



U.S. RENAL CARE

506 N Patterson St • Valdosta, GA 31601

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

U.S. RENAL CARE
Valdosta, GA
ACT ID Z0060187

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

Marcus & Millichap

PROPERTY SUMMARY

THE OFFERING	
Property	U.S. Renal Care
Property Address	506 North Patterson Street Valdosta, Georgia 31601
Price	\$1,150,000
Capitalization Rate	10.84%
Price/SF	\$187.85

PROPERTY DESCRIPTION	
Year Built / Renovated	1984
Gross Leasable Area	6,122 SF
Zoning	N/A
Type of Ownership	Fee Simple
Lot Size	0.45 Acres

LEASE SUMMARY	
Property Subtype	Single Tenant Office Medical
Tenant	U.S. Renal Care
Rent Increases	Every Five Years
Guarantor	Corporate Guarantee
Lease Type	NN
Lease Commencement	7/1/2011
Lease Expiration	6/30/2021
Lease Term	10
Term Remaining on Lease (Years)	2.3
Renewal Options	Two (2) Five-Year
Landlord Responsibility	Roof & Structure
Tenant Responsibility	All Non-Roof & Structure Expenses
Right of First Refusal/Offer	No

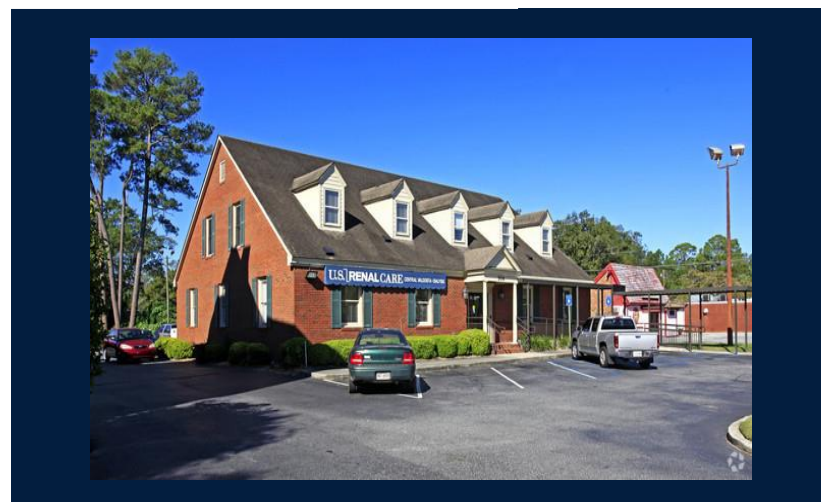
ANNUALIZED OPERATING INFORMATION	
INCOME	
Net Operating Income	\$124,690

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$124,690	\$10,391	\$20.37	10.84%

INCOME	
Base Rent	108,788
Cam Reimbursement	19,896
Total Income	128,684

Expenses	
Insurance	2,774
Lawn Care	960
Termite	260
Total Expenses	3,994

Net Income	124,690
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EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$1,150,000
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Capitalization Rate – Current	10.84%
Price / SF	\$187.85
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Lot Size	0.45 acre(s)

FINANCING

Loan Amount	\$575,000
Loan Type	Financed - New Loan
Loan to Value	50.00%
Interest Rate / Amortization	4.50% / 30 Years
Annual Loan Payment	\$34,961
Net Cash Flow After Debt Service	15.61% / \$89,729
Cash on Cash Return	15.60%
Total Return	0.00% / \$99,005

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
South Georgia Medical Center	2,533
GEORGIA BOARD OF REGENTS	1,900
Zaxbys	1,188
Lowe's	1,150
Blanton Common LLC	1,017
Sage Hospitality Resources LLC	655
McDonalds	633
Lowndes Unit of Valdosta State	450
Federal National Mortgage Assn	343
L3 Technologies Inc	313
Langdale Forest Products Co	300
Winn-Dixie	270

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2018 Estimate Pop	8,118	47,063	67,181
2010 Census Pop	7,911	45,053	62,997
2018 Estimate HH	2,817	17,098	25,059
2010 Census HH	2,807	16,586	23,768
Median HH Income	\$20,698	\$29,334	\$34,948
Per Capita Income	\$12,010	\$17,294	\$20,212
Average HH Income	\$30,929	\$44,386	\$51,936

* # of Employees based on 5 mile radius



INVESTMENT OVERVIEW

U.S. Renal Care is located at 506 North Patterson Street in Valdosta, Georgia. The 6,122-square foot building was constructed in 1984, and renovated in 2011. It is located on .46 acres of land.

