



NET LEASE INVESTMENT OFFERING

KEDPLASMA
UNITED STATES
a Kedrion Biopharma company

KEDPLASMA (Plasma) (Corporate Guaranty)
416 18th Ave
Meridian, MS 39301

THE
Boulder
GROUP



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Executive Summary

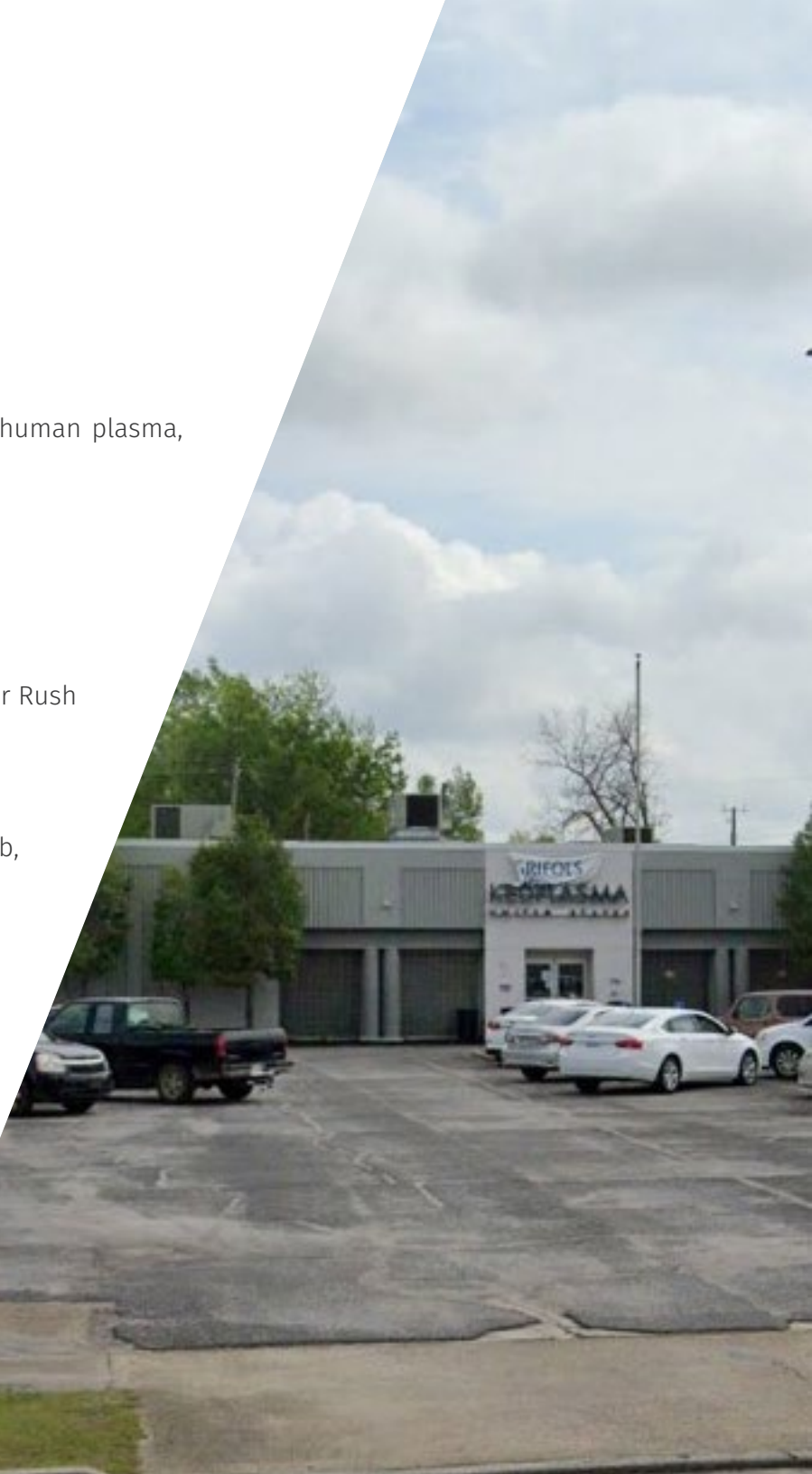
The Boulder Group is pleased to exclusively market for sale a single tenant net leased KEDPLASMA property located in Meridian, Mississippi. The tenant began occupying the space in 2017 with a 15-year lease that runs through June 2032. The subject lease contains 10% rental escalations throughout the primary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

The 16,800 square-foot building benefits from its position along 18th Avenue. The subject is situated just three blocks south of both Anderson Regional Medical Center, a 260-bed facility, and Oscher Rush Medical Center, a 215-bed facility. The location also features convenient access to Interstate 20, which sees a traffic volume of 40,000 vehicles per day. There are a number of nearby retail centers featuring major tenants such as Lowe's, Walmart, Sam's Club, Belk, Dillard's, Hobby Lobby, Hibbett Sports, T.J. Maxx, and Chick-Fil-A. Additionally, the surrounding community is home to over 35,800 residents within a five-mile radius.

