

Davita
Dialysis

501

Davita

501 EAST ALMOND AVENUE | MADERA, CA 93637

DAVITA DIALYSIS

501 E. ALMOND AVENUE, MADERA, CA 93637

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PRESENTED BY



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OFFERING

Visintainer Group, on behalf of Ownership, is pleased to present the opportunity to acquire a 9,154 square foot single-tenant net leased investment property leased to Fortune 500 Company, DaVita, located in Madera, CA. This property was built in 2008 and DaVita exercised a five-year extension, extending their lease expiration to June 30, 2023.

This property is located 0.5 miles from Madera Community Hospital, 0.4 miles from Hwy 99, and is part of Bronco Professional Park – which also includes Camarena Health. Camarena Health opened in 1980 and over the last 30+ years has become one of the largest local community-based health care providers, offering both medical and dental services, with over 27,000 patients. DaVita is currently paying \$1.42 psf NNN, which is well below market rent for a medical tenant in the market. In comparison, Camarena Health is paying \$1.80 psf NNN. This low rent, and five-year lease extension, shows a commitment to this location by DaVita.

This property offers an investor long term stable income with a strong tenant committed to serving the Madera market.



EXERCISED FIVE-YEAR OPTION IN 2015 – THREE YEARS BEFORE ORIGINAL LEASE EXPIRATION - TO JUNE 30, 2023

DaVita signed a 10-year lease that commenced in 2008, when the building was built. By extending in 2015, three-years early, DaVita shows their long-term commitment to the Madera market – more importantly, to this location.



CURRENT RENT IS BELOW SIMILAR MEDICAL TENANTS IN COMPLEX

DaVita is paying \$1.42 psf NNN, while Camarena Health is paying \$1.80 psf NNN – both are tenants in Bronco Professional Office Complex. It is hard to duplicate this location and building with the current improvements in this market, or any other surrounding Madera.



DAVITA WAS RANKED #181 OF FORTUNE 500 COMPANIES IN 2017

DaVita is a leading provider of kidney care in the United States and 12 other countries. They currently have 2,700+ locations and employ over 70,800 people. There are over 1.7 million DaVita patients in the world.

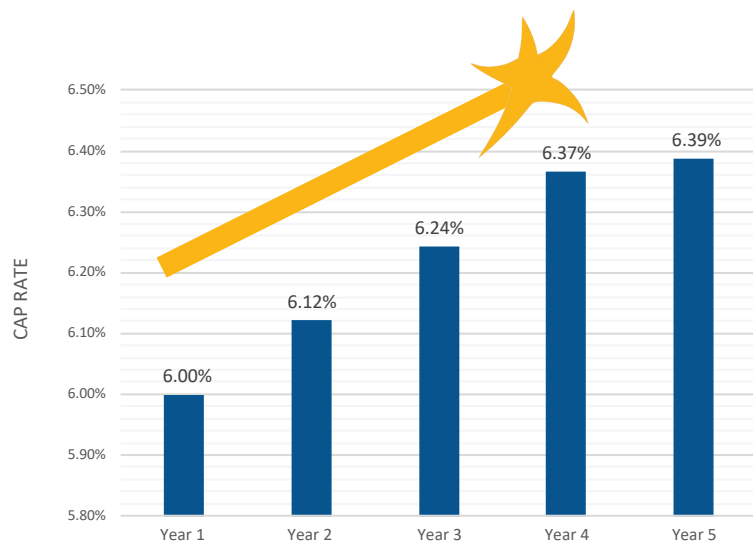


INVESTMENT SUMMARY

PRICE

\$2,637,000

6.00% Year 1 Cap Rate



RENT ROLL

DATE	MONTHLY RENT	MONTHLY PSF
Current - June 30, 2019	\$12,968.17	\$1.42
July 1, 2019 - June 30, 2020	\$13,227.53	\$1.45
July 1, 2020 - June 30, 2021	\$13,492.08	\$1.47
July 1, 2021 - June 30, 2022	\$13,761.92	\$1.50
July 1, 2022 - June 30, 2023	\$14,037.16	\$1.53

PROPERTY OVERVIEW

ADDRESS

501 East Almond Avenue | Madera, CA 93637

TENANT

DaVita Dialysis

RENTABLE AREA

9,154 SF

LEASE EXPIRATION

6/30/2023

NOI (May 2019 - April 2020)