U.S. Renal Care clinics provide in-center and at-home hemodialysis and peritoneal dialysis services for end stage renal disease. They also manage several acute setting dialysis programs in conjunction with local community hospitals. They support their facilities with experienced clinical and operations management, not to mention a steadfast commitment to delivering the highest quality care. Their physicians play a critical role in the care they provide. But beyond that, they play a critical role in the business model. U.S. Renal Care runs its local facilities through partnerships with physicians who serve as Medical Directors.

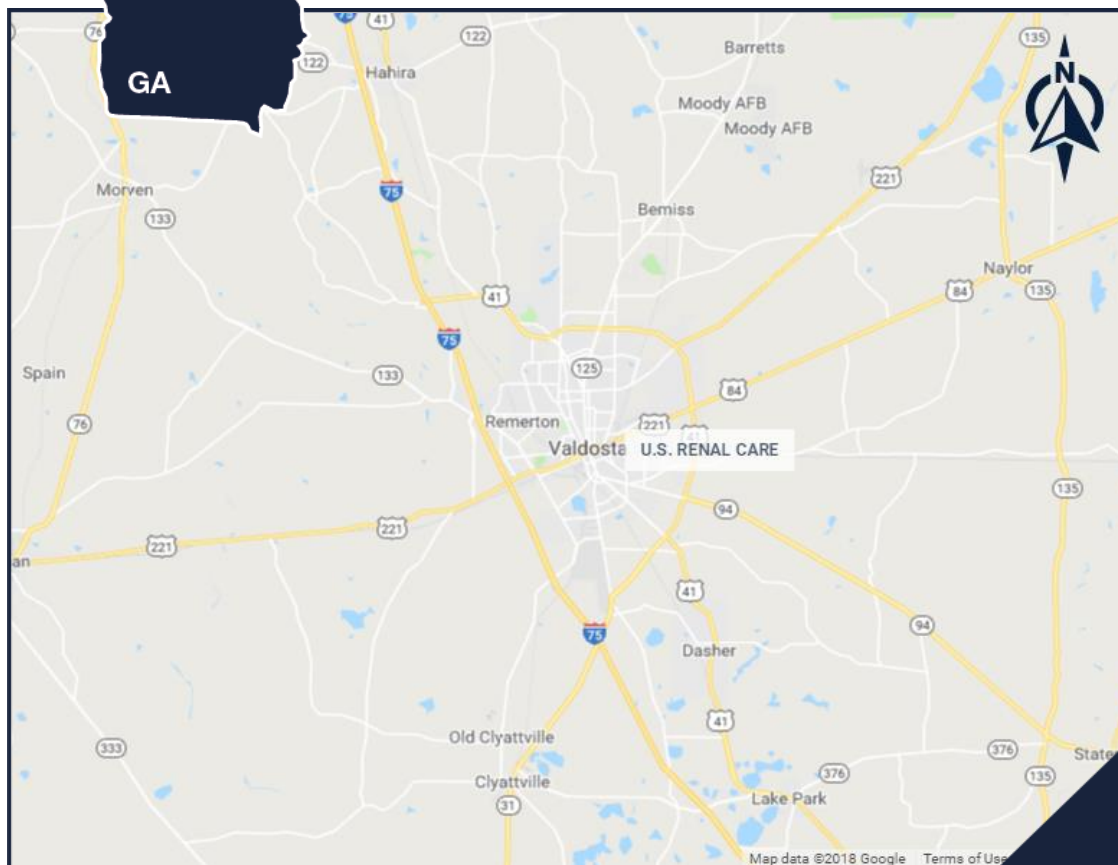
Valdosta is a city in and the county seat of Lowndes County, located on the southern border of Georgia, United States. As of 2013, Valdosta has a total population of 56,481, and is the 14th largest city in Georgia. Valdosta is the principal city of the Valdosta Metropolitan Statistical Area, which in 2010 had a population of 139,588. It includes part of Brooks County to the west. Valdosta is the home of Valdosta State University, a regional university in the University System of Georgia with over 10,900 students. The local public Valdosta High School has the most winning football program of any high school in the United States. Valdosta is called the Azalea City, as the plant grows in profusion there. The city hosts an annual Azalea Festival in March.

