

OFFERING MEMORANDUM



THE DISALVO GROUP

Commercial Real Estate
Investment Sales
Midwest

FRESENIUS DIALYSIS

2500 Parkway Dr
Shelbyville, IN 46176



GLA +/- 5,940 SF
LOT SIZE +/- 0.62 ACRES



\$1,170,000



9.53%





THE DISALVO GROUP

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INVESTMENT OVERVIEW

INVESTMENT OVERVIEW

FINANCIAL ANALYSIS

MARKET OVERVIEW

The DiSalvo Group is pleased to present to market the Fresenius Dialysis Center, a ±5,940-square-foot, single-tenant medical office building located at 2500 Parkway Drive in Shelbyville, Indiana. The specialized medical facility was built in 2004 and is situated on approximately 0.62 acres.

MARKET:

The property is located in Shelbyville, within the Indianapolis Metropolitan Statistical Area (MSA). Shelbyville boasts a population of approximately 20,000 residents and supports a diverse economy bolstered by manufacturing, healthcare, and logistics industries. The property's location provides convenient access to major transportation routes, facilitating patient access and logistical efficiency.

INVESTMENT OPPORTUNITY:

The Fresenius Dialysis Center represents a compelling investment opportunity within the Shelbyville healthcare real estate market. With a secure lease to a reputable tenant like Fresenius, investors benefit from a low-risk investment with predictable cash flow. The property's specialized medical use and strategic location enhance its long-term viability and potential for future appreciation.



Essential Healthcare Provider

critical role in providing essential healthcare services to Shelbyville’s community



