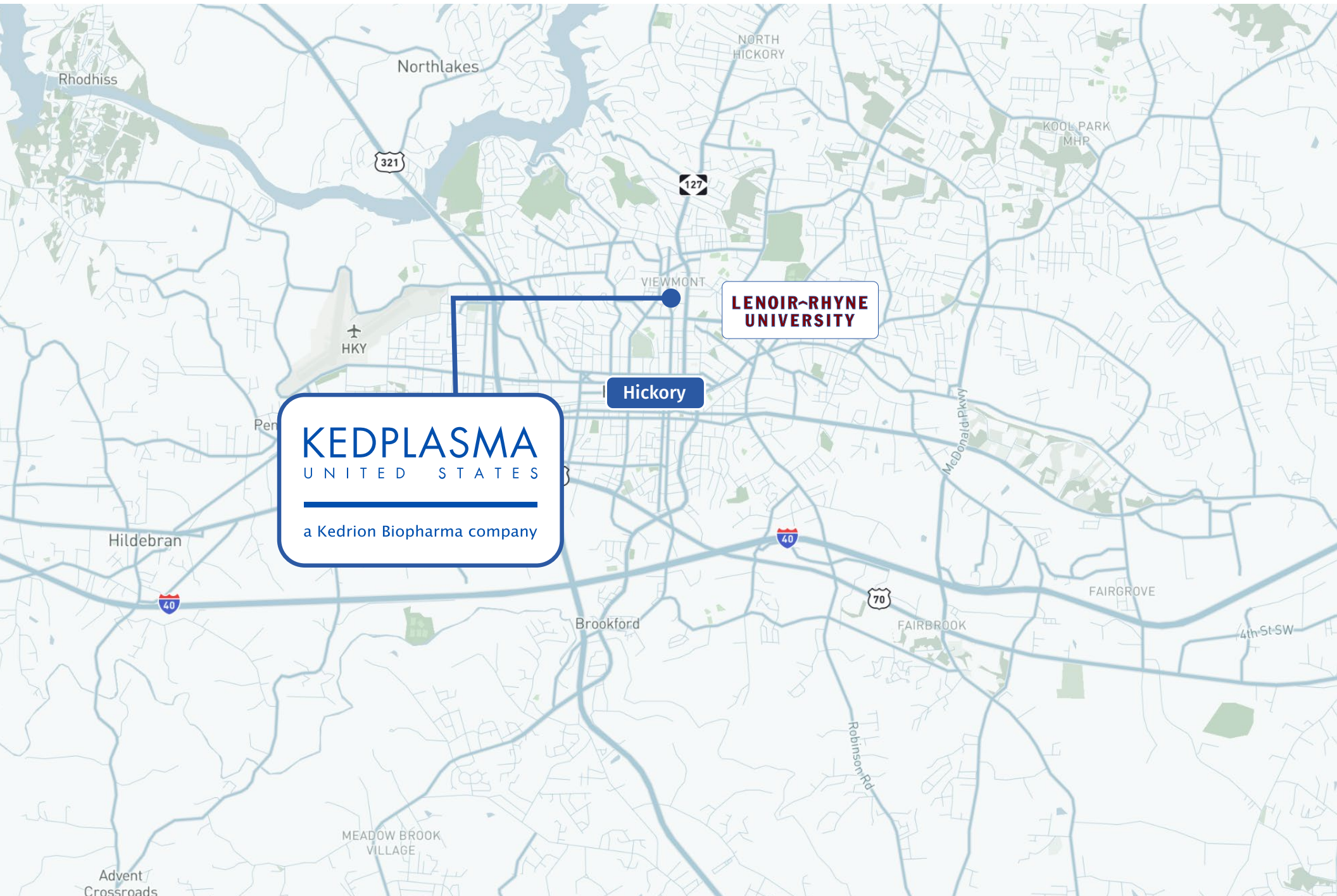
2nd St NE

KEDPLASMA
UNITED STATES

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Map



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**LENOIR-RHYNE
UNIVERSITY**

Hickory

Location Overview

HICKORY, NORTH CAROLINA




Hickory, located in Catawba County, North Carolina, is a key city within the Hickory-Lenoir-Morganton Metropolitan Statistical Area (MSA). As of the 2020 Census, Hickory has a population of approximately 41,000 residents, making it one of the largest cities in the region. The city's strategic location along Interstate 40 provides significant connectivity to major urban centers such as Charlotte and Asheville, which are approximately 70 miles and 90 miles away, respectively.

Hickory's economy is diverse, with strong sectors in manufacturing, healthcare, and retail. The city is renowned for its furniture manufacturing industry, earning it the nickname "Furniture Capital of the World." In recent years, Hickory has seen growth in its technology and service industries, further bolstering its economic landscape.

Educational institutions such as Lenoir-Rhyne University and Catawba Valley Community College contribute to the city's educational and professional development. The Hickory area is also known for its high quality of life, featuring numerous parks, recreational facilities, and cultural amenities. The city's cost of living is relatively low compared to national averages, making it an attractive location for both businesses and families.

The Hickory-Lenoir-Morganton MSA has experienced a steady population growth rate, with a current estimated population of over 365,000. The region benefits from a strong local labor force, diverse economic opportunities, and a supportive business environment.

Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	7,773	3,420	\$62,690	\$87,962
3-MILE	43,233	18,648	\$60,268	\$86,288
5-MILE	73,862	30,975	\$63,567	\$86,889

Tenant Overview

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UNITED STATES

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Following the June 2022 merger between Kedrion Biopharma and Bio Products Laboratory (BPL), KEDPLASMA became part of a larger global entity with combined revenues exceeding \$1.5 billion, focused on expanding its plasma collection capabilities and product offerings. This merger positions KEDPLASMA as a key player in the plasma industry, with a strengthened network and enhanced resources to meet the increasing demand for plasma-derived therapies. KEDPLASMA is committed to donor safety and satisfaction, maintaining high standards in all aspects of its operations while contributing to the health and well-being of communities across the globe.

Website:	www.kedplasma.us
Headquarters:	Fort Lee, NJ
Number of Locations:	70+
Company Type:	Subsidiary
Number of Employees:	2,500+



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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