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
- » 7+ years remain on the primary lease term
- » Corporate lease guaranty From KEDPLASMA LLC
- » 10% rental escalations every five years
- » Three blocks south of Anderson Regional Medical Center (260-Bed) & Oscher Rush Medical Center (215-Bed)
- » Minutes from Interstate 20 (40,000 VPD)
- » Proximity to several retail center with tenants Lowe's, Walmart, Sam's Club, Belk, Dillard's, Hobby Lobby, Hibbett Sports, T.J. Maxx, & Chick-Fil-A
- » Over 35,800 people live within a five-mile radius



Property Overview



PRICE
\$3,403,632



CAP RATE
8.00%



NOI
\$272,291

LEASE COMMENCEMENT DATE:	7/1/2017
LEASE EXPIRATION DATE:	6/30/2032
RENEWAL OPTIONS:	Four 5-year
RENTAL ESCALATION:	10% every 5 years
LEASE TYPE:	NN – Roof, structure, & foundation
TENANT:	KEDPLASMA
GUARANTY:	KEDRION S.p.A.
YEAR BUILT:	1955
BUILDING SIZE:	16,800 SF
LAND SIZE:	1.36 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.

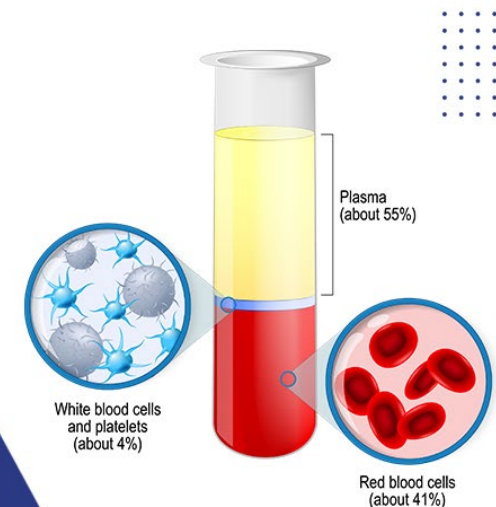
WHY DONATING BLOOD PLASMA IS IMPORTANT:

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



Aerial



ANDERSON
Regional Health System
— LEGACY · EXCELLENCE · TRUST —

KEDPLASMA
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Ochsner
Rush Medical Center

HARBOR FREIGHT
QUALITY TOOLS · LOWEST PRICES

DOLLAR GENERAL

Arby's

Cracker Barrel
OLD COUNTRY STORE

OUTBACK
STEAKHOUSE®

ULTA
BEAUTY

five BELOW

DOLLAR TREE

SUBWAY

sam's club

chilis

TJ-MAXX

ALDI

ROSS
DRESS FOR LESS

petco.

ASHLEY

Dillard's

UPTOWN
Meridian

belk

OLLIE'S
GOOD STUFF CHEAP

BURGER KING

Hardee's

KFC

McDonald's

Pizza Hut

COOK-OUT

Walmart
Save money. Live better.

