

OFFERING MEMORANDUM

Fresenius Medical Care & Singing River Health System

Two-Tenant Hospital Adjacent MOB
784 Howard Avenue, Biloxi, Mississippi

Memorial Hospital Biloxi
(153 Beds)

**FMC & Singing River
Health System**
Biloxi, MS



Hospital
Adjacent



2nd Highest ESRD
Rate in the Nation



Certificate of
Need State



Investment Grade
Tenancy

Colliers



✉ POINT OF CONTACT

NET LEASE CAPITAL MARKETS | HEALTHCARE

Colin Cornell

Senior Vice President
+1 918 402 6394
colin.cornell@colliers.com

Christian Vaughan

Senior Vice President
+1 303 437 0679
christian.vaughan@colliers.com

Ken Hedrick

Vice Chairman
+1 918 640 4977
ken.hedrick@colliers.com

Andrew Ragsdale

Vice Chairman
+1 918 760 5848
andrew.ragsdale@colliers.com

Jonathan Ameen

Senior Vice President
+1 539 476 2973
jonathan.ameen@colliers.com

Philip Butts

Associate Vice President
+1 918 991 4341
phillip.butts@colliers.com

Shawn Givens

Vice Chairman
+1 214 217 4868
shawn.givens@colliers.com

Will Givens

Senior Vice President
+1 214 217 4869
william.givens@colliers.com

Robert Siddall

Vice President
+1 214 217 4870
robert.siddall@colliers.com

Chris Abadie

LA Lic. 134772

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\$3,689,000
Price

6.50%
Cap Rate

Offering Summary



Investment Highlights

Fresenius Medical Care, Inc. - Credit Tenant Co-Anchors

The property is anchored by Fresenius Medical Care (59.9% of RSF) with a lease that is backed by the corporate guaranty of Fresenius Medical Care, Inc. Headquartered in Germany, it operates more than 4,000 outpatient dialysis clinics globally, treating millions of patients each year. The remaining space is co-anchored by Singing River Health System (39.9% of RSF), which is owned by Jackson Country (BBB+). Singing River most recently reported annual net operating revenues of \$419M.

Hospital Adjacent

The subject property sits directly adjacent Memorial Hospital Biloxi, a 153-bed acute care hospital. The hospital was acquired by Memorial Health System in January of 2025.

[Learn more here.](#)

Certificate of Need State

Dialysis clinics in Certificate of Need (CON) states benefit from regulatory barriers that restrict new competition, ensuring stable patient volumes and protecting market share. This limited supply environment supports stronger tenant performance, enhances revenue predictability, and increases the long-term value of the underlying real estate.

Annual Rental Escalations

The rent escalates at 3.0% annually for both Fresenius and Singing River Health System. Annual rent increases provide a built-in hedge against inflation and create predictable income growth over the lease term. This consistent escalation enhances cash flow stability, strengthens long-term returns, and supports asset value appreciation for investors.

\$3,689,000
Price

6.50%
Cap Rate

Offering Summary

	Fresenius	Singing River Health	Combined
Address, City, ST	784 Howard Ave, Biloxi, MS		
Tenant Entity	Bio-Medical Applications of Mississippi, Inc.	Singing River Health System	Corporate
Guarantor	Fresenius Medical Care Holdings, Inc.	Singing River Health Systems	Fresebius (60%) / Singing River (40%)
Credit Rating	S&P: BBB	Fully owned by Jackson Count, MS (S&P BBB+)	-
Use	Dialysis Treatment Center	Medical Clinic	-
SF Leased	6852	4586	11438
% Occupancy	59.9%	40.1%	100.0%
Year of Occupancy	1996	2025	-
Lease Commencement	8/3/2016	8/1/2025	-
Lease Expiration w/ Termination	7/31/2033	7/31/2029	-
Lease Expiration	7/31/2033	7/31/2032	-
Remaining Term (yrs.)	7.0	6.0	6.6
Remaining Term (firm)	7.0	3.0	5.6
Rental Increases	3.0% annual	3.0% annual	3.0% annual
Renewal Options	2 x 5 years	2 x 5 yrs	2 x 5 years
Options Rent	FMV (not to exceed 15% increase)	Continuation Rent	-
Option Rent Increases	3.0% annual	3.0% annual	3.0% annual
Landlord Expenses	NNN	NNN	NN
NOI	\$154,751	\$85,024	\$239,775
Rent PSF	\$22.58	\$18.54	\$20.96
Termination Option	None	One time at end of 4th year	-
ROFR	None	None	-
Year Built / Renovated	1900 / multiple renovations including 2025		
Notes / Additional Rent	Fresenius paying at additional \$55,590 in total additional base rent from 8/1/2026 - 7/31/2028 that is not reflected above due to the term so the early lease extension.		