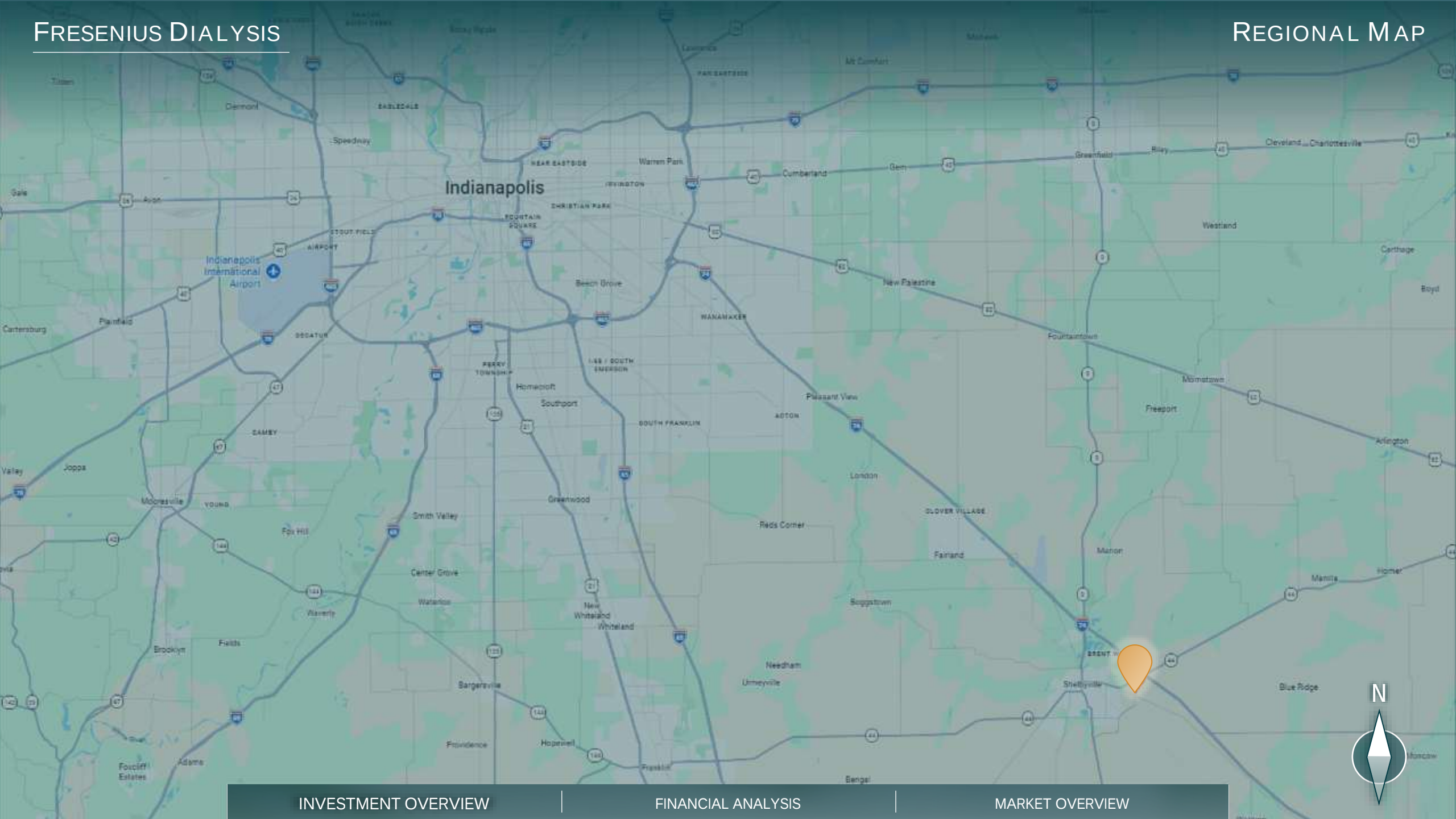
Specialized Medical Facility

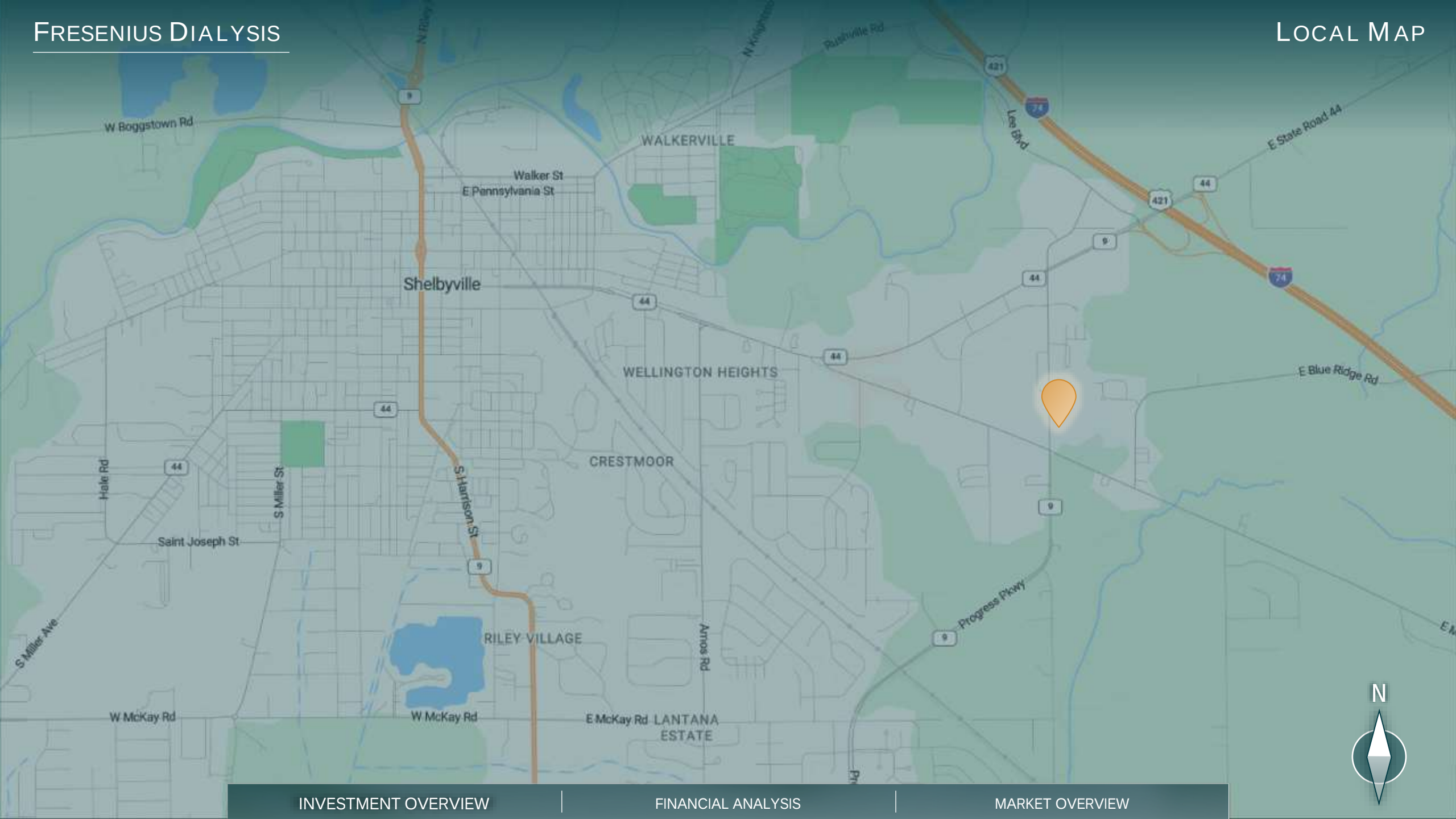
purpose-built medical office tailored specifically for dialysis treatment for optimal functionality and patient comfort.



