



NET LEASE INVESTMENT OFFERING

Biomat USA
GRIFOLS
Plasma Center

Biomat USA (Plasma) (Grifols Inc. Guaranty)
350 S Adams St
Eagle Pass, TX 78852

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 located in Eagle Pass, Texas. Biomat USA has been operating at this location since 2013 and has executed numerous lease extensions, demonstrating their commitment to the site. The current lease runs through March 2028 and features 1.5% annual rental escalations throughout the remaining term, along with two 5-year renewal options. The lease also features a corporate guaranty from Grifols.

The 11,422-square-foot building benefits from its proximity to East Garrison Street (14,200 VPD), which connects to the Eagle Pass International Bridge, experiencing over 4 million border crossings annually from Mexico to the United States. Additionally, the subject property is located less than a five-minute drive west of the area's main retail corridor. This corridor is home to nationally recognized tenants, including Walmart Supercenter, Lowe's Home Improvement, H-E-B, Kohl's, and many others. Mall de las Aguilas, situated within this corridor, features Burlington, Hibbett Sports, Ross, Cinemark, Kohl's, JCPenney, and Planet Fitness. Over 48,100 people live within a five-mile radius, earning an average household income of \$66,672.

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
- » Recent renewal execution through 2028 demonstrates commitment
- » Biomat USA is a subsidiary of Grifols, a publicly traded global healthcare company (NASDAQ: GRFS)
- » Grifols Inc guaranty
- » Within walking distance from the Eagle Pass International Bridge – 4 million border crossings annually
- » A five-minute drive west of Walmart, Lowe's, & Mall de las Aguilas - the area's major retail destination
- » Nearby retailers include H-E-B, Burlington, Hibbett Sports, Ross, Cinemark, Kohl's, JCPenney, Planet Fitness, Starbucks, Chick-Fil-A, Whataburger, & many others
- » 48,100 people live within a five-mile radius
- » Average household income within five miles is \$66,672



Property Overview



PRICE
\$3,648,208



CAP RATE
8.15%



NOI
\$297,329
(as of 4/1/2024)

LEASE COMMENCEMENT DATE:	4/1/2013
LEASE EXPIRATION DATE:	3/31/2028
RENEWAL OPTIONS:	Two 5-year
RENTAL ESCALATION:	1.5% annual
LEASE TYPE:	NN – Roof, structure, foundation, parking lot, HVAC replacement ¹
TENANT:	Biomat USA, Inc.
GUARANTY:	Grifols Inc.
YEAR BUILT/RENOVATED:	1968/2008
BUILDING SIZE:	22,818 SF
LAND SIZE:	3.11 AC

1) Tenant is responsible all repairs and maintenance as well as the first \$1,500 of any HVAC replacement.



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.

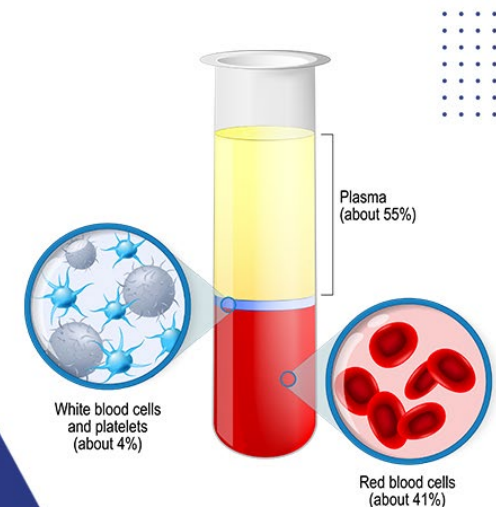
WHY DONATING BLOOD PLASMA IS IMPORTANT:

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.