*WALT calculated based on 8/1/2026 and pro-rata share of NOI.



Property Overview



Surrounding Area



784 Howard Ave
Biloxi, MS






Biloxi
City Hall





DOWNTOWN IMPROVEMENT DISTRICT
Vibrant, walkable, mixed-use district with retail, restaurants, offices and housing. ±230k SF of boutique retail, 330+ residential units, ±20k SF office space within the Howard Avenue corridor.



Exterior Photography





Rent Schedule

Fresenius Medical Care							Singing River Health System						
Period	Begin	-	End	Base Rent*	Rent PSF	% Increase	Period	Begin	-	End	Annual Rent	Rent PSF	% Increase
Current Lease Term	10/1/2025	-	7/31/2026	\$150,243	\$21.93		Current Lease Term	8/1/2025	-	7/30/2026	\$82,548	\$18.00	-
	8/1/2026	-	7/31/2027	\$154,751	\$22.58	3.0%		8/1/2026	-	7/30/2027	\$85,024	\$18.54	3.0%
	8/1/2027	-	7/31/2028	\$159,393	\$23.26	3.0%		8/1/2027	-	7/31/2028	\$87,575	\$19.10	3.0%
	8/1/2028	-	7/31/2029	\$164,175	\$23.96	3.0%		8/1/2028	-	7/31/2029	\$90,202	\$19.67	3.0%
	8/1/2029	-	7/31/2030	\$169,100	\$24.68	3.0%		8/1/2029	-	7/31/2030	\$92,909	\$20.26	3.0%
	8/1/2030	-	7/31/2031	\$174,173	\$25.42	3.0%		8/1/2030	-	7/31/2031	\$95,696	\$20.87	3.0%
	8/1/2031	-	7/31/2032	\$179,398	\$26.18	3.0%		8/1/2031	-	7/31/2032	\$98,567	\$21.49	3.0%
	8/1/2032	-	7/31/2033	\$184,780	\$26.97	3.0%							
Option One	8/1/2033	-	7/31/2034			3.0%	Option One	8/1/2032	-	7/31/2033	\$101,524	\$22.14	3.0%
	8/1/2034	-	7/31/2035			3.0%		8/1/2033	-	7/31/2034	\$104,569	\$22.80	3.0%
	8/1/2035	-	7/31/2036	FMV - not to exceed 15% increase		3.0%		8/1/2034	-	7/31/2035	\$107,706	\$23.49	3.0%
	8/1/2036	-	7/31/2037			3.0%		8/1/2035	-	7/31/2036	\$110,938	\$24.19	3.0%
	8/1/2037	-	7/31/2038			3.0%		8/1/2036	-	7/31/2037	\$114,266	\$24.92	3.0%
Option Two	8/1/2038	-	7/31/2039			3.0%	Option Two	8/1/2037	-	7/31/2038	\$117,694	\$25.66	3.0%
	8/1/2039	-	7/31/2040			3.0%		8/1/2038	-	7/31/2039	\$121,225	\$26.43	3.0%
	8/1/2040	-	7/31/2041	FMV - not to exceed 15% increase		3.0%		8/1/2039	-	7/31/2040	\$124,861	\$27.23	3.0%
	8/1/2041	-	7/31/2042			3.0%		8/1/2040	-	7/31/2041	\$128,607	\$28.04	3.0%
	8/1/2042	-	7/31/2043			3.0%		8/1/2041	-	7/31/2042	\$132,465	\$28.88	3.0%
							8/1/2042	-	7/31/2043	\$136,439	\$29.75	3.0%	