Stable Tenant

a global leader in kidney dialysis services; provides investors with exposure to an established healthcare operator.









*Property lines are approximate for marketing purposes on aerial

FRESENIUS DIALYSIS



INVESTMENT OVERVIEW

FINANCIAL ANALYSIS

MARKET OVERVIEW

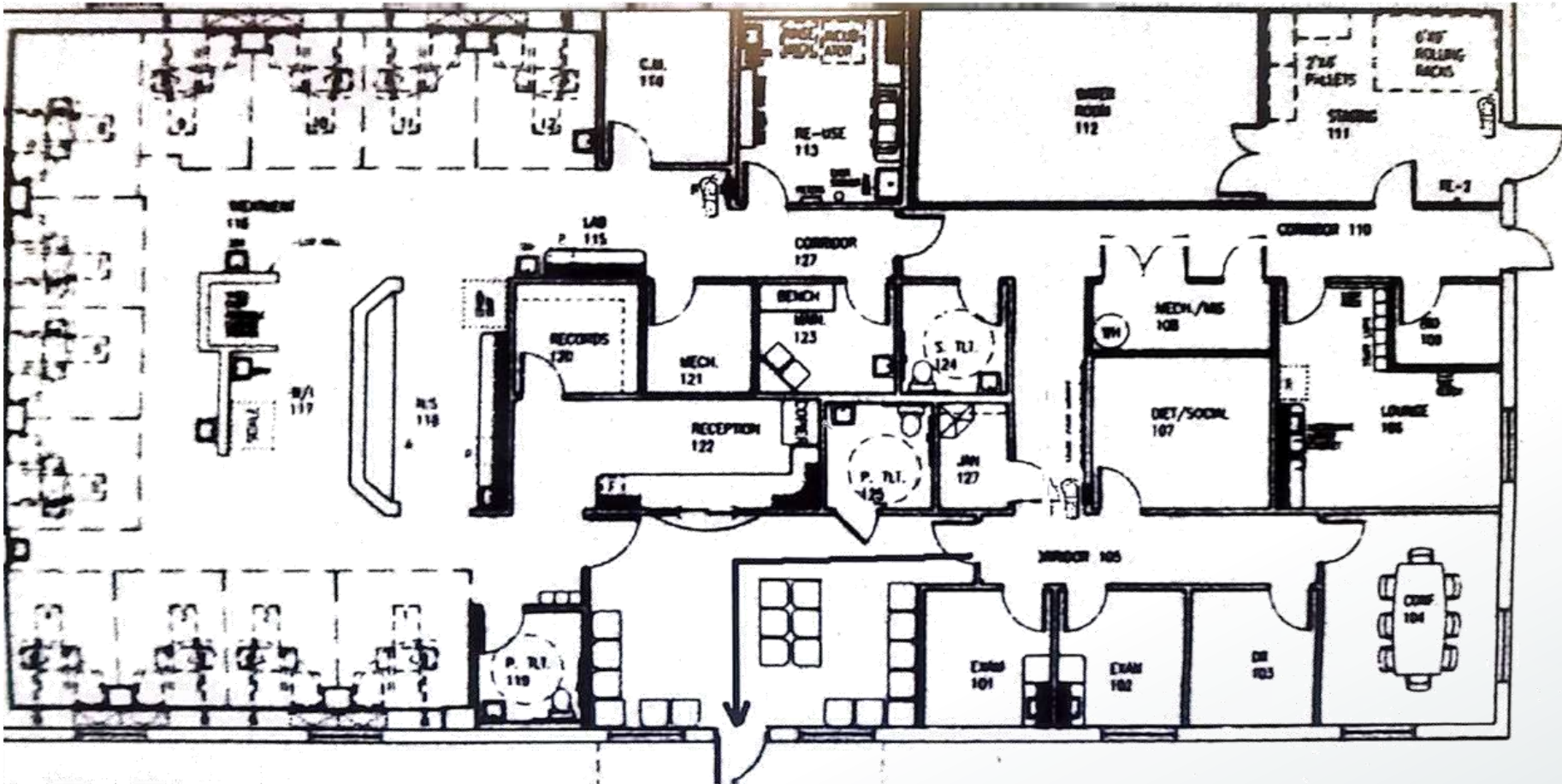
FRESENIUS DIALYSIS



INVESTMENT OVERVIEW

FINANCIAL ANALYSIS

MARKET OVERVIEW



FRESENIUS DIALYSIS

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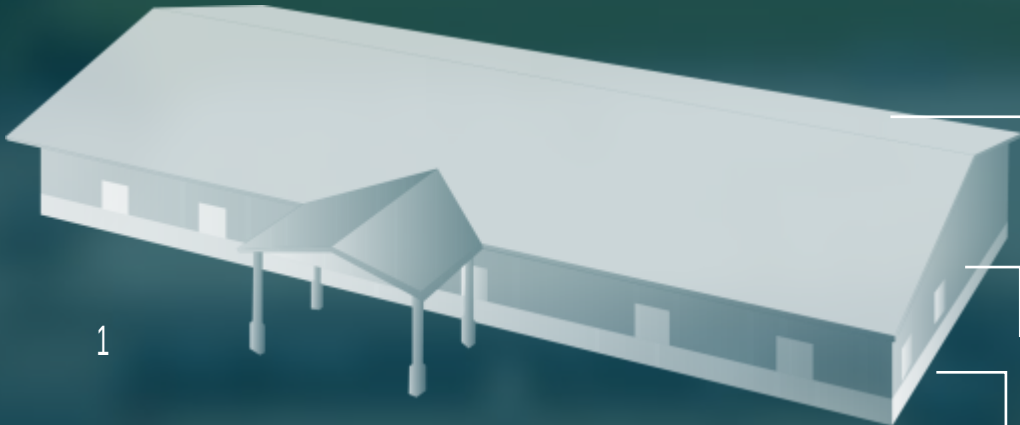
 73-11-03-300-001.000-002



HIGHWAY ACCESS
I-74 | SR-44 | SR-9 | US-421



AIRPORT
50 Minutes to Indianapolis International Airport



NUMBER OF STORIES 1



YEAR BUILT 2004



ZONING Commercial Class C

- ROOF Pitched shingles
- FRAMING Wood and steel frames
- EXTERIOR Masonry
- FOUNDATION Concrete slab
- PARKING Asphalt | 32 Available Surface Spaces
Ratio of 5.39/1,000 SF



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FINANCIAL ANALYSIS

INVESTMENT OVERVIEW

FINANCIAL ANALYSIS

MARKET OVERVIEW

 2500 Parkway Dr, Shelbyville, IN 46176

 GLA +/- 5,940 SF | LOT SIZE +/- 0.62 ACRES

OFFERING PRICE	\$1,170,000
NOI	\$111,533
CAP RATE	9.53%
PRICE/SF	\$196.97
OCCUPANCY	100%

SUMMARY			PROPOSED FINANCING (1)		
Price:		\$1,170,000	First Loan Amount:	75.00%	\$877,500
Down Payment (1st):	25.00%	\$292,500			
Current CAP:		9.53%	Terms:	7.00% interest	
Pro Forma CAP:		10.89%		25 year amortization	
Approx. Gross Square Feet:		5,940		5 year term	
Cost per Gross Square Foot:		\$196.97	Monthly Payment:		\$6,201.99
Zoning:		Commercial			
Parking Spaces:		32			
Site Area:		0.62 Acres			
Year Built:		2004			
Net Operating Income:	\$111,533	9.53%			
Cash on Cash:	\$35,921	12.28%			
Total Return**	\$49,345	16.87%			

*Proposed Financing is based upon current market rates.

