

FRESENIUS MEDICAL CARE

609 Rue De Brille | New Iberia, Louisiana 70563



Northmarq, on behalf of ownership, is pleased to offer for sale to qualified investors the 100% fee simple interest in this Fresenius Medical Care located at 609 Rue de Brille in New Iberia, Louisiana.

Fresenius recently executed an early five (5) year extension of their NN lease, demonstrating a long-term commitment to the site. The lease features 2% annual rental increases throughout the extended term, providing investors with stable and predictable income growth.

[VIEW OFFERING MEMORANDUM](#)



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PRICE:
\$2,153,057



CAP RATE:
7.00%



AVG. CAP RATE OVER TERM
7.66%



**INVESTMENT GRADE
GUARANTOR**



RECENT LEASE EXTENSION



ANNUAL RENTAL INCREASES



LEADING OPERATOR



GROWING INDUSTRY