



Walmart 

 Kroger

 **WVU**
Medicine
JACKSON GENERAL
HOSPITAL



Actual Site

**Medical Investment
Offering Memorandum:**

Fresenius
1000 New Stone Ridge Road
Ripley, WV 25271



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In cooperation with licensed WV broker



**FRESENIUS
MEDICAL CARE**

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Representative Photo



Representative Photo

**Fresenius
1000 New Stone Ridge Road
Ripley, WV 25271**

Fresenius - Ripley, WV

INVESTMENT HIGHLIGHTS

- Long-Term (11.75 yrs.) Absolute NNN Lease with Corporately Backed, Single-Tenant Medical Necessity Location, Fresenius Medical Care
- Investment Grade S&P “BBB-” Tenant with Over 3,600 Locations Serving Approximately 300,000 Patients Worldwide
- Recession/Internet Proof Essential Care Provider with Next Closest Dialysis Care Center 30 Miles Away
- Annual Rental Increases Based for Continual Income Growth—Perfect Asset for 1031 Buyer!
- No Management Responsibilities: Tenant Directly Responsible for All Daily Management, Real Estate Taxes and Insurance
- Convenient Location Directly off of I-77, Surrounded by Other Favorable Medical Users (Jackson General Hospital), Retailers (Walmart & Kroger), Restaurants, and Schools, with Traffic Nearing 35,000 Vehicles Per Day at Interchange Exit
- Ideal Demographics with Average Household Incomes of Approximately \$88,000 Within a 5-Mile Radius
- Direct Vicinity (Less than 1 Mile) of Jackson General Hospital, a Critical Access Hospital with Approximately 200+ Employees Providing Comprehensive Care & a Stable Healthcare Employment Base to the Region
- Strong Employment Base Anchored by Constellium (1,100 Employees) and Appalachian Power (Approx. 100 Employees), Supported by a Diverse Mix of Manufacturing, Energy, Healthcare, and Education Employers
- Advantageous Location with Easy Commutes to Charleston, the State Capital (~38 Miles), & Parkersburg, WV (~35 Miles): Additional Employment, Major Attractions and Airports in Each City
- County Seat Offering Below-National Cost of Living, Supporting Long-Term Affordability and Stability





LOCATION OVERVIEW

Ripley is where small-town charm meets strategic positioning in one of West Virginia's most accessible and steadily growing corridors. Located along Interstate 77 between Charleston (38 miles) and Parkersburg (35 miles), Ripley benefits from strong regional connectivity while maintaining a tight-knit community atmosphere. As the county seat of Jackson County, the city serves as a central hub for commerce, healthcare, and local government, making it an ideal location for long-term investment. With a cost of living below national averages and a business-friendly environment, Ripley continues to attract both residents and employers seeking stability and growth.

The employment landscape in Ripley and the surrounding region is anchored by a diverse mix of manufacturing, energy, and service-based employers. Major contributors include companies such as Constellation (1,100 employees), a leading aluminum products manufacturer, and Appalachian Power (approx. 100 employees), along with a range of local healthcare, education, and retail employers. This diverse employment base supports a reliable workforce and consistent demand for essential services, positioning tenants like Fresenius for long-term success.

Education in Ripley is supported by the Jackson County School District, which serves the area with public schools including Ripley Elementary (625 students and faculty), Ripley Middle School (610 students and faculty), and Ripley High School (900 students and faculty). The district benefits from strong community involvement and supports long-term population stability. Additionally, nearby institutions such as West Virginia State University (approx. 46 miles South) and the University of Charleston (approx. 41 miles South) provide higher education and workforce development opportunities, all within a short drive.

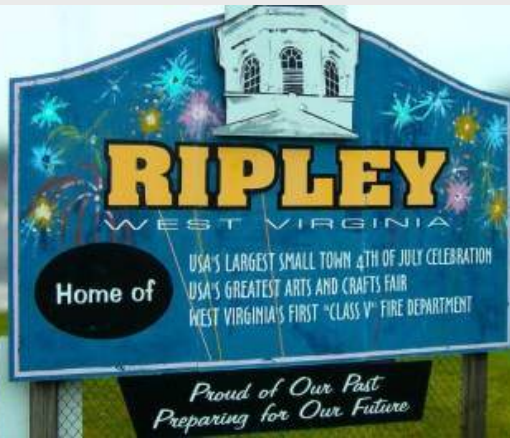
Healthcare services in Ripley are supported by Jackson General Hospital (200+ employees, 25 beds), a critical access hospital that provides comprehensive care to the region. The presence of established healthcare infrastructure ensures continued demand for specialized medical services, further reinforcing the strength of the local market. Fresenius' presence in the community addresses a vital and growing need, particularly as demand for dialysis services continues to rise nationwide.

