

INVESTMENT OFFERING

IMMUNOTEK PLASMA CENTER

974 N Loop 340
Bellmead (Waco), TX 76705



ACTUAL SITE

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WERTZ
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FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$4,664,234
DOWN PAYMENT	100% / \$4,664,234
RENTABLE SQUARE FEET	9,025 SF
CAP RATE	6.85%
YEAR BUILT / RENOVATED	2023
LOT SIZE	0.99 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	ImmunoTek Plasma
OWNERSHIP	Private
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
ORIGINAL LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	04/02/2023
LEASE EXPIRATION DATE	04/30/2038
TERM REMAINING ON LEASE	Fifteen (15) Years
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(1) 10-Yr Option & (1) 5-Yr Option
RIGHT OF FIRST REFUSAL	No



ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$319,500	\$26,625
Years 6-10	\$351,450	\$29,288
Years 11-15	\$386,595	\$32,216
Years 16-20 (Option 1)	\$425,255	\$35,438
Years 21-25	\$467,780	\$38,982
Years 26-30 (Option 2)	\$514,558	\$42,880

BASE RENT		\$319,500
NET OPERATING INCOME		\$319,500
TOTAL RETURN YR-1	6.85%	\$319,500

TENANT OVERVIEW



IMMUNOTEK PLASMA

ImmunoTek Bio Centers LLC is the world's largest and fastest-growing independent plasma collection center operator. ImmunoTek is a global leader in developing a reliable plasma supply chain for international biotech companies and partnering with organizations for ancillary projects related to blood-plasma collection. Since its inception in 2013, ImmunoTek has built and operated more than 75 plasma collection centers, most of which have achieved or are in the process of attaining U.S. FDA licensure and European certification. ImmunoTek currently has centers operating in 20 states, with 20 additional centers under development and planning underway for more than 40 additional sites over the next three years. <https://www.immunotek.com>



PROPERTY NAME	ImmunoTek Plasma
PROPERTY ADDRESS	974 N Loop 340 Bellmead (Waco), TX 76705
PROPERTY TYPE	Net Lease Medical
OWNERSHIP	Private
LEASE GUARANTOR	Corporate
TERM REMAINING ON LEASE	Fifteen (15) Years
OPTIONS TO RENEW	(1) 10-Yr Option & (1) 5-Yr Option
LEASE TYPE	Absolute NNN
INCREASES	10% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$319,500
NO. OF LOCATIONS	75+
HEADQUARTERED	Lafayette, LA
WEBSITE	www.immunotek.com
YEARS IN THE BUSINESS	Since 2013

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed freestanding, site for ImmunoTek Bio Centers located in Bellmead (Waco MSA), TX. The new 15-year absolute NNN lease includes 10% rental increases every 5-years in primary term and every 5 years in the (1) ten-year and in the (1) five-year option periods. The lease is corporately guaranteed by ImmunoTek Bio Centers, L.L.C which is one of the largest and fastest-growing Independent Plasma Center operators worldwide and currently has over 75 centers operating across 20 states, with 20 additional centers under development and planning underway for more than 40 additional sites over the next three years.

This location benefits from its excellent visibility and frontage at the intersection of N Loop 340 and I-35, which combined boasts over 124,500 vehicles per day. This ImmunoTek Bio Center is directly adjacent to a Home Depot anchored center, directly across the street from a Walmart Supercenter, minutes from downtown Waco, 90 miles south of Dallas, 100 miles north of Austin, and only 4.8 miles from Baylor University which has over 20,000 enrolled students.

Current co-tenants in the immediate shopping center include: Harbor Freight Tools, Planet Fitness, Dollar General, and American Freight Furniture, Mattress, & Appliance, Whataburger, Wendy's, IHOP, and Circle K. Other National retailers in the immediate vicinity include: Home Depot, Walmart, Starbucks, McDonald's, 7-Eleven, AT&T, Fresenius, QuikTrip, Discount Tire and many more.

INVESTMENT HIGHLIGHTS

- Brand New 2023 High-Quality Construction
- 15-Year Absolute NNN Lease w/ 10% Increases Every 5-Years
- Lease Corporately Guaranteed by ImmunoTek Bio Centers, LLC (ImmunoTek is the Largest & Fastest-Growing Independent Plasma Center Operator Worldwide with Over 75 Locations)
- Biopharmaceutical Companies Use Blood Plasma Donated at ImmunoTek Centers to Manufacture Plasma-Based Therapies for Patients with Rare Diseases --- The U.S. Provides 2/3 of the World's Plasma & Demand Increases by 6% – 8% Yearly
- Excellent Visibility & Frontage at the Intersection of N Loop 340 and I-35 which Combined Boasts Over 124,500 Vehicles Per Day
- Directly Across the Street from Walmart Supercenter & Adjacent to Home Depot Anchored Center



BLOOD PLASMA INDUSTRY OVERVIEW

WHAT IS BLOOD PLASMA?