CURRENT & PRO FORMA OPERATING DATA					PROJECTED EXPENSES ³⁾			UNDERWRITING ASSUMPTIONS	
For the 12 Months Starting	January 2027		January 2032		UTILITIES			1.	Proposed Financing is based upon current market rates.
Gross Potential Rent:	\$124,443		\$140,358		Electricity	\$ -			
CAM Recapture:	\$ -		\$ -		Gas	\$ -			
Tax Recapture:	\$ -		\$ -		Trash	\$ -		2.	Tenant handles CAM directly and the landlord pays for insurance and the first \$8500 of real estate taxes.
Insurance Recapture:	\$ -		\$ -		Water/Sewer	\$ -			
Mgmt. Recapture:	\$ -		\$ -		Internet	\$ - \$ -		3.	RE tax expense pulled from Shelby County Assessor's Office.
Base Stop Recapture:	\$ -		\$ -						
Other Income ⁽²⁾ :	\$4,742		\$5,236		COMMON AREA MAINTENANCE				
					\$ -				
Scheduled Gross Income:	\$129,185		\$145,594		\$ -				
Vacancy:	\$ -		\$ -		\$ -				
					\$ -				
Effective Gross Income:	\$129,185		\$145,594		\$ -				
Less Expenses:	\$17,652		\$18,149		\$ - \$ -				
Net Operating Income:	\$111,533	9.53%	\$127,445	10.89%	Total CAM/Utilities	\$ -			
Capital Reserves:	\$1,188	\$0.20/SF	\$891	\$0.15/SF	Real Estate Taxes ⁽³⁾	\$2.23	\$13,242		
Loan Payments:	\$74,424	1.5 DCR	\$74,424	1.71 DCR	Insurance	\$0.74	\$4,410		
Cash on Cash:	\$35,921	12.28%	\$52,130	17.82%	Management Fees	\$ -			
Plus Principal Reduction:	\$13,424		\$ -		Total Expenses	\$17,652			
Total Annual Return:	\$49,345	16.87%	\$52,130	17.82%	Per Rentable Square Foot	\$2.97			

*Proposed Financing is based upon current market rates.

FRESENIUS DIALYSIS

MOVE-IN DATE June 2002

LEASE EXPIRATION DATE August 2028

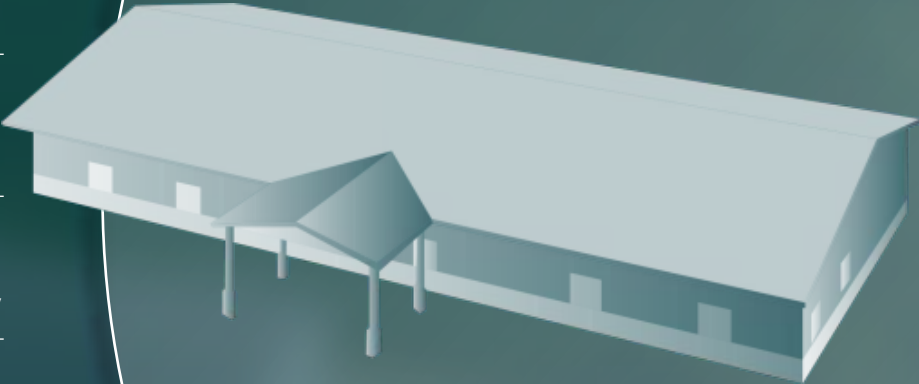
OPTIONS TO RENEW Two (5) Year Options

OPTIONS TO PURCHASE ROFR to Purchase Upon Bonafide Offer

TAXES, CAM & INSURANCE Tenant to handle CAM expenses directly

OWNER’S OBLIGATIONS Roof, structure, building exterior, utility/service lines, parking area

RENT INCREASE DATE	BASE RENT PER MONTH	BASE RENT SF PER MONTH	BASE RENT PER YEAR	BASE RENT SF PER YEAR
Sept 2026	\$10,300.95	\$1.73 SF	\$123,611.40	\$20.81 SF
Sept 2027	\$10,508.85	\$1.77 SF	\$126,106.20	\$21.23 SF





**FRESENIUS
KIDNEY CARE**

Fresenius Kidney Care is the dialysis services division of Fresenius Medical Care, a publicly traded global healthcare company and the world's leading provider of products and services for individuals with renal disease. Fresenius Medical Care operates approximately 3,600 dialysis clinics worldwide, treating approximately 292,000 patients, including more than 205,000 patients across 2,600+ U.S. clinics. In 2025, the company generated approximately \$22.7 billion in revenue and employed nearly 110,000 people worldwide.

