

# DaVita, Inc.

1117 Hazel Street | Pella, Iowa 50219



Representative Photo

 Offering Price:  
**\$2,723,113**

## The Offering

Stan Johnson Company is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the land and building of a single-tenant medical clinic located in Pella, IA. DaVita, Inc. is one of the leading kidney care companies in the world and guarantees this lease unconditionally. The Property consists of 1.0 acre and a 5,427-square-foot medical clinic that was built to the exact specifications of the Tenant's brand new "Hope" prototype design.

 Cap Rate:  
**5.75%**

## Highlights

- No Early Termination or Kick-Out Clause
- Leading Operator & Strong Guarantee
- Growing Industry Insulated from Macroeconomic Changes
- New "Hope" Prototype Design
- Long-Term, Passive Lease with Rent Growth
- Strategic Location Next to Regional Hospital



Click here  
to download  
Offering  
Memorandum

Offered Exclusively by

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**Stan Johnson Co.**

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