



# Investment Offering

1078 Plaza Avenue  
Eastman, GA 30004



McWhirter

# Confidentiality Agreement & Disclaimer

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or McWhirter Realty Partners, LLC ("MRP"). You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or MRP.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner or MRP. Therefore, all projections, assumptions, estimates, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximate. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Certain documents within this Memorandum are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum.

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner nor MRP shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

The information within this Memorandum has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. Any assumptions, estimates, projections, or opinions used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Presented by:

Gray McWhirter  
678.385.2722  
gmm@mcwreality.com

McWhirter Realty Partners, LLC  
294 Interstate North Circle, SE  
Building 2, Suite 150  
770.955.2000  
www.mcwreality.com



## Executive Summary

We are excited to present a unique investment opportunity at 1078 Plaza Avenue, nestled on the campus of Dodge County Hospital in the heart of Eastman, Georgia. This prime property, built in 2001, boasts a 7,122 square foot building situated on a spacious 0.76-acre lot. The property's main attraction is its long-term tenant, Fresenius Medical, who has occupied the building for over two decades, and has 7.5 years left on their lease. With a strong and established tenant in place, this offering promises an attractive return on investment and the potential for long-term financial security.

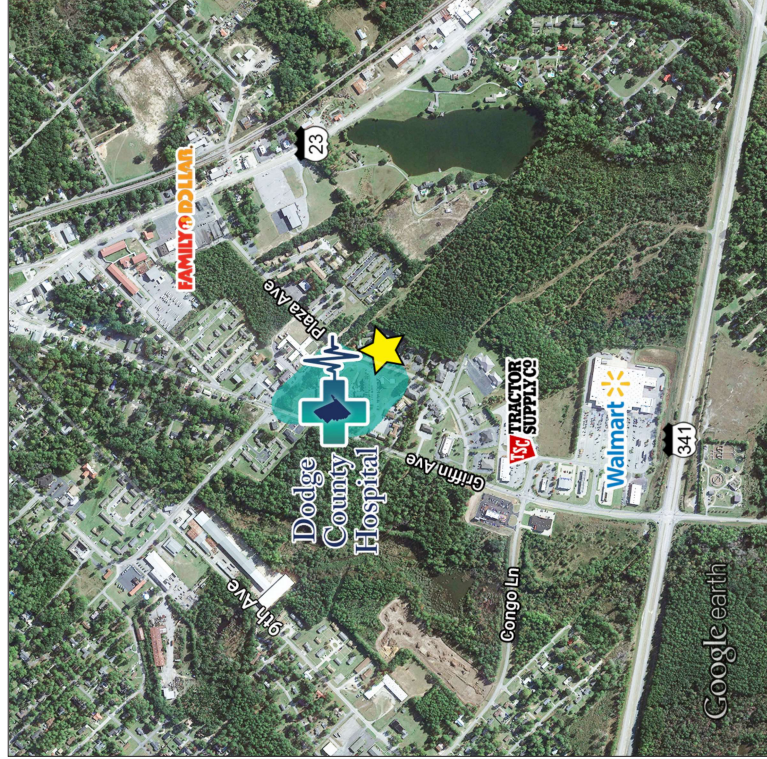
Price: \$1,375,000

Cap Rate: 6.45%



## Property Highlights

- **Location:** Situated on the esteemed campus of Dodge County Hospital, 1078 Plaza Avenue enjoys excellent visibility and accessibility, making it a prime destination for local residents and healthcare-related businesses. The property's strategic location within the hospital campus is a key driver of its appeal, ensuring a steady flow of potential customers for the tenant and providing investors with a stable income stream.
- **Building:** The property, constructed in 2001, features a well-maintained, 7,122 square foot building, equipped to meet the needs of the medical tenant, Fresenius Medical, and conveniently located within the hospital complex. The modern construction and design of the building, in addition to its strategic location, enhance its investment appeal.
- **Tenant:** Fresenius Medical is a reputable and established medical facility, known for its commitment to quality healthcare services. With a remarkable 20-year history of tenancy within the Dodge County Hospital campus, Fresenius Medical has proven its dedication to the Eastman community, showcasing the stability and reliability of this investment.
- **Lease Term:** With 90 months remaining on their lease, investors can enjoy the security of a steady income stream while also having the flexibility to explore different options when the lease term concludes. This combination of stability and opportunity makes 1078 Plaza Avenue an attractive investment choice.



## Lease Abstract

|                    |                                      |
|--------------------|--------------------------------------|
| Tenant             | Fresenius Medical Care               |
| Trade Name         | Fresenius Medical Care               |
| Guarantor          | Corporate                            |
| Property Address   | 1078 Plaza Ave, Eastman, GA 30004    |
| Ownership Type     | Fee Simple                           |
| Lot Size (AC)      | 0.76±                                |
| Building Size (SF) | 7,122±                               |
| Year Built         | 2001                                 |
| Term Remaining     | 7.5 years                            |
| NOI                | \$88,746.08 (annualized from 9/2024) |
| Rent Increases     | 1.5% annually                        |
| Renewal Options    | Two 5-year options                   |
| Lease Type         | NN                                   |

## Rent Schedule

| Fourth Extended Term | Rent/SF | Monthly Rent | Annual Rent |
|----------------------|---------|--------------|-------------|
| 06/01/24 - 01/31/25  | \$12.35 | \$7,329.73   | \$58,637.84 |
| 02/01/25 - 01/31/26  | \$12.54 | \$7,442.49   | \$89,309.88 |
| 02/01/26 - 01/31/27  | \$12.73 | \$7,555.26   | \$90,663.06 |
| Fifth Extended Term  | Rent/SF | Monthly Rent | Annual Rent |
| 02/01/27 - 01/31/28  | \$12.92 | \$7,668.02   | \$92,016.24 |
| 02/01/28 - 01/31/29  | \$13.11 | \$7,780.79   | \$93,369.42 |
| 02/01/29 - 01/31/30  | \$13.31 | \$7,899.49   | \$94,793.82 |
| 02/01/30 - 01/31/31  | \$13.51 | \$8,018.19   | \$96,218.22 |
| 02/01/31 - 01/31/32  | \$13.71 | \$8,136.89   | \$97,642.62 |



## Tenant Summary

Fresenius Medical Care is a global healthcare company that specializes in providing products and services for individuals with kidney diseases and other chronic health conditions. The company is headquartered in Bad Homburg, Germany, and it is one of the world's leading providers of renal care, particularly in the field of dialysis.