Plasma is the liquid component of blood, making up about 55% of the total volume of blood. It serves as the medium for transporting various substances throughout the body. Plasma is a vital component rich in proteins, antibodies, and clotting factors that play a critical role in maintaining bodily functions and supporting the immune system.

WHY ARE BLOOD PLASMA DONATIONS NEEDED?

The Blood Plasma Industry plays a critical role in providing lifesaving therapies to patients with various medical conditions, and its continued growth is driven by advancements in medical science and technology. Biopharmaceutical companies use blood plasma donated at ImmunoTek and Freedom Plasma (subsidiary of ImmunoTek Bio Centers) centers to manufacture plasma-based therapies for patients with rare diseases. These medicines treat individuals with autoimmune diseases, genetic immune deficiencies, organ transplant recipients, and individuals with bleeding disorders, severe burns, surgical trauma, or shock.

BLOOD PLASMA INDUSTRY GROWTH FORECAST

The Blood Plasma Market size was valued at \$32.39 Billion in 2020 and is projected to reach \$65.49 Billion by 2028. The growth drivers of the blood plasma market are grounded in several pivotal factors including:

- **Increasing Demand:** Growing understanding of diseases drives demand for plasma-derived therapies.
- **Aging Population:** Rise in age-related conditions boosts need for plasma-based treatments.
- **Expanding Approval Indications:** Approval for new uses broadens market for plasma-derived therapies.
- **Technological Advancements:** Improved fractionation technology increases efficiency, lowers costs.
- **Healthcare Infrastructure:** Better infrastructure, especially in emerging markets, increases access to therapies.
- **Awareness and Diagnosis:** Improved awareness and diagnostics lead to more patients benefiting from plasma-derived therapies.
- **Regulatory Environment/Market Expansion:** Approvals in various regions expand markets, improving global accessibility.

AERIAL PHOTO



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

SUBJECT PROPERTY



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SUBJECT PROPERTY



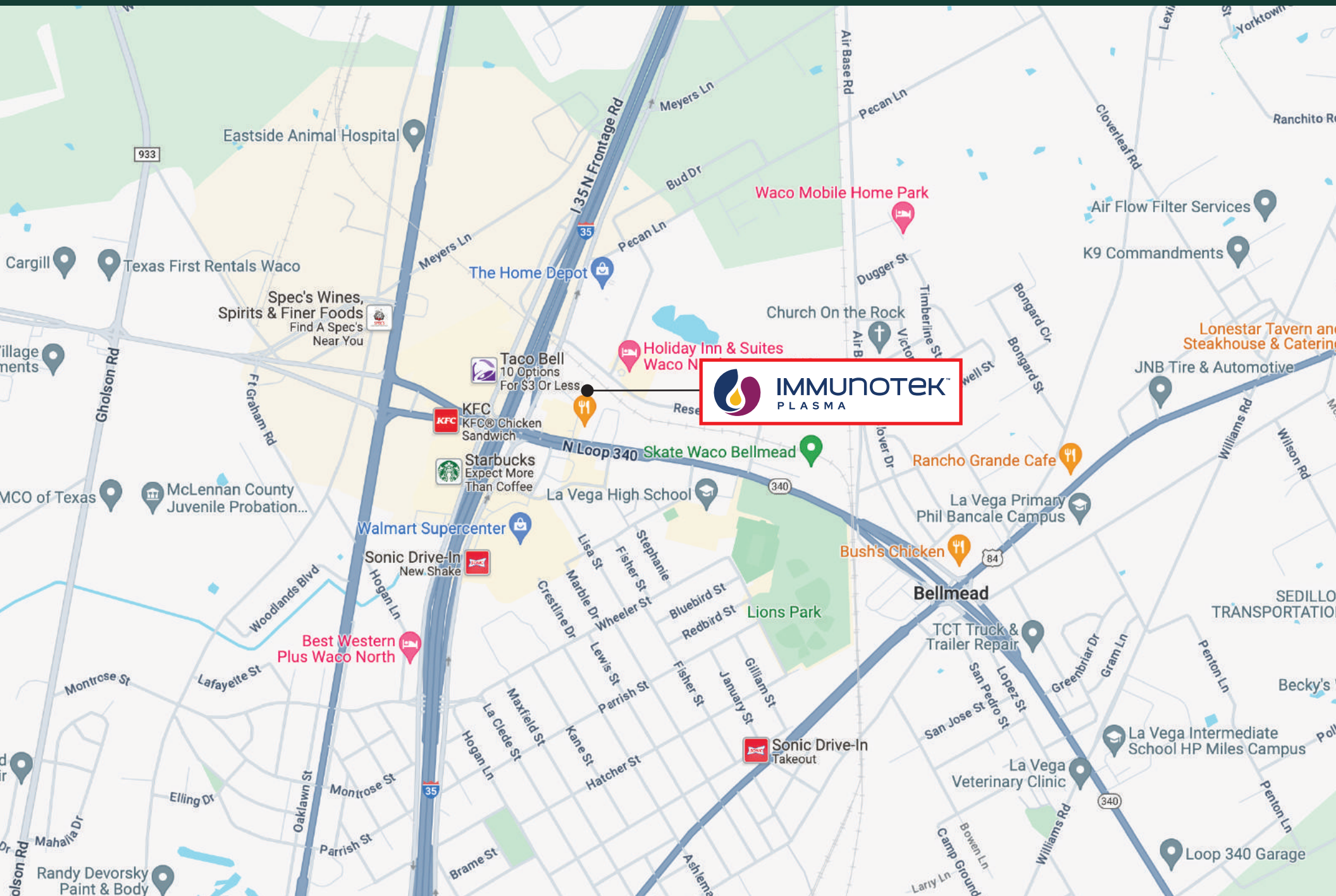
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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