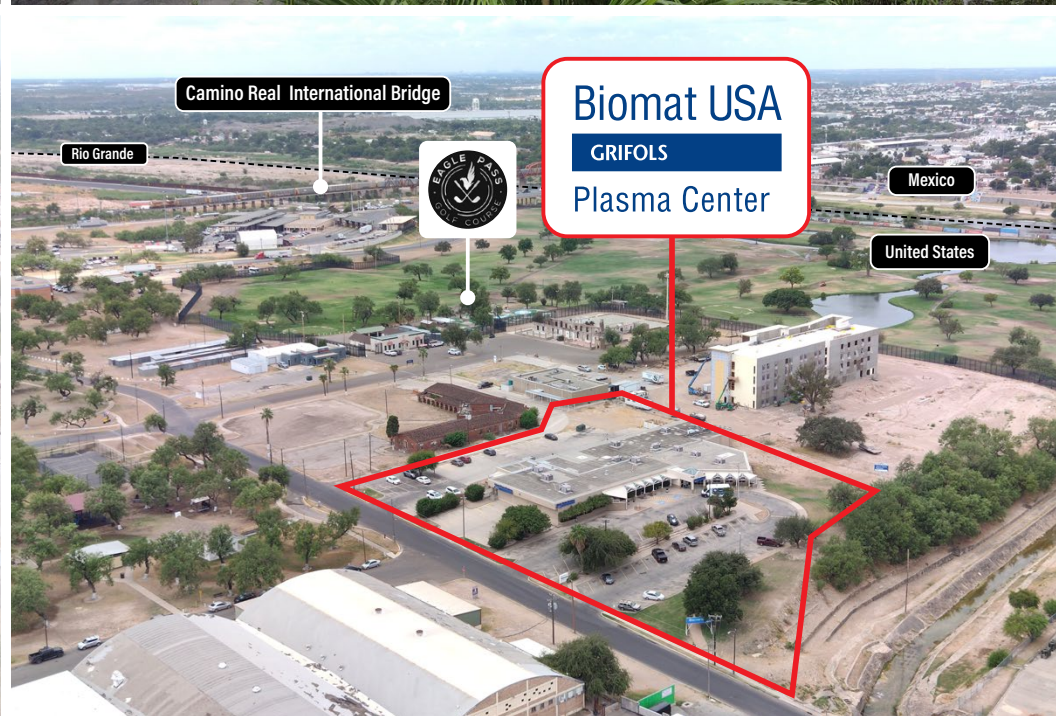
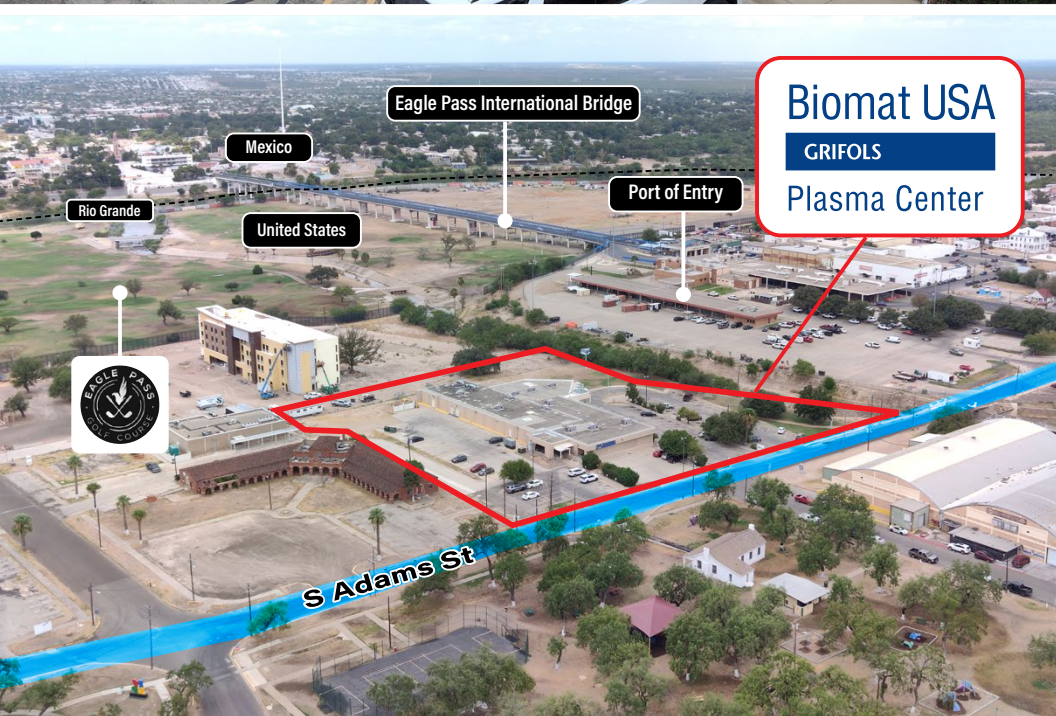
BLOOD PLASMA MARKET OVERVIEW:

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



United States

Mexico

Biomat USA
GRIFOLS
Plasma Center

--BORDER--
4,000,000 Annual
Border Crossings

E Garrison St 14,200 VPD

H-E-B

KOHL'S

Walmart
Supercenter

Marshalls JCPenney
HIBBETT SPORTS® GNC
GAME TESTED, ATHLETE APPROVED.™ LIVE WELL
CINEMARK™ metro
Bath & Body Works Krispy Kreme H&R BLOCK by T-Mobile COWBOY

MALL DE LAS AGUILAS

Burlington

EAGLE PASS
GOLF COURSE

planet
fitness

ROSS
DRESS FOR LESS

Rio Grande

Site Plan






Location Overview

EAGLE PASS, TEXAS

Eagle Pass, Texas, is a city located in Maverick County in the southwestern part of the state, near the U.S.-Mexico border. With a population of approximately 30,000 residents, it serves as a key economic and cultural hub for the region. The city is strategically positioned along Interstate 35, facilitating robust transportation and trade links. Eagle Pass is known for its dynamic economy, driven by sectors such as retail, manufacturing, and healthcare. Additionally, the presence of the Eagle Pass International Bridge enhances its significance as a border crossing point, fostering international commerce and cross-border interactions. The area benefits from a relatively low cost of living and a favorable business climate, making it an attractive location for investment and development.



Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	5,939	2,200	\$24,137	\$47,450
3-MILE	40,765	13,393	\$46,468	\$62,485
5-MILE	48,184	15,608	\$49,588	\$66,672

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/en/usa
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.

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.