

FOR SALE

CONTRACT PENDING

Lease Investment Opportunity

Fresenius Medical Care
73 N. Aspen Ski Way • Pueblo West, CO



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- Price: \$ 1,671,700
 - Cap Rate: 7.75%
 - Building: 6,704 sf
 - Lot Size: 1.17 acres
 - Lease Term: Twelve (12) Years
 - Occupancy: July 2010

For more information, please contact:
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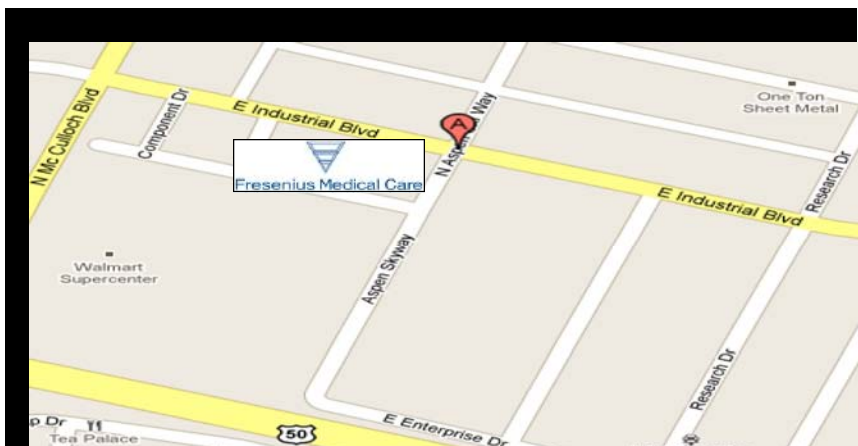


Embree Asset Group, Inc.
4747 Williams Drive

Pueblo West is the fastest growing community in Southern Colorado. The city is located along the southern edge of the State's major growth corridor. It is situated approximately 7 miles west of Pueblo and 38 miles from Canon City on Highway 50. Pueblo West is bisected by east-west U.S. Highway 50 and its eastern border is touched by north-south Interstate 25, which is the major route North to Colorado Springs, Denver and South to Santa Fe New Mexico. The Denver and Rio Grande Western and the Atchison, Burlington Northern and Santa Fe Railroads have tracks conveniently located in areas adjacent to Pueblo West with a rail spur into the Industrial Park located in the Northeast Quadrant. The Fresenius Medical Care (FMC) located on 73 N. Aspen Ski Way is one of 1,700 in the U.S. With more than 30 years of dialysis experience, FMC is the worlds largest dialysis care company. FMC uses modern dialysis methods and works consistently to enhance the Company's growth.

Lease Summary

Tenant:	Fresenius Medical Care Dialysis Services Colorado, LLC
Guarantor:	Fresenius Medical Care Holdings, Inc.
Property Address:	73 N. Aspen Ski Way • Pueblo West, Colorado
Lease Term:	Twelve (12) years
Schedule of Rents:	Years 1 - 5: \$ 129,555 Years 6 - 10: \$ 142,511 Years 11 - 12: \$ 156,762
Options:	Three (3) - 5 Year
Increases:	10% Every Five (5) Years
Taxes & Insurance:	By Tenant
Repairs:	Landlord responsible for replacement of Roof & Structure and Capital Improvements. Tenant responsible for all repairs and maintenance.



Located near Fresenius Medical Care

- Wal-Mart
- Carl's Jr.
- Verizon Wireless
- Marble Slab Creamery
- Sally Beauty Supply
- Alltel Wireless
- Fantastic Sam's