



NET LEASE INVESTMENT OFFERING

Biomat USA
GRIFOLS
Plasma Center

Biomat USA (Plasma)
202 Boatwright Ave
Danville, VA 24541





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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Biomat USA property located in Danville, Virginia. Biomat USA has been operating at this location since 1999 and has executed numerous lease extensions, demonstrating their commitment to the site. The current lease runs through January 2032 and features 2% annual rental escalations throughout the remaining term, along with one 5-year renewal option. The subject offering includes an adjacent parcel of land that Biomat USA utilizes for overflow parking. The parking lot lease features 3% annual rental escalations and runs concurrently with any extensions or renewals of the building lease.

The 9,840 square-foot building benefits from its position just off of Main Street. The subject is placed adjacent to Galileo Magnet High School and less than one mile from the 250-bed Sovah Health Hospital. It is also close to Averett University, enhancing its appeal. Biomat is within proximity to all of the area's major thoroughfares including Central Boulevard (31,000 VPD), Riverside Drive (27,000 VPD), and The Danville Expressway (22,000 VPD). There are over 48,500 people living within a five-mile radius that earn an average household income of \$61,800.

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

- » E-commerce resistant & essential business
- » Early renewal execution through 2032 demonstrates commitment to the property
- » Biomat USA is a subsidiary of Grifols, a publicly traded global healthcare company (NASDAQ: GRFS)
- » Long term tenancy since 1999
- » Biomat USA expanded and renovated their space in 2017
- » Adjacent to Galileo Magnet High School
- » Minutes from Sovah Health Hospital (250-Bed) & Averett University (1,500 students)
- » Proximity to Central Boulevard (31,000 VPD)
- » Over 48,500 people live within a five-mile radius
- » Average household income within a five-mile radius exceeds \$61,800



Property Overview



PRICE
\$2,859,899



CAP RATE
8.09%



NOI
\$231,282¹
(as of 2/1/2025)



| | |
|--------------------------|------------------------------------|
| LEASE COMMENCEMENT DATE: | 12/9/1999 |
| LEASE EXPIRATION DATE: | 1/31/2032 |
| RENEWAL OPTIONS: | One 5-year |
| RENTAL ESCALATION: | Annual - See next page for details |
| LEASE TYPE: | NN – Roof, structure, parking lot |
| TENANT: | Biomat USA, Inc. |
| YEAR BUILT: | 1965 |
| BUILDING SIZE: | 9,840 SF |
| LAND SIZE: | 1.44 AC |

1) NOI is inclusive of building base rent and parking lot base rent. See next page for details.

Rental Escalations

| Building Rent Schedule | | | |
|------------------------|-----------|--------------|------------|
| Start | End | Base Rent | Escalation |
| 2/1/2025 | 1/31/2026 | \$195,812.40 | 2% |
| 2/1/2026 | 1/31/2027 | \$199,728.65 | 2% |
| 2/1/2027 | 1/31/2028 | \$203,723.22 | 2% |
| 2/1/2028 | 1/31/2029 | \$207,797.69 | 2% |
| 2/1/2029 | 1/31/2030 | \$211,953.64 | 2% |
| 2/1/2030 | 1/31/2031 | \$216,192.71 | 2% |
| 2/1/2031 | 1/31/2032 | \$220,516.57 | 2% |

| Option 1 | | | |
|----------|-----------|--------------|----|
| 2/1/2032 | 1/31/2033 | \$224,926.90 | 2% |
| 2/1/2033 | 1/31/2034 | \$229,425.44 | 2% |
| 2/1/2034 | 1/31/2035 | \$234,013.95 | 2% |
| 2/1/2035 | 1/31/2036 | \$238,694.23 | 2% |
| 2/1/2036 | 1/31/2037 | \$243,468.11 | 2% |

| Parking Lot Rent Schedule | | | |
|---------------------------|------------|-------------|------------|
| Start | End | Base Rent | Escalation |
| 12/1/2024 | 11/30/2025 | \$35,469.51 | 3% |

* Parking lot base rent escalates 3% annually on 12/1. The lease renewal term shall also run concurrent with any and all options and extensions exercised in connection with the building lease.

