



NET LEASE INVESTMENT OFFERING

Biomat USA
GRIFOLS
Plasma Center

Biomat USA (Plasma) (Corporate Guaranty)
416 18th Ave
Meridian, MS 39301

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 Meridian, Mississippi. The tenant began occupying the space in 2017 with a 15-year lease that runs through June 2032. The subject lease contains 10% rental escalations throughout the primary term and four 5-year renewal options. The lease also features a corporate guaranty from Grifols.

The 16,800 square-foot building benefits from its position along 18th Avenue. The subject is situated just three blocks south of both Anderson Regional Medical Center, a 260-bed facility, and Oscher Rush Medical Center, a 215-bed facility. The location also features convenient access to Interstate 20, which sees a traffic volume of 40,000 vehicles per day. There are a number of nearby retail centers featuring major tenants such as Lowe's, Walmart, Sam's Club, Belk, Dillard's, Hobby Lobby, Hibbett Sports, T.J. Maxx, and Chick-Fil-A. Additionally, the surrounding community is home to over 35,800 residents within a five-mile radius.

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
- » Biomat USA is a subsidiary of Grifols, a publicly traded global healthcare company (NASDAQ: GRFS)
- » 7+ years remain on the primary lease term
- » Corporate lease guaranty from Grifols Inc.
- » 10% rental escalations every five years
- » Three blocks south of Anderson Regional Medical Center (260-Bed) & Oscher Rush Medical Center (215-Bed)
- » Minutes from Interstate 20 (40,000 VPD)
- » Proximity to several retail center with tenants Lowe's, Walmart, Sam's Club, Belk, Dillard's, Hobby Lobby, Hibbett Sports, T.J. Maxx, & Chick-Fil-A
- » Over 35,800 people live within a five-mile radius



Property Overview



PRICE
\$3,403,632



CAP RATE
8.00%



NOI
\$272,291

LEASE COMMENCEMENT DATE:	7/1/2017
LEASE EXPIRATION DATE:	6/30/2032
RENEWAL OPTIONS:	Four 5-year
RENTAL ESCALATION:	10% every 5 years
LEASE TYPE:	NN – Roof, structure, & foundation
TENANT:	Biomat USA, Inc.
GUARANTY:	Grifols Inc.
YEAR BUILT:	1955
BUILDING SIZE:	16,800 SF
LAND SIZE:	1.36 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.

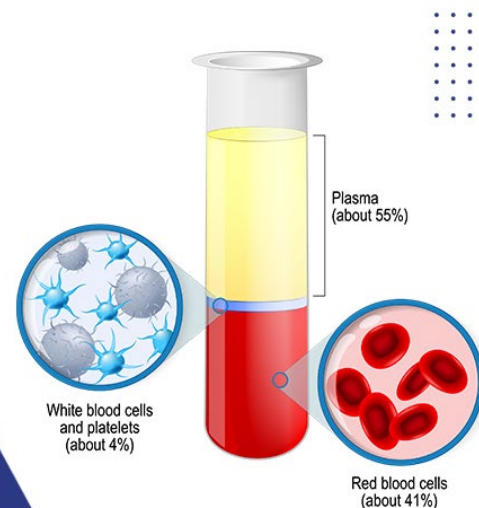
WHY DONATING BLOOD PLASMA IS IMPORTANT:

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



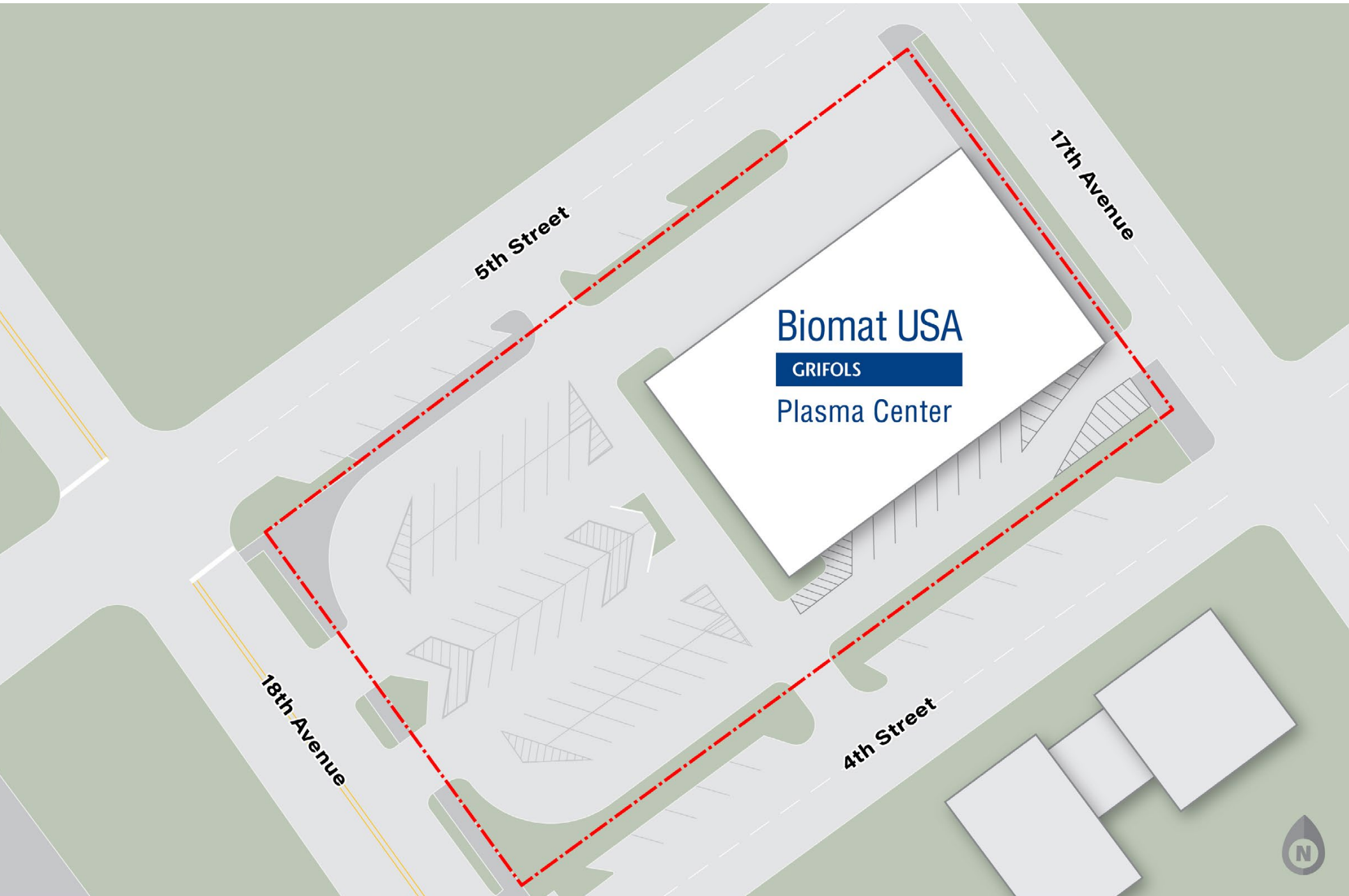
Photographs



Aerial



Site Plan



Biomat USA
GRIFOLS
Plasma Center

5th Street

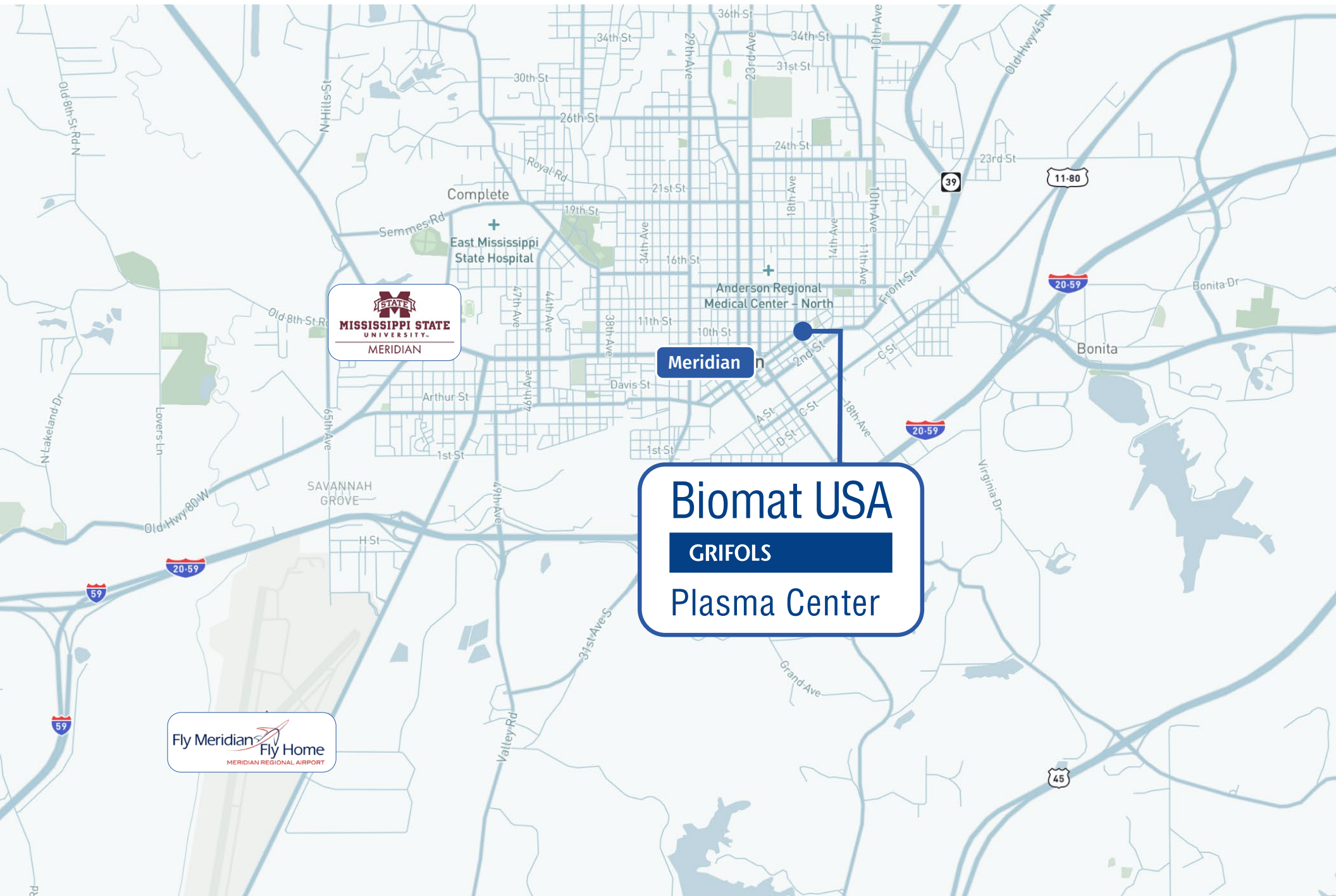
17th Avenue

18th Avenue

4th Street



Map




MISSISSIPPI STATE UNIVERSITY
MERIDIAN

Meridian

Biomat USA
GRIFOLS
Plasma Center


Fly Meridian Fly Home
MERIDIAN REGIONAL AIRPORT

Location Overview




MERIDIAN, MISSISSIPPI

Meridian, Mississippi, is a strategically located city at the intersection of Interstate 20 and Interstate 59, serving as a key transportation and logistics hub in the southeastern U.S. With a population of around 34,000 as of the 2020 Census, Meridian is the sixth-largest city in Mississippi and the county seat of Lauderdale County. The city’s economy is diverse, with significant contributions from healthcare, manufacturing, retail, and the military. Notably, the Naval Air Station Meridian plays a crucial role in the local economy.

Healthcare is a major economic driver in Meridian, with Anderson Regional Health System and Rush Health Systems being the largest employers, collectively providing over 3,500 jobs. Education also plays a vital role in the community, with the Meridian Public School District serving more than 5,000 students and Meridian Community College offering higher education and workforce training. These institutions support a skilled labor force, contributing to the city’s economic stability.

Meridian’s affordable cost of living, with a cost of living index of 77.3 and a median home value of approximately \$87,500, makes it an attractive place for residents and investors alike. Recent revitalization efforts, particularly in the downtown area, have enhanced the city’s cultural and economic appeal, highlighted by attractions like The Mississippi Arts and Entertainment Experience (The MAX) and the Riley Center. These developments, along with the city’s strong economic base, make Meridian a promising location for investment.

Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	4,057	1,841	\$21,275	\$34,838
3-MILE	24,874	10,740	\$31,360	\$56,374
5-MILE	35,849	15,452	\$37,539	\$60,796

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+



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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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