LOWE'S

18th Ave 6,400 VPD

I-20 40,000 VPD

Site Plan



KEDPLASMA
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5th Street

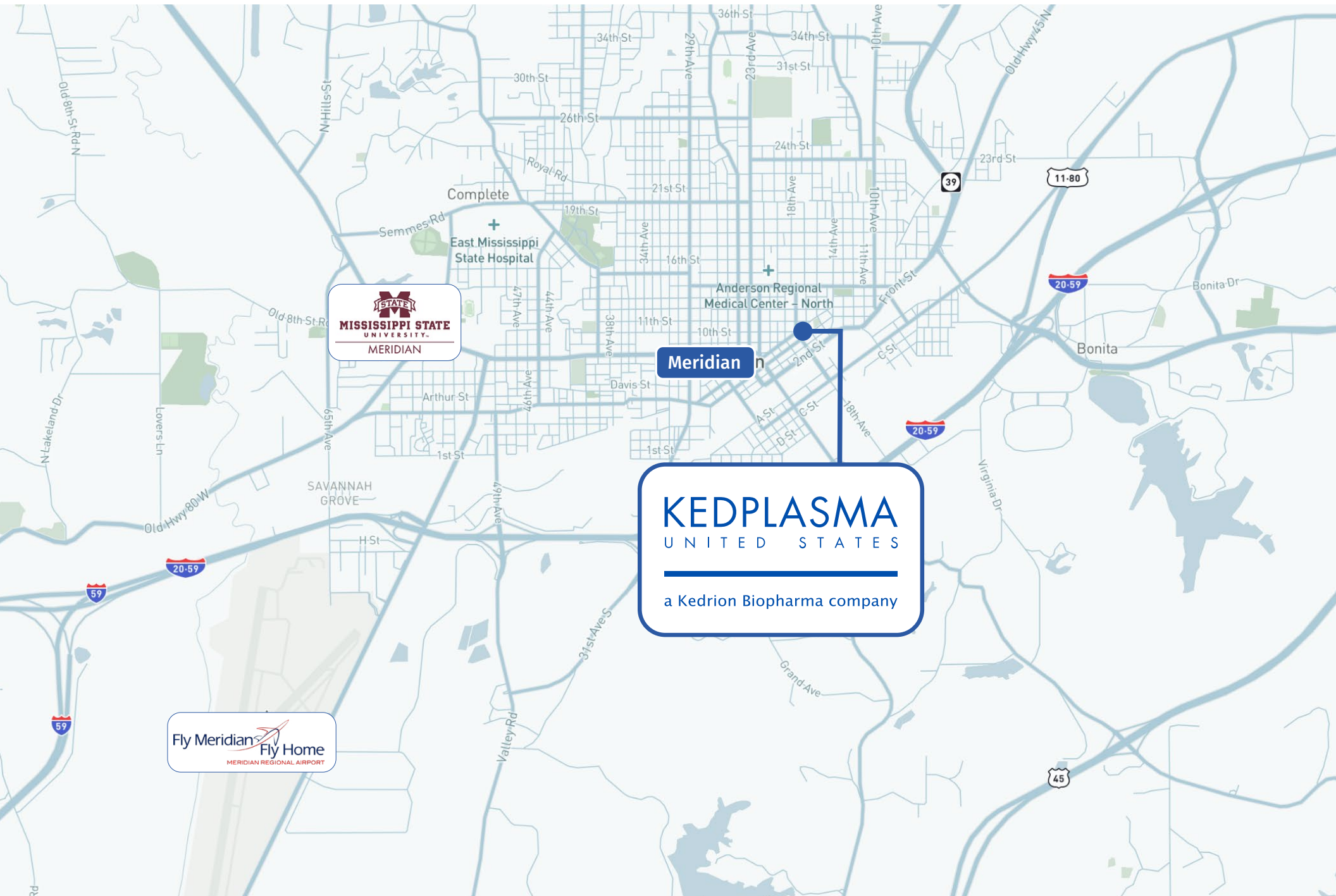
17th Avenue

18th Avenue

4th Street



Map



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Location Overview




MERIDIAN, MISSISSIPPI

Meridian, Mississippi, is a strategically located city at the intersection of Interstate 20 and Interstate 59, serving as a key transportation and logistics hub in the southeastern U.S. With a population of around 34,000 as of the 2020 Census, Meridian is the sixth-largest city in Mississippi and the county seat of Lauderdale County. The city's economy is diverse, with significant contributions from healthcare, manufacturing, retail, and the military. Notably, the Naval Air Station Meridian plays a crucial role in the local economy.

Healthcare is a major economic driver in Meridian, with Anderson Regional Health System and Rush Health Systems being the largest employers, collectively providing over 3,500 jobs. Education also plays a vital role in the community, with the Meridian Public School District serving more than 5,000 students and Meridian Community College offering higher education and workforce training. These institutions support a skilled labor force, contributing to the city's economic stability.

Meridian's affordable cost of living, with a cost of living index of 77.3 and a median home value of approximately \$87,500, makes it an attractive place for residents and investors alike. Recent revitalization efforts, particularly in the downtown area, have enhanced the city's cultural and economic appeal, highlighted by attractions like The Mississippi Arts and Entertainment Experience (The MAX) and the Riley Center. These developments, along with the city's strong economic base, make Meridian a promising location for investment.

Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	4,057	1,841	\$21,275	\$34,838
3-MILE	24,874	10,740	\$31,360	\$56,374
5-MILE	35,849	15,452	\$37,539	\$60,796

Tenant Overview

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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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