The subject property is occupied by Fresenius Kidney Care Shelby County, an established outpatient dialysis center in Shelbyville, Indiana providing in-center hemodialysis treatment to patients with chronic kidney disease and end-stage renal disease. Dialysis represents an essential, recurring healthcare service, with patients generally requiring treatment multiple times per week on an ongoing basis.

Fresenius' substantial operating scale, established U.S. healthcare network, specialized facility requirements, and recurring nature of dialysis treatment provide a compelling tenant profile for a single-tenant medical investment.

3,600+ Global Clinics	2,600+ U.S. Clinics	292k+ U.S. Patients	\$22.7B 2025 Revenue	110 k+ Employees
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MARKET OVERVIEW

INVESTMENT OVERVIEW

FINANCIAL ANALYSIS

MARKET OVERVIEW

FRESENIUS DIALYSIS

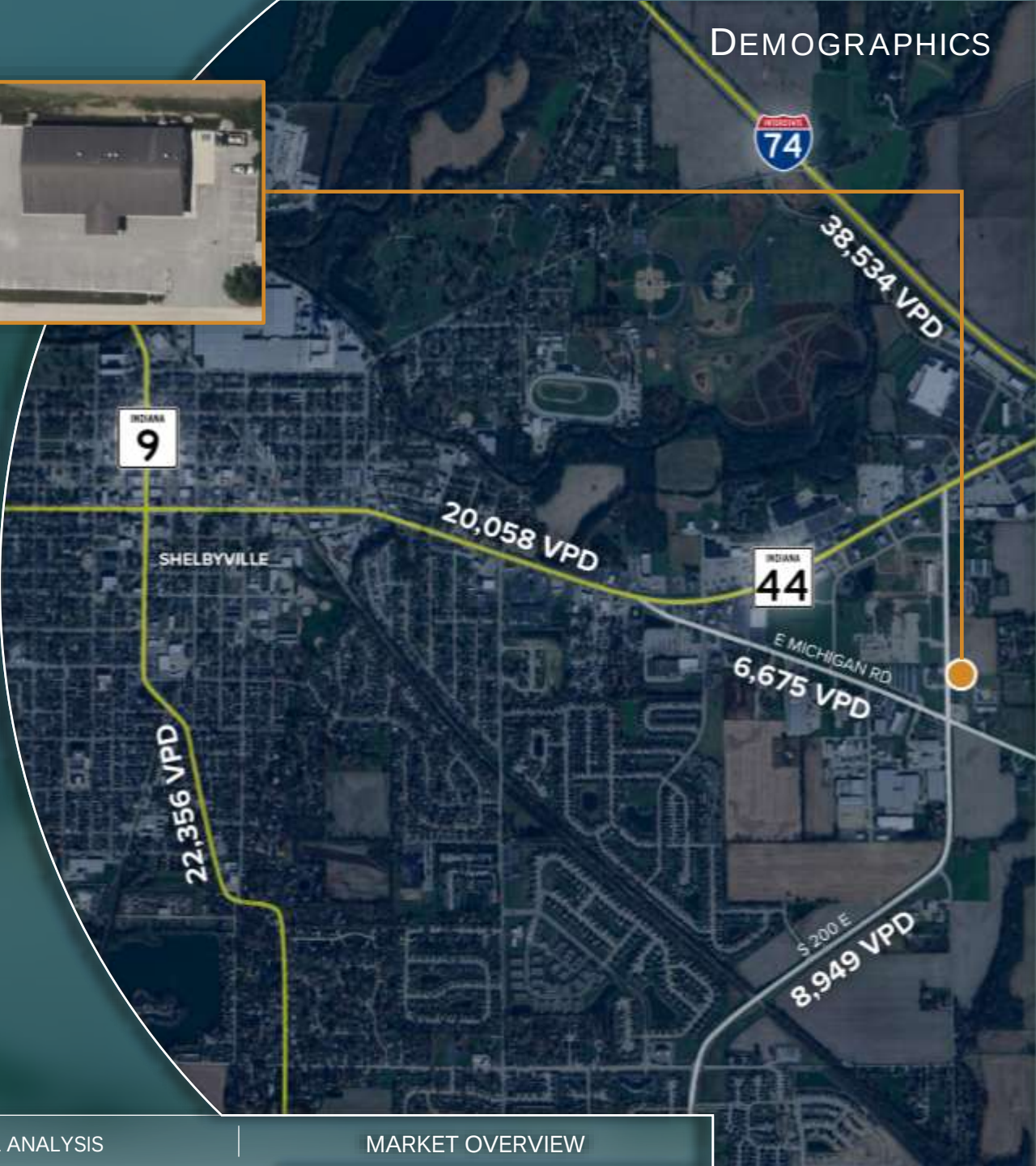
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	10 MILES
2030 PROJECTION	2,798	20,987	27,140	53,900
2025 ESTIMATE	2,731	20,460	26,549	50,320
2020 CENSUS	2,580	19,950	25,850	46,850
2010 CENSUS	2,350	19,400	25,000	43,500
2025 DAYTIME POPULATION	3,850	20,500	27,200	49,500