INVESTMENT HIGHLIGHTS

- NN Lease to US Renal Care Through 6/2021
- Minimal Landlord Responsibilities
- Exercised One Option Period
- Populated City Within South Georgia
- High Visibility Location



506 N Patterson St, Valdosta, GA 31601



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CLOSE PROXIMITY TO:



Major Highway



Hospital



Schools

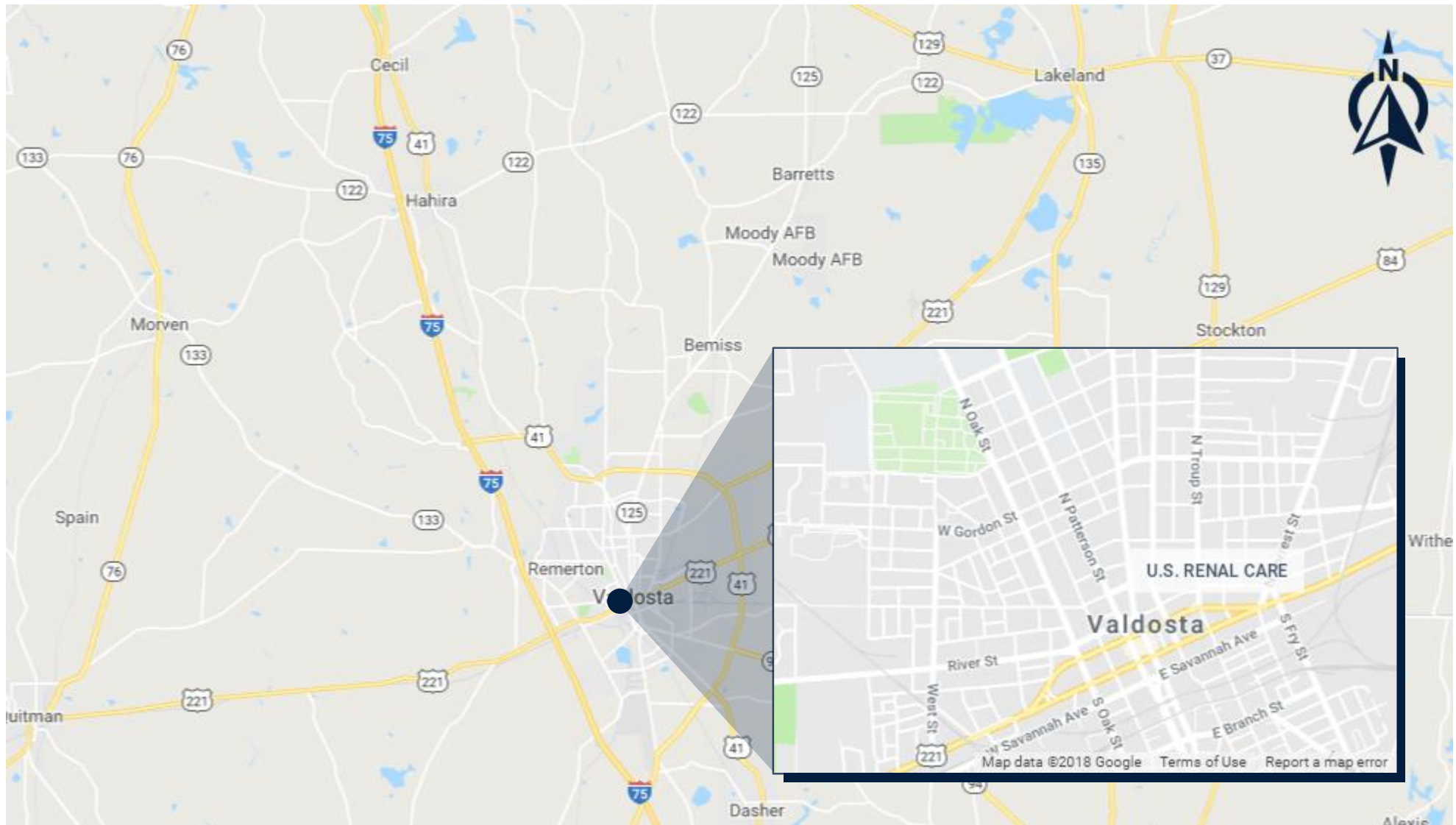


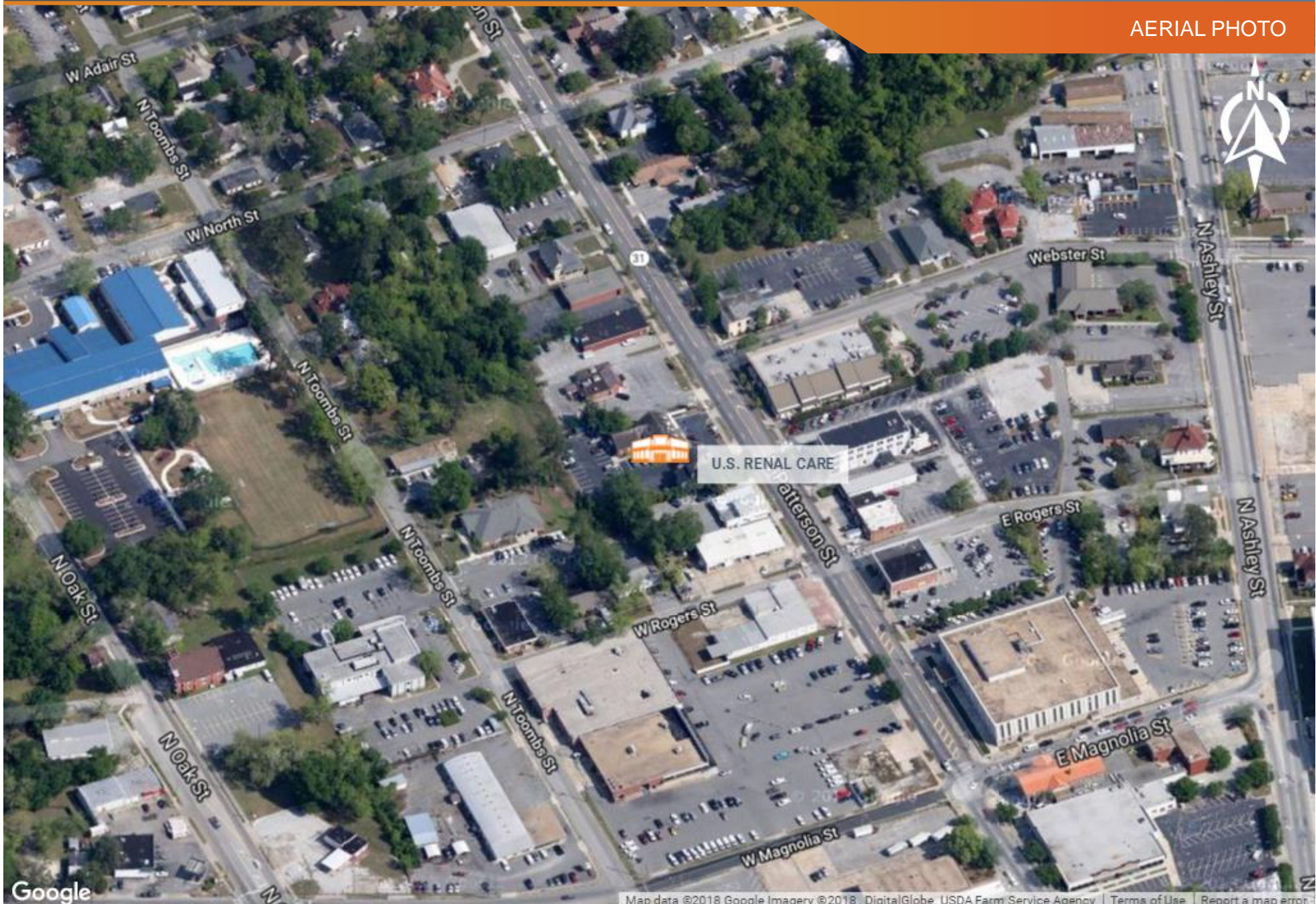
Public Transportation



Airport

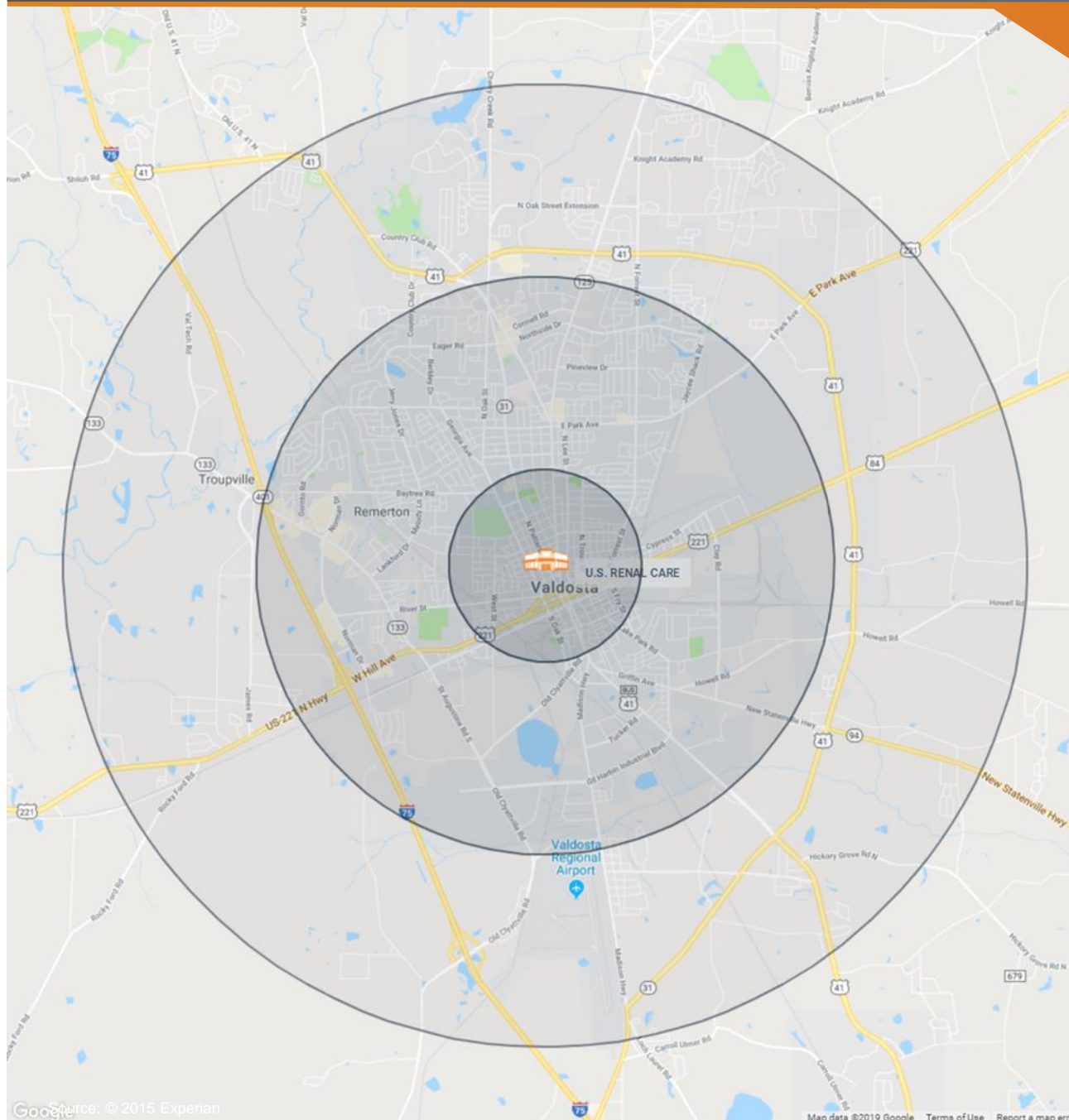
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CREATED ON FEBRUARY 8, 2019



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POPULATION

	1 Miles	3 Miles	5 Miles
2023 Projection	7,922	47,993	70,098
2018 Estimate	8,118	47,063	67,181