\$158,212

LANDLORD RESPONSIBILITIES

Roof, Structure, HVAC and Electrical System

TAXES, INSURANCE, CAM

Tenant

YEAR BUILT

2008

OCCUPANCY

100%





HEADQUARTERS
Denver, CO

LOCATIONS
2,700+

FOUNDED
1999

WEBSITE
davita.com

DaVita Inc., a Fortune 500® company (ranked 181 for 2017), is the parent company of DaVita Kidney Care and DaVita Medical Group. DaVita Kidney Care is a leading provider of kidney care in the United States, delivering dialysis services to patients with chronic kidney failure and end stage renal disease. DaVita Kidney Care strives to improve patients' quality of life by innovating clinical care, and by offering integrated treatment plans, personalized care teams and convenient health-management services.

DaVita has more than 70,800 teammates (employees) around the nation working to provide superior patient care. As of the end of December 2017, DaVita Kidney Care provided dialysis services to a total of approximately 198,000 patients at 2,747 outpatient dialysis centers, of which 2,510 centers are located in the United States and 237 centers are located in 12 countries outside of the United States.

DaVita Medical Group is a division of DaVita Inc. that operates and manages medical groups and affiliated physician networks in California, Colorado, Florida, Nevada, New Mexico, Pennsylvania and Washington. A leading independent medical group in America, DaVita Medical Group has over two decades of experience providing coordinated, outcomes-based medical care in a cost-effective manner. DaVita Medical Group's teammates, employed clinicians and affiliated clinicians provided care for approximately 1.7 million patients.

Since beginning in 1999, DaVita has developed programs to enrich lives—and in creating programs for their patients and teammates, they realized that the goodwill they've generated has also spread to their families, into more than 2,000 local communities and around the world. Community Care—the annual report outlining the DaVita vision for social responsibility—defines the organization's "declaration of interdependence" and philosophy on the role corporations should play in America. DaVita is a community first, and a company second. They are a community that just happens to be organized in the form of a company.

AWARDS & RANKINGS

Inaugural Member of Bloomberg
Gender-Equality Index
2018

Fortune's "Most Admired Companies"
2017 (10th consecutive year)

Ranked #181 | Fortune 500
2017

The Denver Post's
"Top Workplaces in Colorado"
2017 (6th consecutive year)