Tenant Overview



Fresenius Medical Care (FMC) is the world's leading provider of products and services for people with chronic kidney failure.

FMC cares for more than **344,687 patients** in its global network of nearly **4,116 dialysis clinics**. At the same time, it operates **42 production sites** on all continents, to provide dialysis products such as dialysis machines, dialyzers and related disposables. The company employs more than **130,000** worldwide with nearly half of that number in North America.

Fresenius Medical Care's corporate headquarters are in **Bad Homburg v.d. Hoehe, Germany**. The headquarters in North America are in **Waltham, Massachusetts** and the headquarters of Asia-Pacific are located in **Hong Kong**.

FINANCIALS | Fresenius Medical AG & Co. KGaA

\$19.4B

Revenue

\$2.55B

EBITDA

\$16.4B

Net Assets

\$10.98B

Total Debt

\$1.56B

Free Cash Flow

\$15.7B

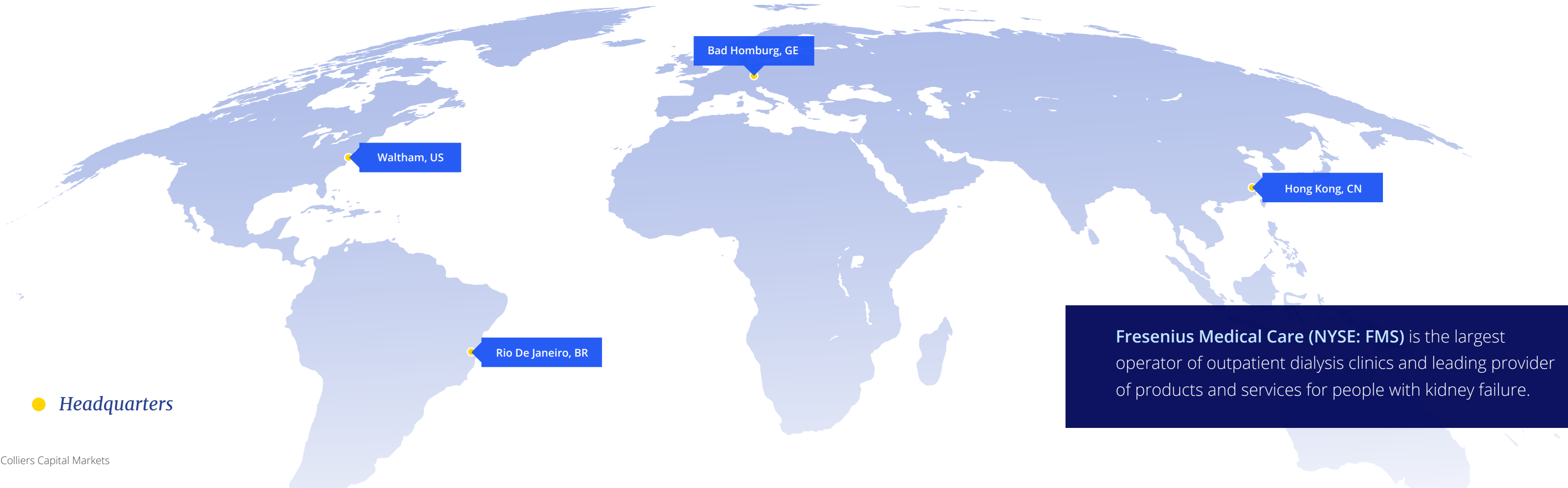
Market Cap

BBB-

Credit Rating
S&P

Baa3

Credit Rating
Moody's



● *Headquarters*

Fresenius Medical Care (NYSE: FMS) is the largest operator of outpatient dialysis clinics and leading provider of products and services for people with kidney failure.