Fresenius Medical Care is perhaps best known for its comprehensive dialysis services. They operate a vast network of dialysis clinics worldwide, offering hemodialysis, peritoneal dialysis, and related services to patients with end-stage renal disease. This network ensures that patients have access to life-sustaining dialysis treatments.

The company also manufactures a range of dialysis products and equipment, including dialysis machines, dialyzers, and other consumables. These products are used not only in their own clinics but are also sold to healthcare providers globally.

Fresenius Medical Care is committed to providing high-quality patient care, offering a holistic approach to managing chronic kidney diseases. They offer education, support, and services designed to improve the quality of life for individuals with kidney-related health issues.

The company invests significantly in research and development to enhance the quality and efficiency of dialysis treatment. They are continuously working on innovations that can improve patient outcomes and reduce the burden of kidney disease.

Fresenius Medical Care operates in more than 120 countries and serves hundreds of thousands of patients around the world. Their extensive presence makes them a critical player in the global healthcare landscape.

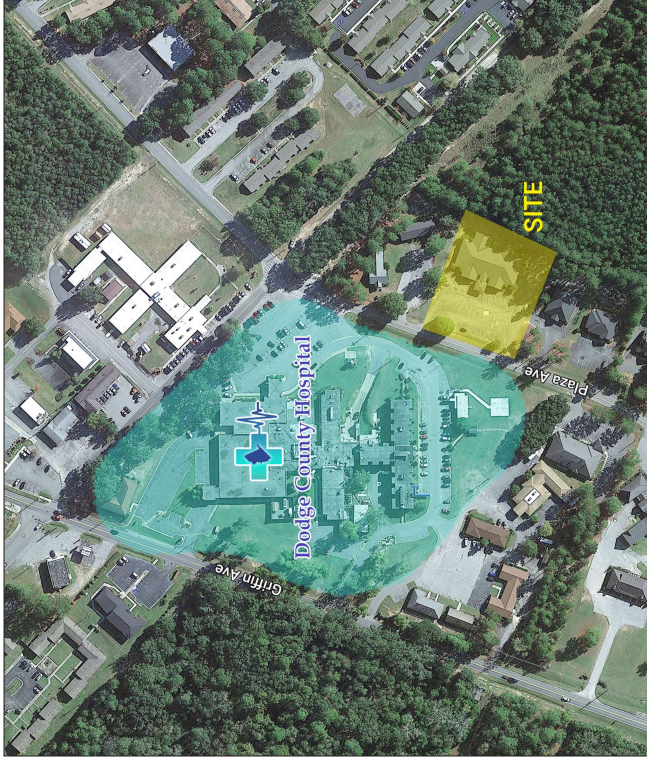
The company is committed to sustainability and environmental responsibility, aiming to reduce its environmental footprint and promote sustainable practices in the healthcare sector.





# Dodge County Hospital

*Dedicated to Community Health*



## Dodge County Hospital

Nestled in the heart of Eastman, Georgia, Dodge County Hospital stands as a beacon of healthcare excellence, serving as a pillar of strength and support for the local community. With 94 beds, it provides a vital lifeline for those in need of medical care, and its story is a testament to the unwavering dedication of the healthcare professionals who have walked its halls and the countless lives it has touched over the years.

Dodge County Hospital's journey began over half a century ago, a humble institution with a mission to provide accessible, high-quality healthcare to the residents of Dodge County and its surrounding areas. Over the years, it has grown and evolved, becoming a vital part of the community it serves.

The hospital building itself is a blend of modernity and tradition. Its state-of-the-art facilities and cutting-edge technology stand as a symbol of progress, while the warm, welcoming atmosphere and compassionate staff embody the traditional values of care and community. With 94 beds, it has the capacity to offer comprehensive medical services, from emergency care to specialized treatments, all within the comforting embrace of its walls.

One of the hospital's most cherished features is its team of dedicated healthcare professionals. From the skilled physicians and nurses who tend to patients' needs to the administrative staff who ensure the hospital runs smoothly, every member of the Dodge County Hospital family shares a common commitment to healing and compassion.

Dodge County Hospital isn't just a healthcare facility; it's a living, breathing entity within the community, a place where lives are saved, families find comfort, and a helping hand is extended to those in need. With 94 beds, it has the capacity to care for a wide range of medical needs, from routine care to critical cases. It's where the past meets the future, where tradition harmonizes with progress, and where the heartbeat of Eastman, Georgia, echoes through the halls.

As the years pass, Dodge County Hospital's story continues to be written, one chapter at a time. Its legacy is one of compassion, dedication, and a deep commitment to the health and well-being of the people it serves. And as it stands at the intersection of healthcare and community, Dodge County Hospital remains an enduring symbol of hope and healing in Eastman, GA, ready to provide comfort and care to those in need.

## Local Community

Eastman, GA, is a thriving community with a strong local economy, and the presence of Dodge County Hospital further underscores the area's significance. The property's location within the hospital campus adds a unique dimension to its investment potential, making it an even more attractive asset for those looking to invest in healthcare and medical facilities.





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