WACO, TX MSA

Bellmead is a city within the Waco, TX Metropolitan Statistical Area. Waco is the county seat of McLennan County and is located in the center of the Texas manufacturing and technology corridor, about 90 miles South of Dallas and 100 miles North of Austin. Sitting along Interstate 35, the city of Waco is serviced by several secondary thoroughfares which include U.S. Routes 77 and 84; and Texas State Highway 6. Waco's central position in the heart of the Texas Triangle provides access to four major metro areas and 85% of the population of Texas – all within a 3-hour drive time. The city is brimming with economic opportunity, a variety of cultural experiences, Texas history, and a major seat in higher education with three major colleges within the city limits.

Waco is renowned for being the home of Baylor University. With over 20,000 students enrolled, Baylor University is a prestigious educational institution that contributes significantly to the area's intellectual capital. The presence of Baylor University fosters innovation and research, attracting talent and serving as a catalyst for economic growth. Waco is home to several major industries, including manufacturing, food and beverage production, healthcare, and professional and financial services. The city is also a major tourism destination, with popular tourist attractions including the Magnolia Market at the Silos, the Waco Mammoth National Monument, and the Dr Pepper Museum. In recent years, Waco has experienced significant economic growth. The city's unemployment rate is below the state and national averages, and its job market is projected to grow faster than average over the next decade. The City of Waco and the Greater Waco Chamber of Commerce play a key role in supporting economic development in the area. The city offers a variety of incentives to attract new businesses and industries, and the chamber provides a number of resources to help businesses grow and succeed. Overall, Waco is a thriving city with a strong economy who is committed to supporting economic development and creating new jobs for its residents. For example, in 2021, the City of Waco was awarded a \$25 million federal grant to support the development of a new innovation district, which attracts new businesses and industries and creates new jobs. Also in 2021, Extraco Events Center opened following a \$34 million expansion project, and the event center attracts over 420,000 visitors and generates \$47 million in economic impact annually. In 2023, Graphic Packaging International announced that it will invest \$1 billion to build a new manufacturing facility in Waco and it is expected to create 100 new jobs. SpaceX and City of Waco entered into a \$150 million development agreement for the expansion of the rocket facility in McLennan County. SpaceX will expand operations over two phases of development and create 400 full-time jobs by 2026.



SpaceX and City of Waco Entered

into a \$150 million development agreement for the expansion of the rocket facility in McLennan County, creating over 400 full-time jobs by 2026



Home to the Multiple Universities

Including Baylor University (20,000 students), McLennan Community College (9,000 students), & Texas State Technical College (12,000 students)



Graphic Packaging International

has invested \$1 billion to build new manufacturing facility in Waco and it is expected to create over 100 new jobs



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DEMOGRAPHIC REPORT

ACTUAL SITE



POPULATION	3 MILES	5 MILES	10 MILES
2029 Projection	4,232	82,862	179,816
2024 Estimate	4,124	80,579	174,215
2020 Census	4,098	78,472	169,368
Percent Change 2020-2024	1.37%	2.69%	2.86%
Percent Change 2024-2029	1.68%	2.83%	3.21%
Median Age	33.27	27.68	32.53

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2024 Est. Avg. HH Income	\$58,565	\$56,160	\$70,819
2029 Projection	11,014	29,911	67,276
2024 Est. Households	10,842	28,914	65,019
2020 Census	10,721	28,078	63,202
Percent Change 2020-2024	1.13%	2.98%	2.88%
Percent Change 2024-2029	1.59%	3.45%	3.47%

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
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SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



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