



NET LEASE INVESTMENT OFFERING

KEDPLASMA
UNITED STATES
a Kedrion Biopharma company

KEDPLASMA
313 S Stanton St
El Paso, TX 79901

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 El Paso, Texas. The tenant began occupying the space in 2018 with a 15-year lease that runs through October 2033. The subject lease contains 10% rental escalations throughout the primary term and three 5-year renewal options. Additionally, Texas is an income tax free state.

The 34,357 square-foot building benefits from its signalized hard corner position along Paisano Drive, which experiences over 26,200 vehicles per day and is located in downtown El Paso. The property also benefits from its proximity Interstate 10 which handles more than 187,000 vehicles per day. Interstate 10 also connects El Paso to San Antonio and Tucson. The subject is positioned less than a five-minute drive from the University of Texas at El Paso (24,000 students) and The Hospitals of Providence Memorial (500-Bed). There are over 108,000 people living within a five-mile radius of the property that earn an average household income of \$57,768. Additionally, El Paso's neighboring city, Ciudad Juárez, has a population of over 1.5 million people. Many of these residents' travel across the border to visit, work, and shop in El Paso.

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.

1) Population is not inclusive of Ciudad Juárez population.

Investment Highlights

- » Central location in Downtown El Paso
- » 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
- » Texas is an income tax free state
- » 9+ years remain on the primary lease term
- » 10% rental escalations every five years
- » Located at the intersection of Paisano Drive (26,200 VPD) & Stanton St
- » Proximity to Interstate 10 (187,000 VPD)
- » Over 108,000 people live within a five-mile radius (Not inclusive of Ciudad Juárez population)
- » Ciudad Juárez is home to 1.5 million residents, many of which cross the border into El Paso daily
- » Average household income within five miles is \$57,768
- » Less than five minutes from the University of Texas at El Paso (24,000 students) & The Hospitals of Providence Memorial (500-Bed)



Property Overview



PRICE
\$3,506,560



CAP RATE
7.50%



NOI
\$262,992

LEASE COMMENCEMENT DATE:	11/1/2018
LEASE EXPIRATION DATE:	10/31/2033
RENEWAL OPTIONS:	Three 5-year
RENTAL ESCALATION:	10% every 5 years
LEASE TYPE:	NN – Roof, structure, & foundation
TENANT:	BPL Plasma Inc. (Now: KEDPLASMA)
YEAR BUILT:	1949
BUILDING SIZE:	34,357 SF
LAND SIZE:	0.29 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.

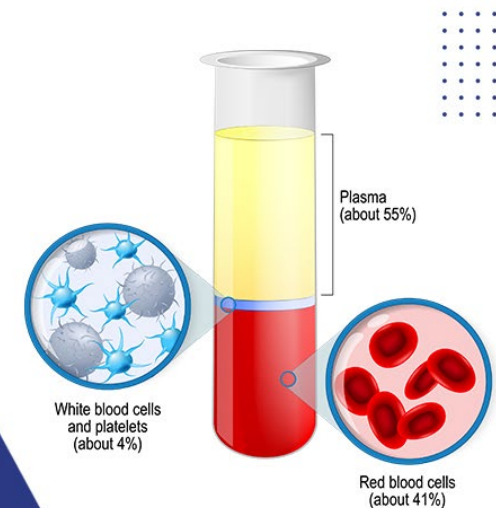
WHY DONATING BLOOD PLASMA IS IMPORTANT:

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



THE UNIVERSITY OF TEXAS AT EL PASO
 24,000 Students

The Hospitals of PROVIDENCE
 500-Bed

WestStar Tower
 AT HUNT PLAZA

Sunflower Bank

WELLS FARGO

Electric Company
 El Paso Electric

EL PASO LIVE
 Abraham Chavez Theatre

EPMA

San Jacinto Plaza

187,000 VPD

Interstate 10



THE PLAZA
 PIONEER PARK

El Paso Convention Center

Wigwam Museum

KEDPLASMA
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--Liberty Hall--
 El Paso Court House