The City of Ripley is well known for its community-driven events and attractions, most notably the annual Mountain State Art & Craft Fair, which draws visitors from across the region. Additional events and recreational amenities, including Cedar Lakes Conference Center and local parks, contribute to the area's quality of life and regional appeal.

One of Ripley's strongest advantages is its proximity to Charleston, the state capital, located approximately 38 miles to the south. Charleston serves as the economic and cultural center of West Virginia, with a diverse economy supported by government, healthcare, education, and energy sectors. Major employers in the region include Charleston Area Medical Center and West Virginia State Government, along with a variety of financial institutions and energy companies. The city also offers a wide range of amenities, including shopping, dining, and entertainment options.

Similarly, Ripley benefits from its proximity to Parkersburg, located approximately 35 miles to the north. Parkersburg's economy is driven by manufacturing, chemicals, and healthcare, with major employers including DuPont and WVU Medicine Camden Clark Medical Center. The accessibility to these larger employment centers enhances Ripley's position as a desirable place to live and work.

In addition to its access to larger metro areas, Ripley is surrounded by several smaller communities that contribute to the region's economic stability and workforce. The combination of regional accessibility, strong employment drivers, and essential healthcare infrastructure makes Ripley a compelling location for investment, particularly for necessity-based tenants like Fresenius that are well-positioned to serve the community for years to come.





OFFERING SUMMARY

Price:	\$2,315,000
Gross Leasable Area:	6,387 S.F.
NOI:	\$144,771
CAP Rate:	6.25%
Year Built:	2006
Lot Size:	1.302 Acre
Parking:	Approx. 42 Spaces
Foundation:	Concrete
Exterior:	Brick/Block
Roof:	2017

Financial Data

Rental Income:	\$144,771
Reimbursements:	\$0
Gross Potential Rental Income:	\$144,771
Expenses:	(\$0)
NOI:	\$144,771



TENANT SUMMARY

Tenant Name:	Fresenius
Lease Type:	Absolute NNN
Remaining Lease Term:	11.75 Years
Tenant Since:	2017
Commencement Date:	12/29/2017
Lease Expiration Date:	12/31/2037
Rental Increases:	Annual CPI Increase
Option to Extend:	(3) 5-Yr.
Options to Terminate:	None
Right of First Refusal:	None
Roof:	Tenant Responsibility
HVAC:	Tenant Responsibility
Parking Lot Repairs & Maintenance:	Tenant Responsibility
Parking Lot Replacement:	Tenant Responsibility
Common Area Maintenance:	Tenant Responsibility
Real Estate Taxes:	Tenant Pays Direct
Insurance:	Tenant Responsibility
Structure/Load Bearing Walls:	Tenant Responsibility

Tenant Base Rent Schedule

	Monthly	Annual	PSF
Current:	\$12,064.25	\$144,771.00	\$22.67
Bump:	Annual CPI Increase (Floor of 1% & Cap of 2%)		
Option:	FMV Based on CPI Increase		



FRESENIUS MEDICAL CARE

Property Name: Fresenius Medical Care
 Property Address: 1000 New Stone Ridge Road
 Ripley, WV 25271
 Property Type: NNN
 Rentable Area: 6,387 S.F.
 # of Total Locations: 3,600+ in 40 Countries
 # of Employees: 110,000
 Corp. Headquarter: Waltham, MA
 Websites: Freseniusmedicalcare.com

Fresenius Medical Care is a leading provider of kidney care services and products, specializing in dialysis treatment for patients with chronic kidney disease and end-stage renal disease. With a global network of approximately 3,600 dialysis centers and serving nearly 300,000 patients worldwide, the company operates one of the largest outpatient dialysis platforms in the world. Its facilities deliver high-quality care with innovation and empathy through kidney care, vascular access care, renal pharmacy, and laboratory and diagnostic services.

Fresenius accepts most major insurance plans, including Medicare and Medicaid, and is equipped with advanced dialysis technology and highly trained clinical staff to deliver efficient, high-quality treatment. In addition to in-center hemodialysis, the provider offers home dialysis training and support services, giving patients flexible treatment options tailored to their medical and lifestyle needs.