HOUSEHOLD	1 MILE	3 MILES	5 MILES	10 MILES
2030 PROJECTION	1,103	8,532	10,976	21,050
2025 ESTIMATE	1,076	8,311	10,730	19,650
2020 CENSUS	1,005	8,085	10,490	18,250
2010 CENSUS	900	7,820	10,040	16,900

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES	10 MILES
AVERAGE HOUSEHOLD	\$84,900	\$81,300	\$84,700	\$82,900
MEDIAN HOUSEHOLD	\$65,282	\$62,707	\$64,571	\$66,000
PER CAPITA	\$33,960	\$33,875	\$35,292	\$34,400

Sources: CoStar, Loopnet, ESRI Business Analyst



INDIANAPOLIS

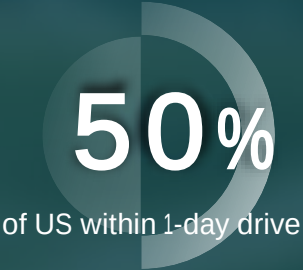
MARKET OVERVIEW



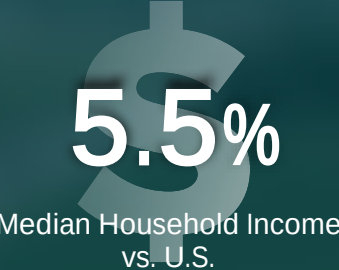
28 Miles to Shelbyville

A rapidly growing technology and logistics hub, Indianapolis combines world-class transportation infrastructure, a diverse economy, and a business-friendly environment with operating costs well below the national average.

Top Distribution Hub



Above Average Income



Below Average Cost of Living



MAJOR EMPLOYERS



Healthcare and Pharmaceuticals



Logistics and Distribution



Manufacturing and Aerospace



Technology

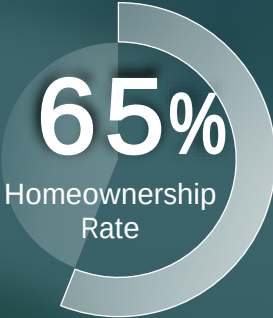
POPULATION



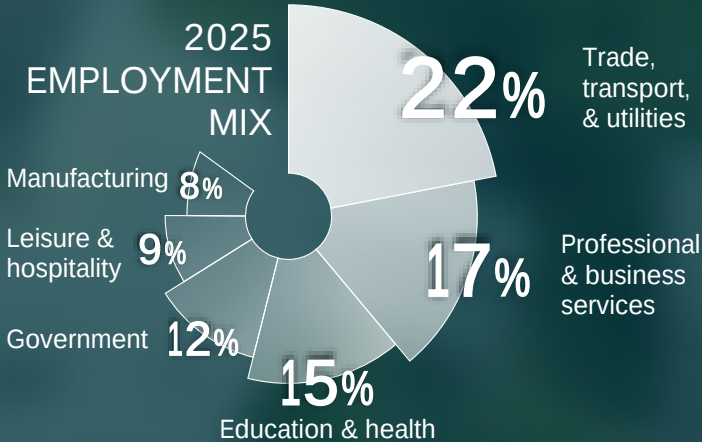
Metro Population



Estimated population growth through 2029



Households



Sources: BLS · U.S. Census Bureau · Moody's Analytics · Bureau of Economic Analysis



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