



NET LEASE INVESTMENT OFFERING

Biomat USA
GRIFOLS
Plasma Center

Biomat USA (Plasma)
1223 6th Ave
Des Moines, IA 50314

BANG
REALTY



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Executive Summary

BANG Realty is pleased to exclusively market for sale a single tenant net leased Biomat USA property located in Des Moines, Iowa. Biomat USA has been operating at this location since 2005 and has executed numerous lease extensions, demonstrating their commitment to the site. The current lease runs through August 2032 and features 2% annual rental escalations throughout the remaining term, along with one 5-year renewal option. It is worth noting that Biomat expanded and renovated the space in 2017.

The 11,422 square-foot building benefits from its location on 6th Avenue, which sees 12,900 vehicles per day and is less than one mile south of downtown Des Moines. The property offers immediate access to Interstate 235 (100,000 VPD) and is conveniently located near several of Iowa's largest medical facilities, including MercyOne Des Moines Medical Center (875 beds), UnityPoint Health Iowa Methodist Medical Center (370 beds), Blank Children's Hospital (108 beds), and Iowa Lutheran Hospital (189 beds). Additionally, the area has a robust population of 212,000 people within a five-mile radius, with an average household income exceeding \$87,200.

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
- » Biomat USA is a subsidiary of Grifols, a publicly traded global healthcare company (NASDAQ: GRFS)
- » Long term tenancy since 2005
- » Biomat USA expanded and renovated their space in 2017
- » One block north of MercyOne Des Moines Medical Center (875-Bed)
- » Proximity to Unity Point Health's Iowa Methodist Medical Center (370-Bed), Blank Children's Hospital (108-Bed), & Iowa Lutheran Hospital (189-Bed)
- » Immediate access to Interstate 235 (100,000 VPD)
- » Within walking distance from Des Moines Area Community College (20,000 students)
- » Less than one mile from Downtown Des Moines, IA
- » Over 212,000 people live within a five-mile radius
- » Average household income within five miles exceeds \$87,200



Property Overview



PRICE
\$3,488,144



CAP RATE
7.50%



NOI
\$261,610
(as of 8/1/2024)

LEASE COMMENCEMENT DATE:	8/15/2005
LEASE EXPIRATION DATE:	7/31/2032
RENEWAL OPTIONS:	One 5-year
RENTAL ESCALATION:	2% annual
LEASE TYPE:	NN – Roof, structure, & parking lot
TENANT:	Biomat USA, Inc.
YEAR BUILT/RENOVATED:	1952/2017
BUILDING SIZE:	11,422 SF
LAND SIZE:	1.09 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.

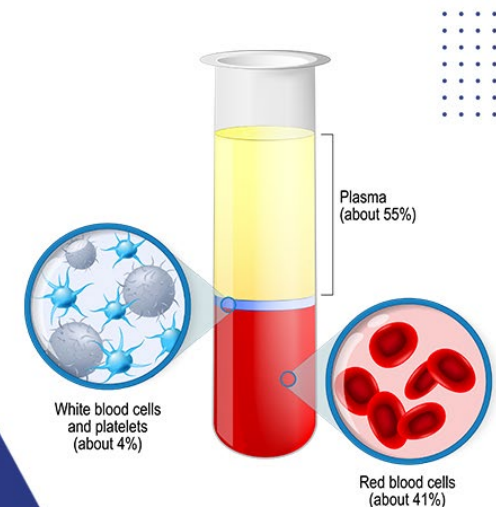
WHY DONATING BLOOD PLASMA IS IMPORTANT:

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



Biomat USA
GRIFOLS
Plasma Center

Biomat USA
GRIFOLS
Plasma Center

Aerial



Biomat USA
GRIFOLS
Plasma Center

UnityPoint Health
Iowa Lutheran Hospital (189-Bed)

MERCYONE
Des Moines Medical Center
(875-Bed)

UnityPoint Health
Blank Children's Hospital (108-Bed)

UnityPoint Health
Iowa Methodist
Medical Center (370-Bed)

