



NET LEASE INVESTMENT OFFERING

Biomat USA
GRIFOLS
Plasma Center

Biomat USA (Plasma)
1841 N Jupiter Rd
Garland, TX 75042 (Dallas MSA)

THE
Boulder
GROUP



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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Biomat USA property positioned within the Dallas MSA in Garland, Texas. Biomat USA has been operating at this location since 2017 when they signed a 10-year lease. The current lease runs through August 2027 and features significant 3% annual rental escalations throughout the remaining term, along with three 5-year renewal options. The lease is triple net and features no landlord responsibilities. Additionally, Texas is an income tax free state.

The 13,858-square-foot building benefits from its location just off the intersection of North Jupiter Road and Buckingham Road, which together experience over 65,900 vehicles per day. Several nationally recognized tenants occupy the same intersection, including The Home Depot, Albertsons, Walgreens, Starbucks, Wells Fargo, Chase Bank, The UPS Store, and Medical City ER Garland. Additionally, the property is less than one mile from LV Berkner High School STEM Academy, which serves 2,700 students. Garland is a suburb located 16 miles northeast of Dallas, one of the largest metros in the United States. There are over 382,500 residents within a five-mile radius. The average household income in this area is a six-figure amount of \$107,607.

BioMat USA, Inc. is a subsidiary of Grifols, a multinational pharmaceutical and chemical manufacturer headquartered in Barcelona, Spain. Founded in 1909, the company is the largest global producer of plasma-based products and has over 23,000 employees. Grifols operates over 400 plasma donation centers throughout Europe, the United States, Canada, and Egypt. Grifols has been a pioneer in advancing plasma science, as the company has numerous achievements including developing the plasmapheresis procedure that revolutionized the safe and efficient collection of plasma.

Investment Highlights

- » Positioned within the Dallas MSA – Ranked #4 in the United States for population size
- » E-commerce resistant & essential business
- » Biomat USA is a subsidiary of Grifols, a publicly traded global healthcare company (NASDAQ: GRFS)
- » Texas is an income tax free state
- » Significant 3% annual rental escalations
- » NNN – No landlord responsibilities
- » Over 382,500 people live within a five-mile radius
- » Six-figure average household income within five miles (\$107,607)
- » Located near the intersection of North Jupiter Road (34,500 VPD) & Buckingham Road (31,400 VPD)
- » Neighboring retailers include The Home Depot, Albertsons, Walgreens, Starbucks, Wells Fargo, Chase Bank, The UPS Store, & Medical City ER Garland
- » One mile from LV Berkner High School STEM Academy (2,700 Students)



Property Overview



PRICE
\$3,871,566



CAP RATE
8.00%



NOI
\$309,725
(as of 9/1/2025)

LEASE COMMENCEMENT DATE:

9/1/2017

LEASE EXPIRATION DATE:

8/31/2027

RENEWAL OPTIONS:

Three 5-year

RENTAL ESCALATION:

3% annual

LEASE TYPE:

NNN

TENANT:

Biomat USA, Inc.

BUILDING SIZE:

13,858 SF

LAND SIZE:

2.22 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.

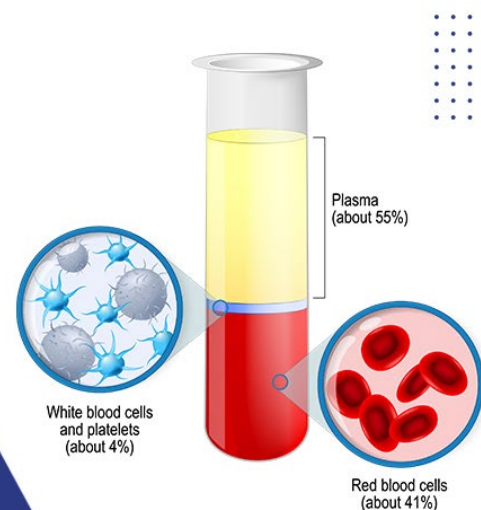
WHY DONATING BLOOD PLASMA IS IMPORTANT:

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.