2010 Census	7,911	45,053	62,997
2000 Census	7,894	40,635	53,919

INCOME

Average	\$30,929	\$44,386	\$51,936
Median	\$20,698	\$29,334	\$34,948
Per Capita	\$12,010	\$17,294	\$20,212

HOUSEHOLDS

2023 Projection	2,759	17,664	26,469
2018 Estimate	2,817	17,098	25,059
2010 Census	2,807	16,586	23,768
2000 Census	2,987	15,290	20,493

HOUSING

2018	\$61,647	\$105,423	\$132,955
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EMPLOYMENT

2018 Daytime Population	12,968	78,154	100,140
2018 Unemployment	8.75%	6.23%	5.51%
2018 Median Time Traveled	17	17	17

RACE & ETHNICITY

White	18.50%	36.23%	44.33%
Native American	0.06%	0.09%	0.11%
African American	75.68%	57.68%	49.08%
Asian/Pacific Islander	0.45%	1.48%	1.98%

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues to the benefit of our clients.



Closed 1,707
debt and equity
financings
in 2017



National platform
operating
within the firm's
brokerage offices



\$5.63 billion
total national
volume in 2017



Access to more
capital sources
than any other
firm in the
industry

WHY MMCC?

Optimum financing solutions to enhance value

Our ability to enhance buyer pool by expanding finance options

Our ability to enhance seller control

- Through buyer qualification support
- Our ability to manage buyers finance expectations
- Ability to monitor and manage buyer/lender progress, insuring timely, predictable closings
- By relying on a world class set of debt/equity sources and presenting a tightly underwritten credit file

PRESENTED BY

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