Downtown Des Moines



Interstate 235

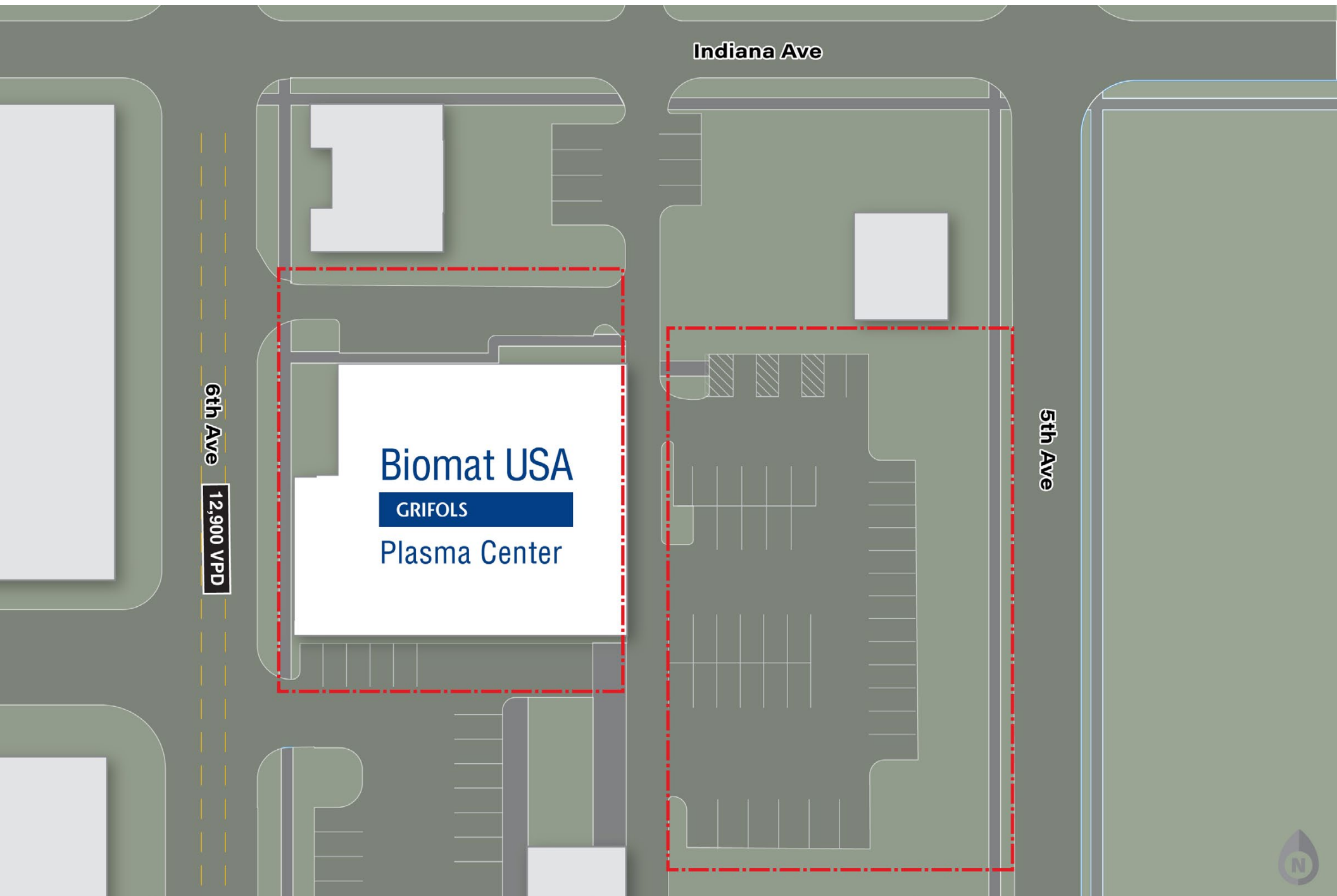
100,000 VPD

6th Ave

12,900 VPD



Site Plan



Indiana Ave

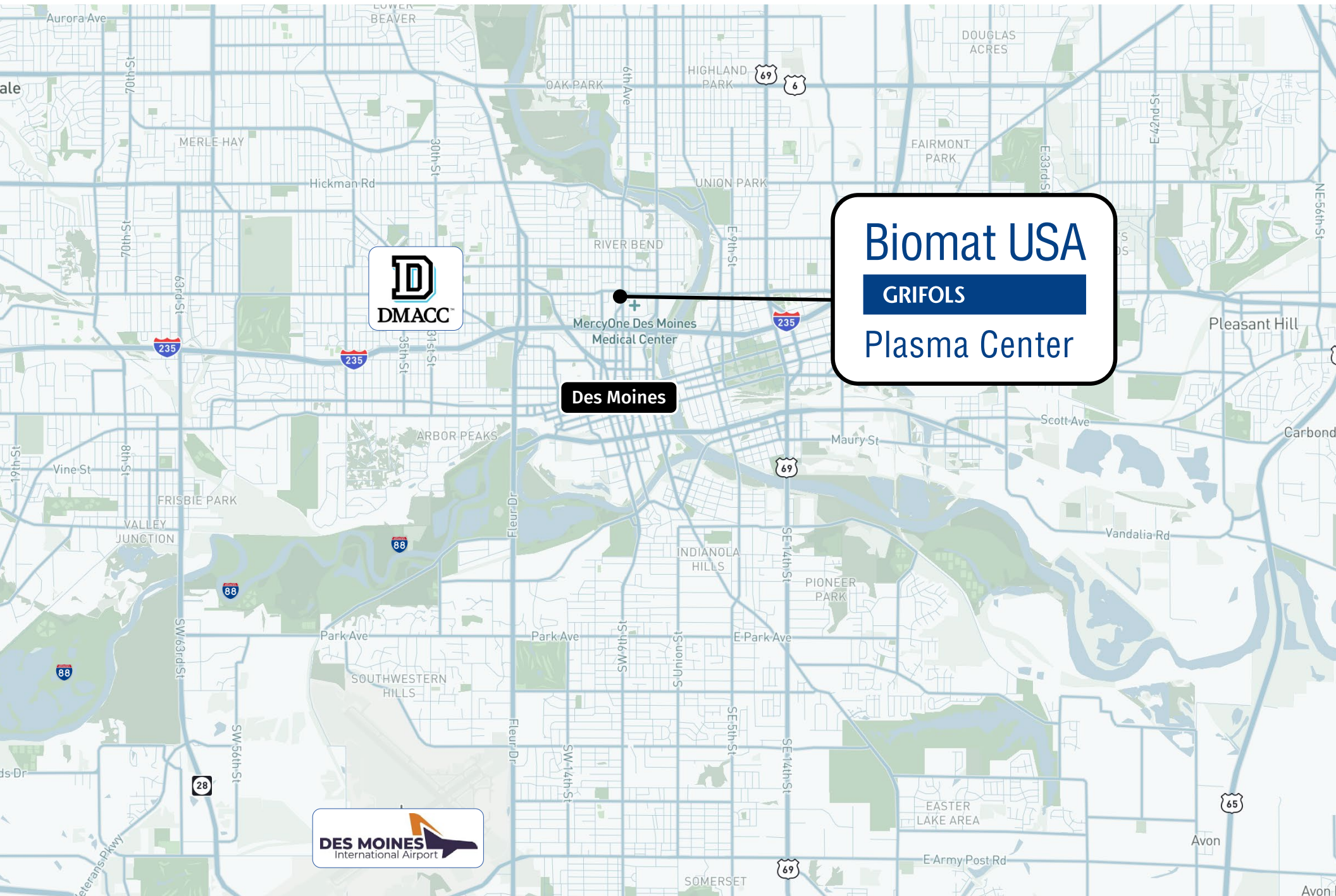
6th Ave
12,900 VPD

Biomat USA
GRIFOLS
Plasma Center

5th Ave



Map



Des Moines

Biomat USA
GRIFOLS
Plasma Center






Location Overview

DES MOINES, IOWA

Des Moines, Iowa, the state capital and largest city in Iowa, is a key economic and cultural center in the Midwest. With a population of approximately 215,000, it serves as the hub for the region’s insurance, financial, and healthcare industries. The city is home to several major insurance companies, including Wellmark Blue Cross Blue Shield and Principal Financial Group, reflecting its significant role in the financial sector. Des Moines is also recognized for its low cost of living, strong job market, and well-regarded educational institutions, including Drake University and Iowa State University. The city benefits from a diverse economy, robust infrastructure, and a strategic location with access to major transportation routes, making it a desirable location for business investment and development



Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	14,320	5,876	\$41,373	\$61,927
3-MILE	101,976	43,703	\$55,807	\$79,669
5-MILE	212,944	89,120	\$62,820	\$87,299

Tenant Overview

Biomat USA GRIFOLS Plasma Center

BIOMAT USA, INC. (GRIFOLS)

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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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