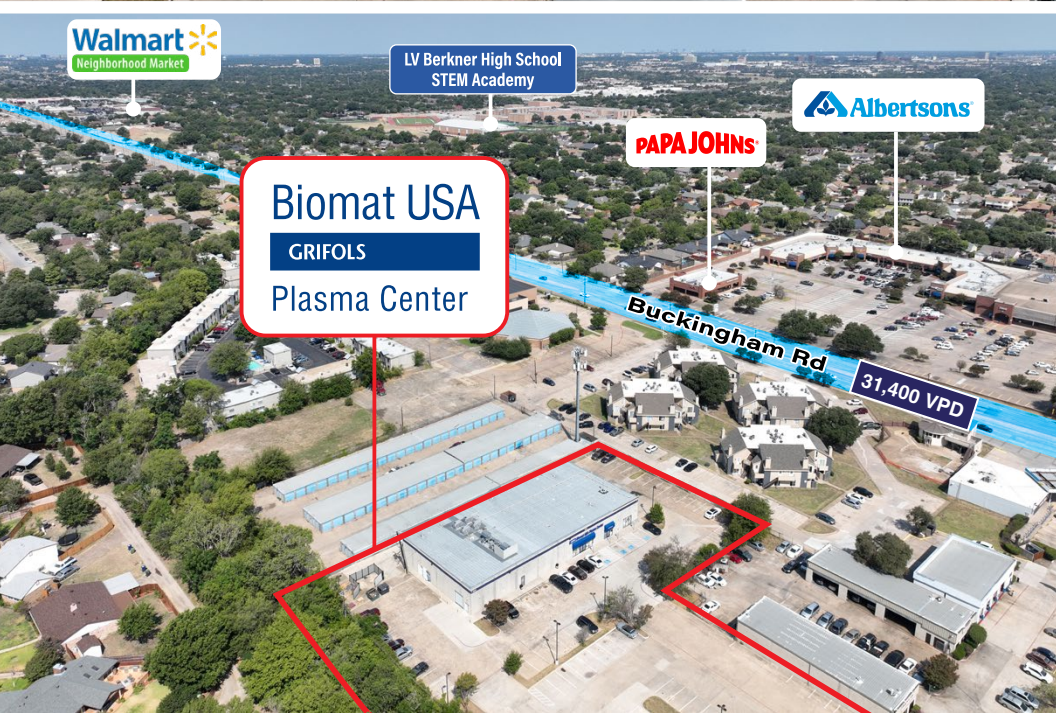
BLOOD PLASMA MARKET OVERVIEW:

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



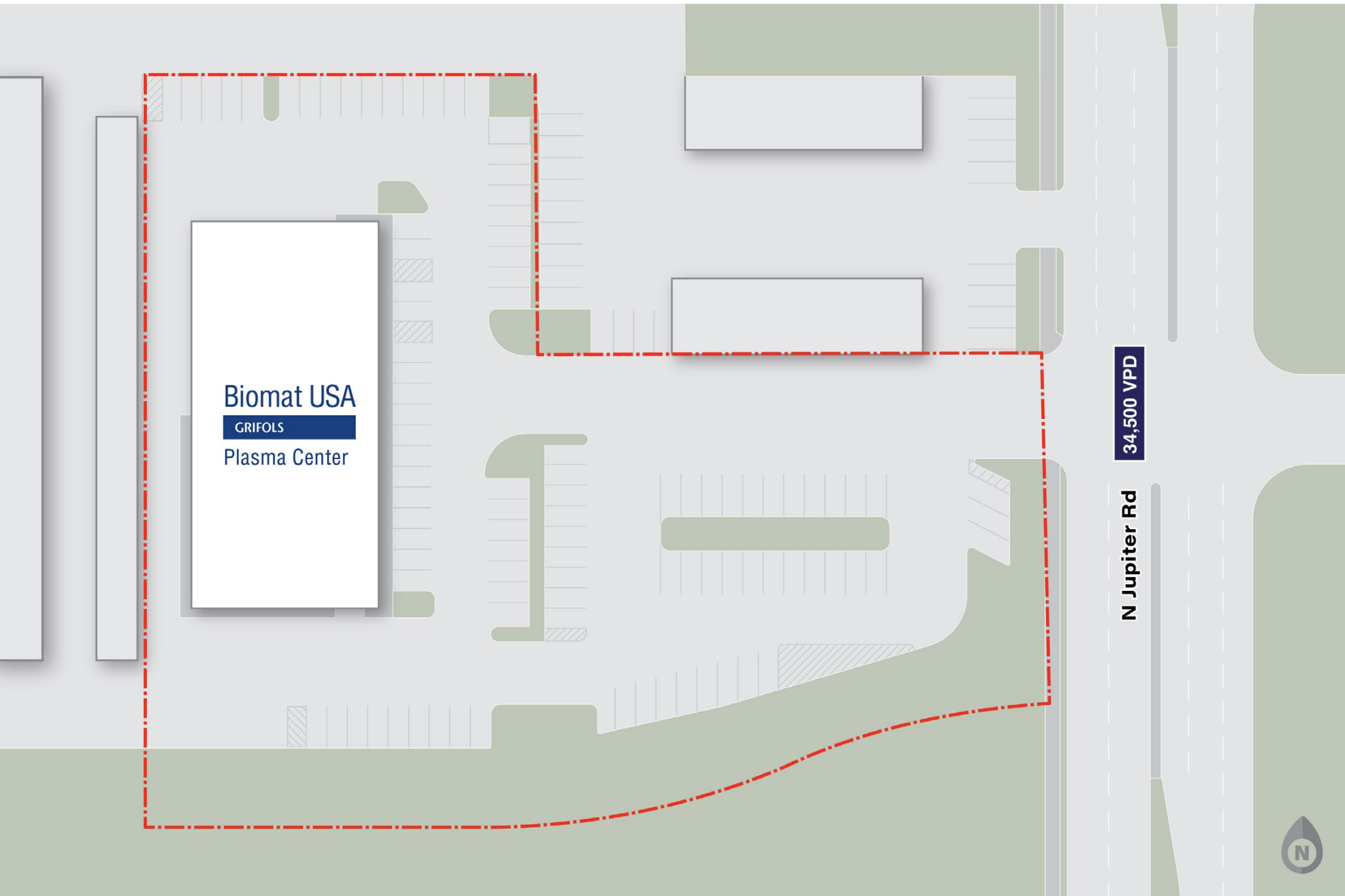
Photographs



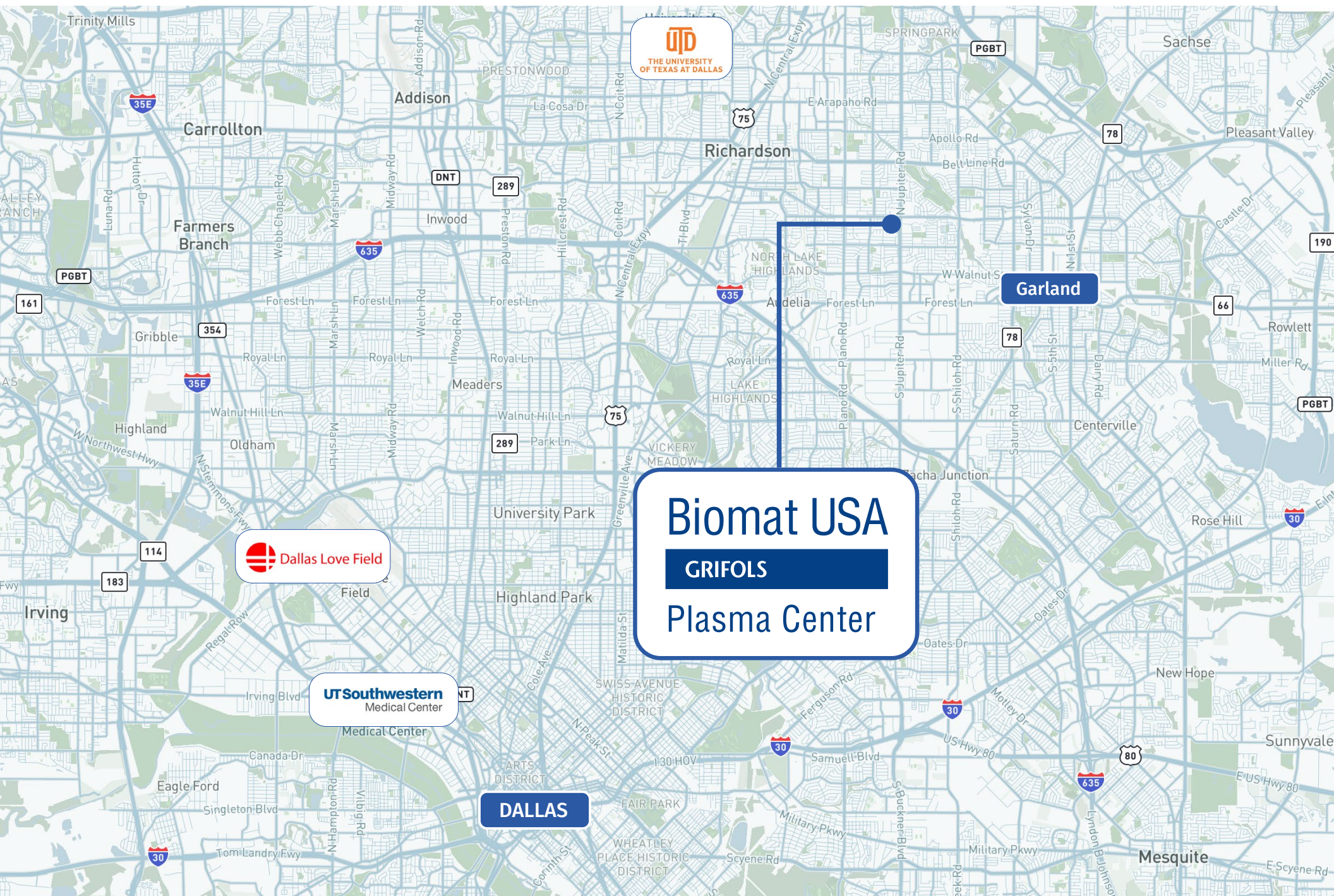
Aerial



Site Plan



Map



Location Overview




GARLAND, TEXAS

Garland, Texas, is a vibrant and diverse city located northeast of Dallas in the heart of the Dallas-Fort Worth metroplex. With a population of approximately 240,000 residents, Garland is the 12th largest city in Texas. The city is known for its strong economic base, which includes a mix of manufacturing, retail, and technology industries. Major employers in Garland include Kraft Heinz, Valspar, and the City of Garland itself. The city boasts a well-developed infrastructure, with access to major highways such as Interstate 30, Interstate 635, and President George Bush Turnpike, making it an attractive location for businesses and residents alike.

Garland is also home to a robust educational system, including the Garland Independent School District, which serves over 55,000 students across 72 campuses. The city offers a high quality of life with numerous parks, recreational facilities, and cultural attractions, such as the Granville Arts Center and the Firewheel Town Center, a major shopping and entertainment destination. With its strong community spirit, diverse economy, and strategic location, Garland continues to be a dynamic and appealing place for investment and development.



Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	20,194	6,256	\$81,415	\$100,581
3-MILE	153,120	55,371	\$62,210	\$88,916
5-MILE	382,566	143,615	\$71,231	\$107,607



MSA

Overview

DALLAS, TEXAS MSA

The Dallas Metropolitan Statistical Area (MSA), also known as the Dallas-Fort Worth-Arlington MSA, is one of the largest and most economically significant regions in the United States. Encompassing 13 counties in North Texas, the Dallas MSA has a population exceeding 7.5 million people, making it the fourth largest metropolitan area in the country. The region is a major hub for commerce, finance, technology, and transportation, boasting a diverse economy with key industries including aerospace, telecommunications, defense, financial services, and healthcare.