Biomat USA

GRIFOLS

Plasma Center

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.

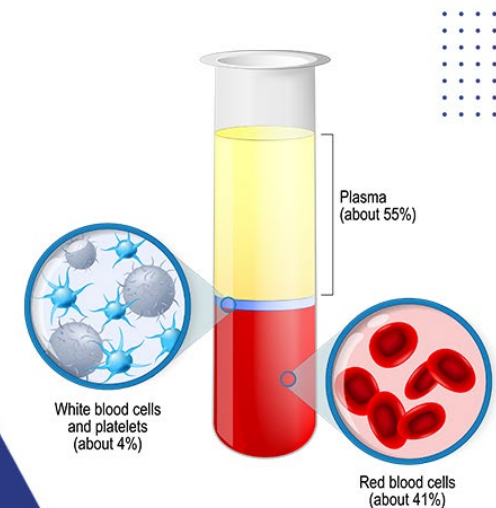
WHY DONATING BLOOD PLASMA IS IMPORTANT:

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.

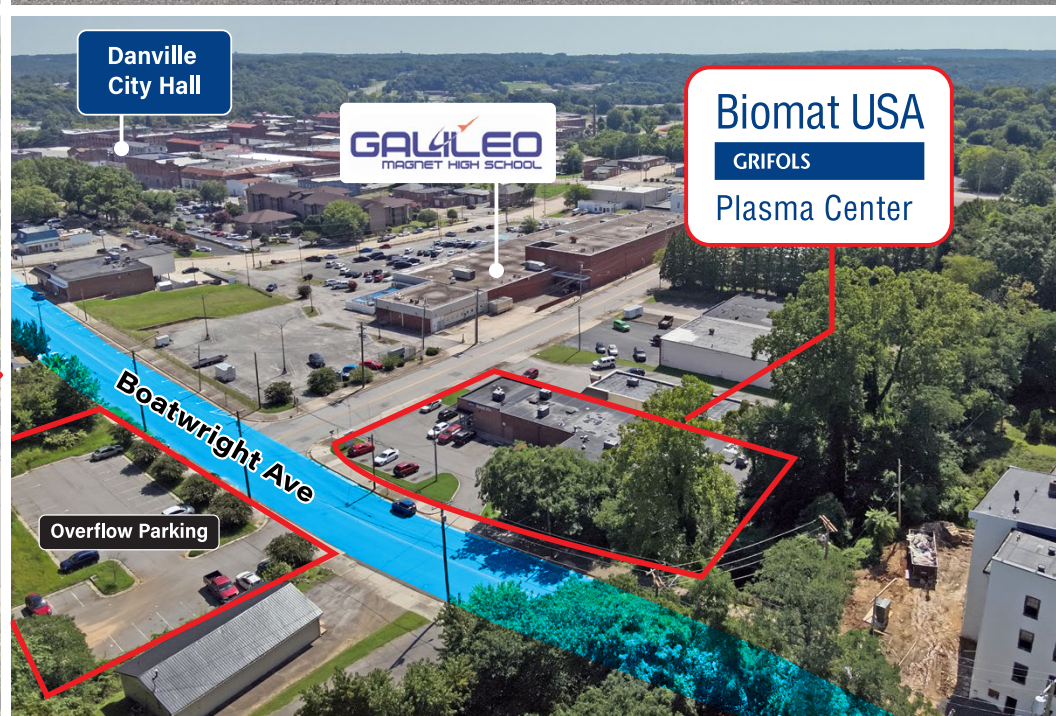
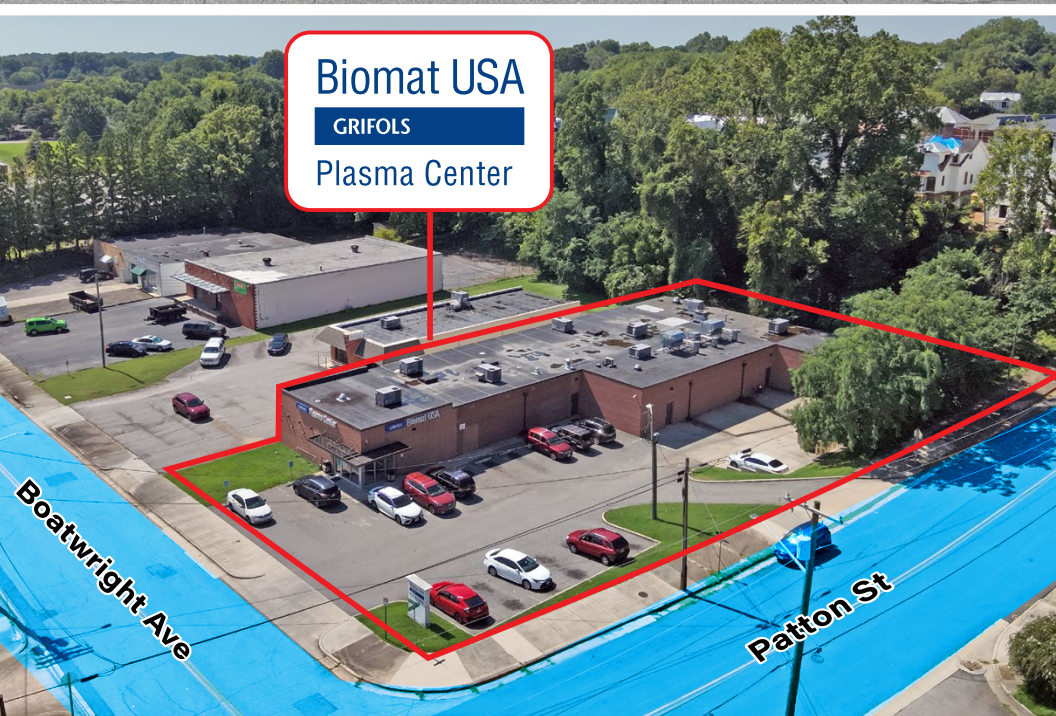
BLOOD PLASMA MARKET OVERVIEW:

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



Walmart
Supercenter

LOWE'S

THE HOME DEPOT

TARGET

HOBBY LOBBY

DANVILLE MALL

belk
MODERN SOUTHERN STYLE

AVERETT UNIVERSITY
SINCE 1859

Biomat USA
GRIFOLS
Plasma Center

Piedmont Regional Medical Center

Dunham's SPORTS

Central Blvd

31,000 VPD

Main St

7,224 VPD

sam's club

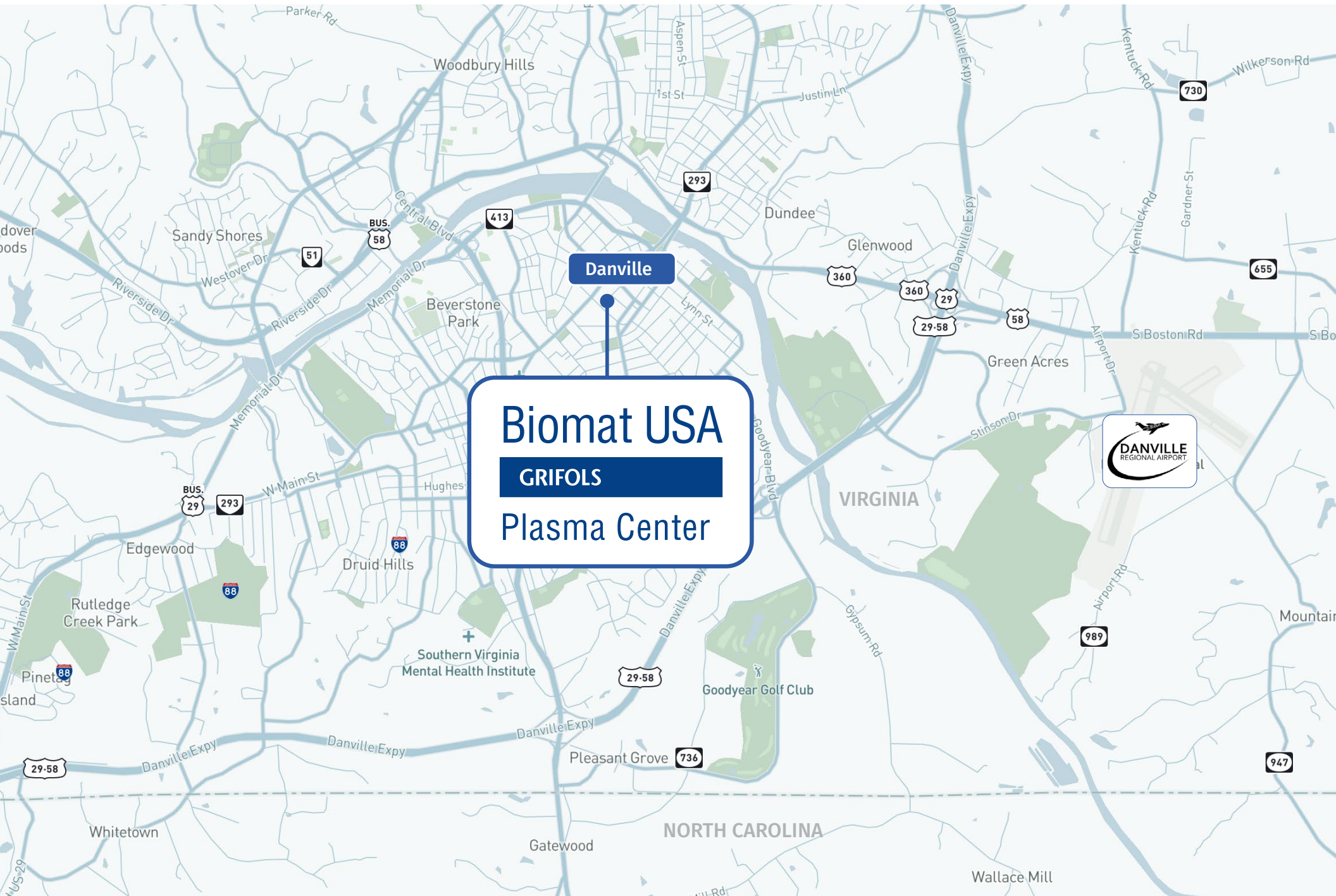
SOVAH HEALTH
Danville (Hospital)

GALILEO
MAGNET HIGH SCHOOL

Site Plan



Map



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Location Overview

DANVILLE, VIRGINIA




Danville, Virginia, is a city located in the south-central region of the state, near the North Carolina border. With a population of approximately 40,000 residents, Danville serves as an economic and cultural hub for the surrounding region. The city is situated along the Dan River, offering scenic beauty and recreational opportunities.

Historically, Danville’s economy was primarily based on textiles and tobacco. However, in recent years, the city has undergone significant economic transformation. It now boasts a diversified economic base, attracting industries such as manufacturing, logistics, and healthcare. This diversification has helped stabilize the local economy and create new job opportunities for residents.

Danville is part of the Danville-Pittsylvania County economic region, which includes several industrial parks and business-friendly policies designed to attract new businesses and support local entrepreneurship. The region’s proactive approach to economic development has been instrumental in revitalizing the area and fostering sustainable growth.

Major employers in Danville include Goodyear Tire & Rubber Company, Danville Regional Medical Center, and various advanced manufacturing firms. The city’s strategic location, combined with its infrastructure and workforce development initiatives, makes it an attractive destination for businesses looking to expand or relocate.

Demographics

| |  POPULATION |  HOUSEHOLDS |  MEDIAN INCOME | AVERAGE INCOME |
|--------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|----------------|
| 1-MILE | 6,009 | 2,894 | \$40,226 | \$62,655 |
| 3-MILE | 31,348 | 13,987 | \$38,020 | \$58,411 |
| 5-MILE | 48,557 | 21,748 | \$41,876 | \$61,804 |

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+ |



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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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