Founded in 1996, Fresenius Medical Care has established a strong global presence through decades of growth and expansion, supported by the ongoing and non-discretionary demand for dialysis services. The company's scale, essential healthcare offering, and long-term patient relationships position it as a highly stable, creditworthy tenant within the medical sector.

Source: Freseniusmedicalcare.com



Around
110,000

employees worldwide



Around
3,600

dialysis centers in 40 countries



Products in more than
140

countries



Around
171 M

dialyzers sold in 2025



More than
44 M

dialysis treatments in 2025



Around
292,000

patients worldwide



78 %

of our patients would highly recommend
our services





Representative Photo



Representative Photo



Actual Site



Property Analysis



Surrounding Aerial

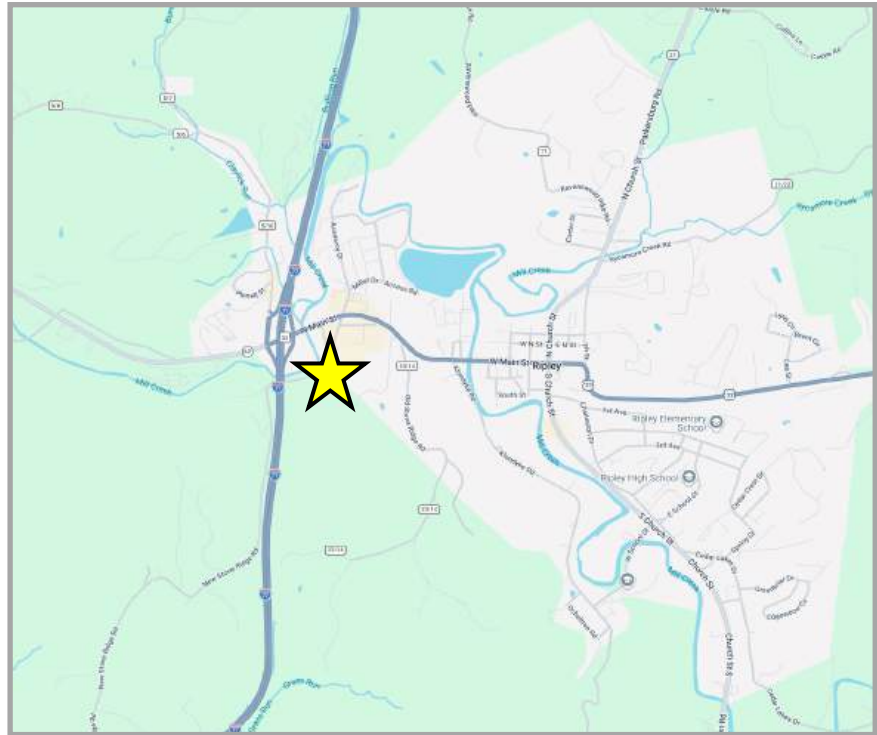
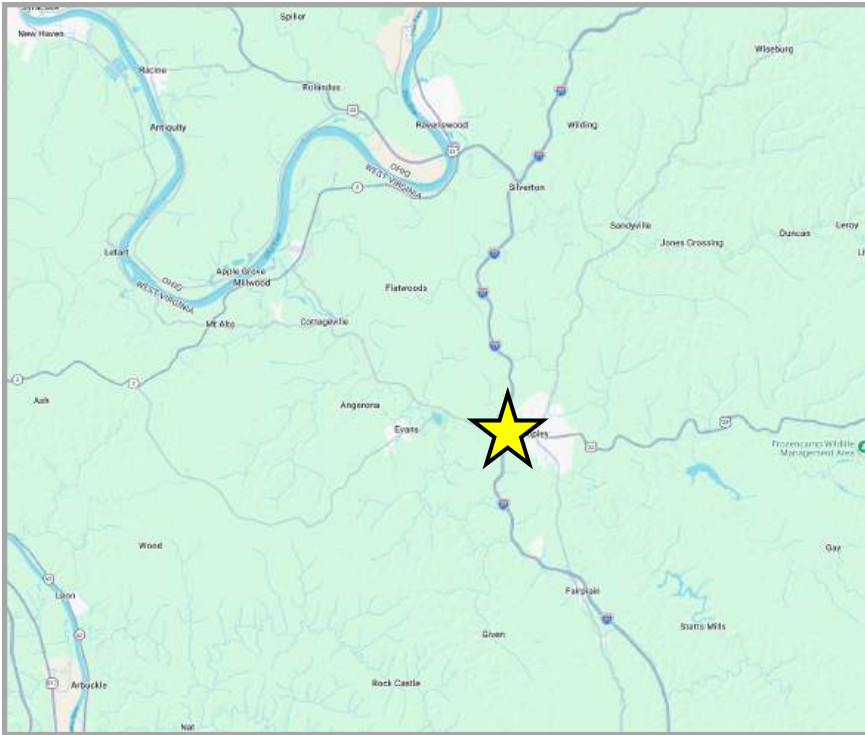
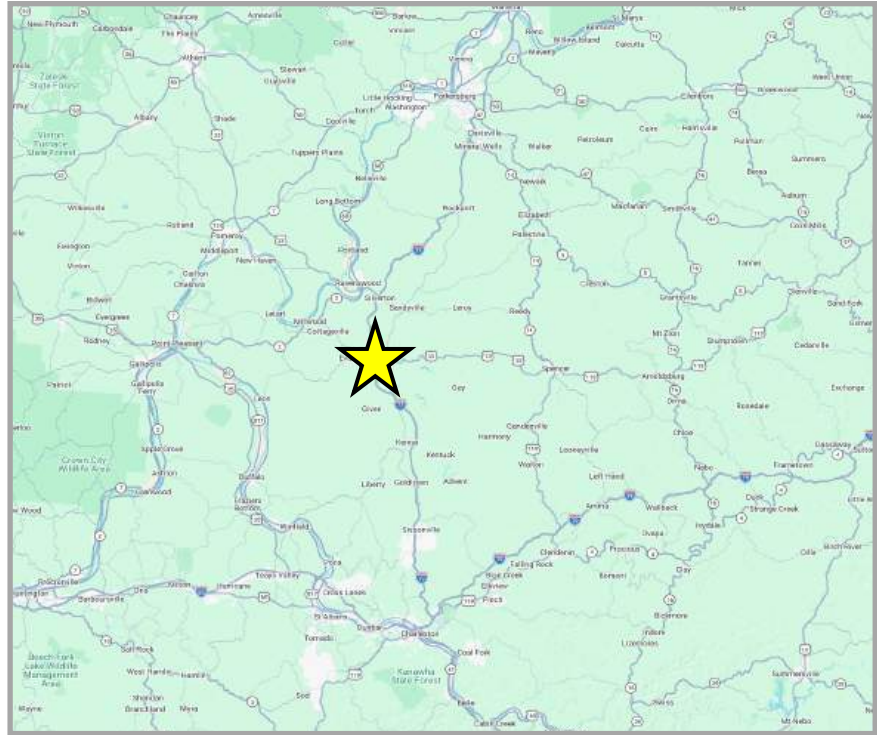
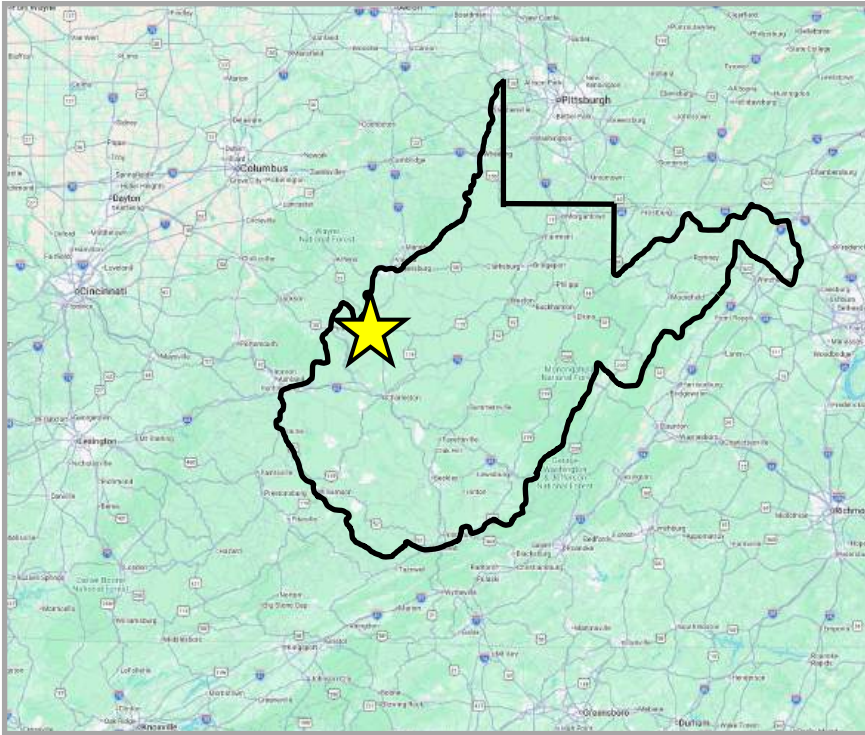