Dallas MSA is home to 22 Fortune 500 companies, including American Airlines, AT&T, ExxonMobil, and Texas Instruments. The area benefits from its strategic central location, which offers easy access to major markets both domestically and internationally. The Dallas/Fort Worth International Airport (DFW), one of the busiest airports in the world, enhances the region's connectivity and attractiveness to global businesses.

In addition to its economic strengths, the Dallas MSA offers a high quality of life with a wide range of cultural, recreational, and educational opportunities. The area is home to several renowned institutions of higher education, including Southern Methodist University (SMU) and the University of Texas at Dallas (UTD). Residents and visitors can enjoy a variety of cultural attractions such as the Dallas Museum of Art, the AT&T Performing Arts Center, and the Fort Worth Stockyards.

Tenant Overview

Biomat USA

GRIFOLS

Plasma Center

BIOMAT USA, INC. (GRIFOLS)

BioMat USA, Inc. is a subsidiary of Grifols, a multinational pharmaceutical and chemical manufacturer headquartered in Barcelona, Spain. Founded in 1909, the company is the largest global producer of plasma-based products and has over 23,000 employees. Grifols operates over 400 plasma donation centers throughout Europe, the United States, Canada, and Egypt. Grifols has been a pioneer in advancing plasma science, as the company has numerous achievements including developing the plasmapheresis procedure that revolutionized the safe and efficient collection of plasma. Grifols USA was established in 2003 and is based in Los Angeles, California. Manufacturing sites are located in Clayton, North Carolina, and Los Angeles and Emeryville. Major operational sites are located in Boca Raton, Florida, San Diego and Vista, California, Austin and San Marcos, Texas, Memphis Tennessee, and Denver, Colorado. Grifols USA has a presence in 40 states and has over 13,000 employees domestically.

Website:	www.grifols.com
Headquarters:	Barcelona, Spain (Global) Los Angeles, CA (Grifols USA)
Number of Locations:	400+
Company Type:	Public (NASDAQ: GRFS) (BMAD: GRF)
Number of Employees:	23,000+



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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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	