Tenant Overview

Singing River Health System is a not-for-profit healthcare provider and one of the largest employers on the Mississippi Gulf Coast.

Headquartered in Jackson County, the system operates three acute-care hospitals—Pascagoula, Ocean Springs, and Gulfport—along with a broad network of specialty centers, clinics, and outpatient facilities. Employing more than 3,500 staff and 300+ physicians, Singing River delivers comprehensive services ranging from cardiology and oncology to orthopedics and women’s health. Its scale, community ties, and role as a regional anchor provider support long-term operational stability and investor confidence.

As of fiscal year end 2023



S&P Global
County Owned Health System
 (Jackson County Credit Rating: **BBB+**)





Market Overview



Biloxi, Mississippi

A Coastal Market on the Rise

Biloxi lies on the Gulf Coast in southern Mississippi, bordering the city of Gulfport to its west. The adjacent cities are both designated as seats of Harrison County. The population of Biloxi was 49,449 at the 2020 census, making it the state’s fourth-most populous city. It is a principal city of the Gulfport–Biloxi metropolitan area, home to 416,259 residents in 2020. The area’s first European settlers were French colonists.

The beachfront of Biloxi lies directly on the Mississippi Sound, with barrier islands scattered off the coast and into the Gulf of Mexico. Keesler Air Force Base lies within the city and is home to the 81st Training Wing and the 403rd Wing of the U.S. Air Force Reserve.

Biloxi, Mississippi, is experiencing a dynamic transformation, driven by strategic real estate developments and robust economic growth. The city’s real estate landscape is evolving with new projects that cater to both residents and investors. Notably, developers are introducing fortified beach homes south of Highway 90, featuring expansive designs with pools and garages. Additionally, the Hidden Springs development is underway, encompassing 72 acres entitled for 173 single-family lots, highlighting the area’s potential for residential expansion [harvest-realestate.com](https://www.harvest-realestate.com).

Economically, Biloxi benefits from Mississippi’s impressive performance, ranking second nationally in real GDP growth in 2024 with a 4.2% increase. The state’s commitment to infrastructure is evident with significant investments, such as Entergy Mississippi’s \$1.2 billion Delta Blues Advanced Power Station, set to enhance energy reliability and attract further industrial development.

These developments underscore Biloxi’s position as a promising market for real estate investment, offering opportunities in both residential and commercial sectors.

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population Summary			
2025 Population	5,491	15,636	58,073
Household Summary			
2025 Households	2,259	6,191	24,542
Income and Home Value			
2025 Average Household Income	\$57,179	\$68,166	\$81,325
2025 Median Household Income	\$39,623	\$48,135	\$56,519
Ethnicity			
2025 White Alone	33.7%	49.2%	59.9%
2025 Black Alone	41.4%	27.9%	20.5%
2025 American Indian/Alaska Native Alone	0.8%	0.6%	0.5%
2025 Asian Alone	7.7%	8.1%	6.2%
2025 Pacific Islander Alone	0.1%	0.2%	0.2%
2025 Other Race	9.0%	6.4%	4.2%
2025 Two or More Races	7.5%	7.6%	8.6%
2025 Hispanic Origin (Any Race)	14.6%	12.4%	9.6%

Commentary: Rates of end stage renal disease (ESRD) are about 4x higher for black Americans than for white Americans.



Biloxi, MS Indicators





Net Lease Capital Markets | Healthcare

Christian Vaughan

Senior Vice President

+1 918 505 2886

christian.vaughan@colliers.com

Colin Cornell

Senior Vice President

+1 918 856 6796

colin.cornell@colliers.com

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