Aerial





Location Maps





1000 New Stone Ridge Rd Ripley, WV 25271	3 mi radius	5 mi radius	10 mi radius	20 mi radius
Population				
2025 Estimated Population	5,030	8,679	22,171	55,944
2025 Median Age	42.2	41.7	42.4	44.1
Households				
2025 Estimated Households	2,171	3,665	9,264	23,426
2030 Projected Households	2,112	3,559	8,986	22,796
2020 Census Households	2,171	3,694	9,246	23,406
2010 Census Households	2,208	3,776	9,479	24,324
Race and Ethnicity				
2025 Estimated White	96.5%	96.8%	96.7%	96.8%
2025 Estimated Black or African American	0.5%	0.6%	0.7%	0.8%
2025 Estimated Asian or Pacific Islander	0.7%	0.5%	0.4%	0.4%
2025 Estimated American Indian or Native Alaskan	-	-	-	-
2025 Estimated Other Races	2.3%	2.1%	2.1%	2.0%
2025 Estimated Hispanic	1.3%	1.1%	1.2%	1.1%
Income				
2025 Estimated Average Household Income	\$73,661	\$87,580	\$91,148	\$84,484
2025 Estimated Median Household Income	\$45,930	\$52,995	\$59,992	\$57,881
2025 Estimated Per Capita Income	\$31,829	\$37,014	\$38,101	\$35,393
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	6.4%	6.0%	5.1%	4.6%
2025 Estimated Some High School (Grade Level 9 to 11)	6.0%	5.5%	6.0%	6.4%
2025 Estimated High School Graduate	28.9%	30.2%	34.9%	42.6%
2025 Estimated Some College	24.2%	20.3%	19.9%	17.6%
2025 Estimated Associates Degree Only	10.0%	10.2%	11.3%	10.6%
2025 Estimated Bachelors Degree Only	14.9%	15.3%	14.1%	11.2%
2025 Estimated Graduate Degree	9.6%	12.5%	8.8%	6.9%
Business				
2025 Estimated Total Businesses	281	367	631	1,062
2025 Estimated Total Employees	3,597	4,149	6,910	11,211
2025 Estimated Employee Population per Business	12.8	11.3	11.0	10.6
2025 Estimated Residential Population per Business	17.9	23.7	35.1	52.7



DISCLOSURE, CONFIDENTIALITY & DISCLAIMER

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The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the "Recipient") and The Cooper Group and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating and/or purchasing this property (the "Property"). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data information and any other similar information provided by The Cooper Group which relates to the Property (collectively, the Confidential Information), whether said information was transmitted orally, in print, in writing or by electronic media is confidential in nature and is not to be copied to any party without the prior consent of The Cooper Group. The Recipient acknowledges and agrees that the Confidential Information is of such a confidential nature that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient's organization with a "need to know" and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of The Cooper Group and that all such information will be returned to The Cooper Group upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentiality, to The Cooper Group. Other than The Cooper Group, recipient agrees that neither Recipient nor The Cooper Group shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introductions of potential investors and receive written acknowledgment from The Cooper Group for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

DISCLOSURE & DISCLAIMER

The Memorandum contains selected information pertaining to the property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive or to contain all or part of the information which perspective Recipients may require to evaluate the purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the economy, market conditions, competition and other factors beyond the control of the owner or The Cooper Group. All references disclosed herein related to acreage, square footages and/or other measurements may be approximations and the best information available. The summaries of information included herein do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Photos herein are the Property and respective owners and use of these images without the express written consent of the owner is prohibited.

The owner and the Cooper Group expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or terminate discussions with any entity and any time with or without notice which may arise as a result of review of this Memorandum.

Neither the owner or the Cooper Group, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or its contents; and you are to rely solely on your investigators and inspections of the property in evaluating a possible purchase of the Property. The information contained in this document has been obtained from sources to be reliable. While the Cooper Group does not doubt its accuracy, the Cooper Group has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the Property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.



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