Walgreens



S Stanton Street

11,000 VPD

E Paisano Drive 26,200 VPD

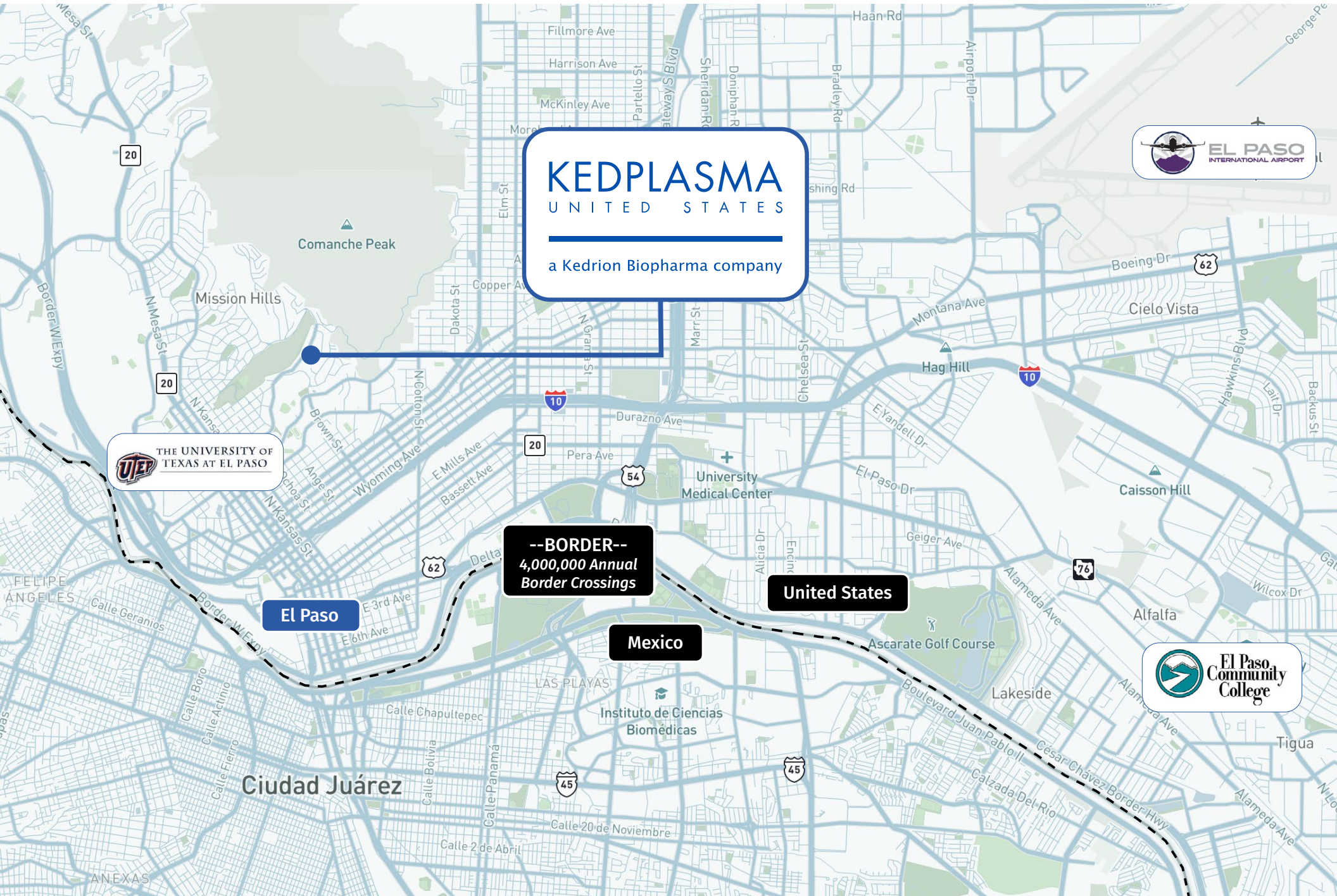
Site Plan



KEDPLASMA
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Map






Location Overview

EL PASO, TEXAS

El Paso, Texas, is a major urban center strategically positioned on the U.S.-Mexico border, serving as a vital gateway for international trade. The city is the sixth largest in Texas, with a population exceeding 680,000, and is part of the larger El Paso-Juárez-Las Cruces metropolitan area, which has a combined population of over 2.7 million. El Paso’s economy is diverse, with significant contributions from international trade, manufacturing, healthcare, and military sectors, anchored by Fort Bliss, one of the largest military complexes in the United States. The city is also home to the University of Texas at El Paso, a leading research institution. El Paso benefits from a favorable business environment, competitive operating costs, and robust infrastructure, making it an attractive location for investment and economic growth. Its low cost of living, strong community ties, and high quality of life contribute to a stable and growing population, further enhancing its appeal as a business and residential hub.



Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	13,951	6,108	\$17,606	\$33,575
3-MILE	43,850	17,875	\$28,509	\$54,983
5-MILE	108,116	44,409	\$35,630	\$57,768

Tenant Overview

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BPL PLASMA INC. (NOW KEDPLASMA)

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. The plasma collected by KEDPLASMA is a critical raw material for the manufacture of life-saving therapies, which are distributed worldwide to benefit more than 100,000 patients each year.

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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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.

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.