Military Times Best Employers
for Veterans
2016

Training Magazine's "Top 125"
2005-2018



1.7 Million+
DAVITA PATIENTS



12 Countries
SERVED OUTSIDE THE U.S.

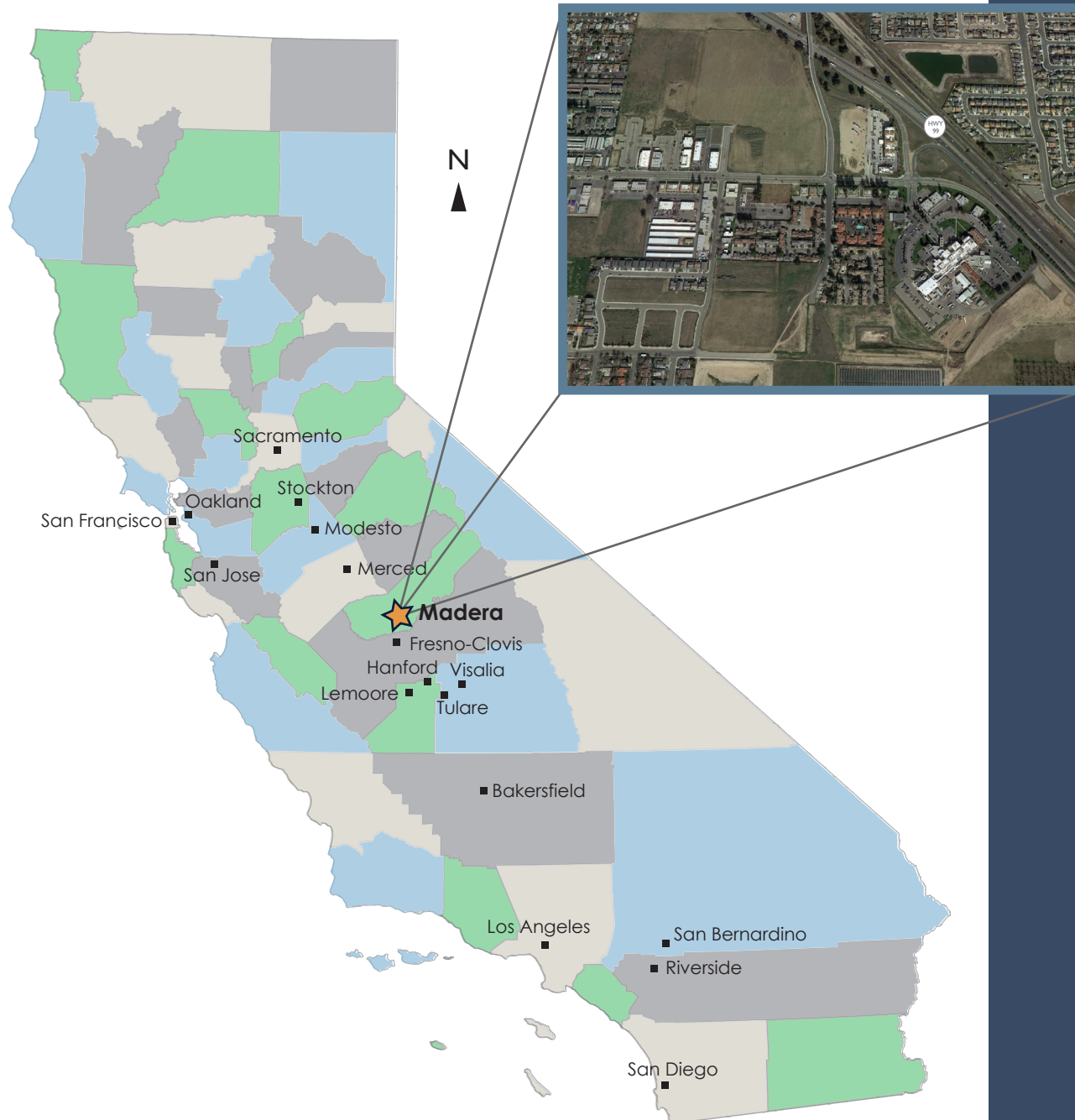


70,800 +
DAVITA TEAMMATES



11 Years
FORTUNE'S WORLD'S MOST
ADMIRABLE COMPANIES LIST





Distance to Major Cities

FRESNO
CALIFORNIA 23 MILES

MODESTO
CALIFORNIA 73 MILES

SAN JOSE
CALIFORNIA 128 MILES

BAKERSFIELD
CALIFORNIA 130 MILES

SACRAMENTO
CALIFORNIA 151 MILES

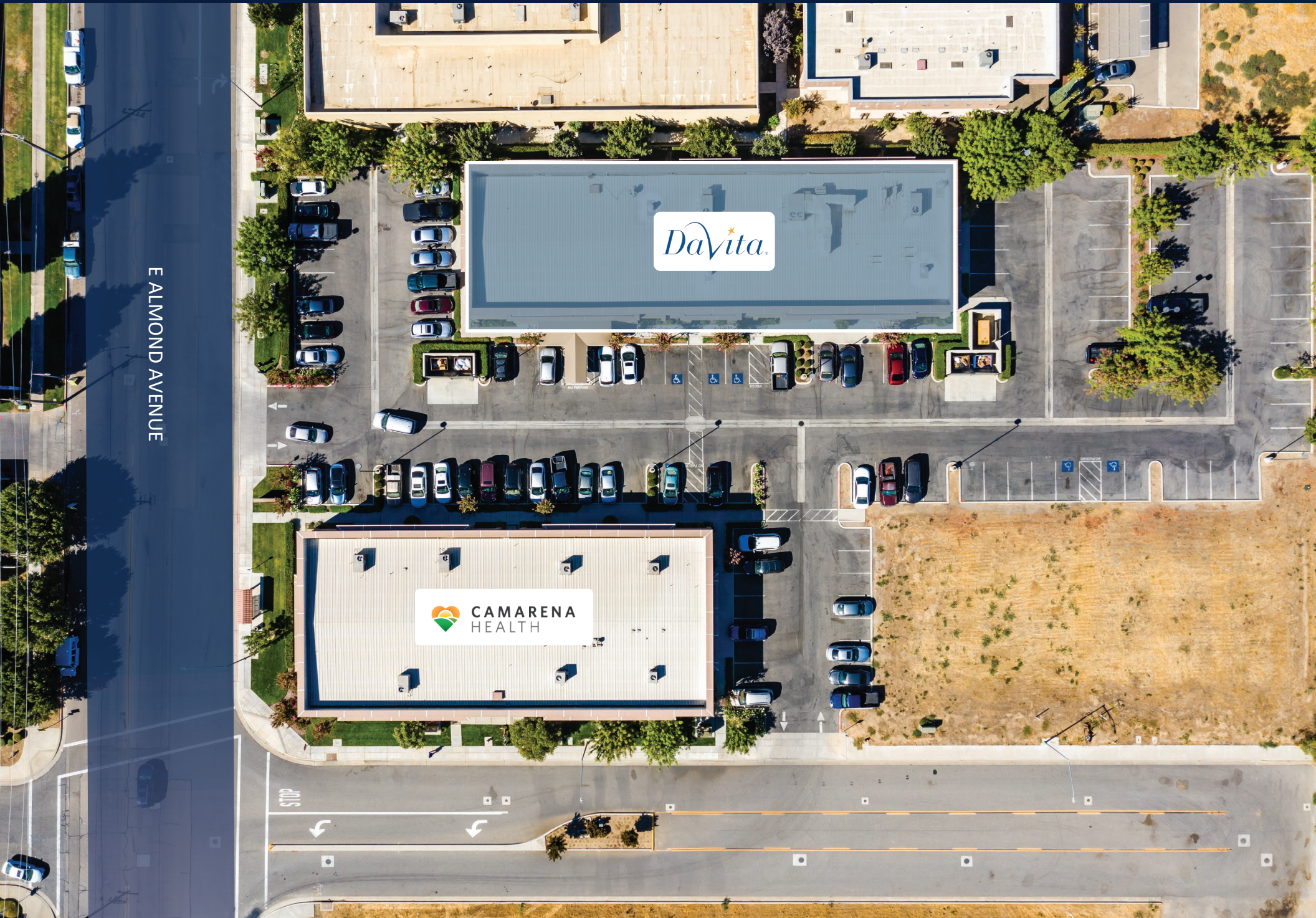
SAN FRANCISCO
CALIFORNIA 164 MILES

LOS ANGELES
CALIFORNIA 239 MILES

RENO
NEVADA 276 MILES

SAN DIEGO
CALIFORNIA 360 MILES

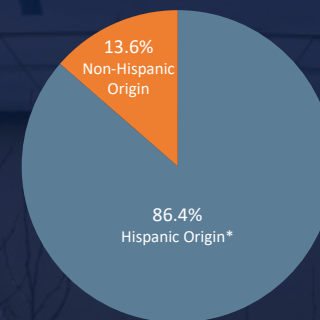
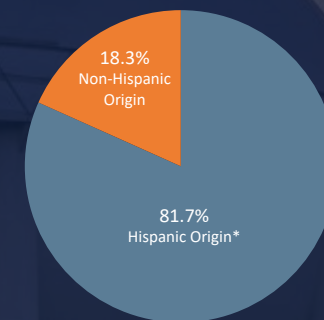




E ALMOND AVENUE

MADERA | CALIFORNIA

Located in the heart of California's Central Valley, Madera County has a rich agricultural tradition which coexists with a growing industrial base. As the southern entrance to Yosemite National Park, Madera County is a region filled with outdoor adventures, wine tasting, fishing, and historic museums. Housing costs in the county are some of the most desirable in the State. Madera's rich heritage and diverse population have helped transform a small town into a growing and thriving community.

**17,662**Population
1 MILE RADIUS**69,035**Population
3 MILE RADIUS**\$50,963**Average HH Income
1 MILE RADIUS**\$56,890**Average HH Income
3 MILE RADIUSPopulation by Ethnicity
1 MILE RADIUSPopulation by Ethnicity
3 MILE RADIUS**National Center for Chronic Disease Prevention and Health Promotion****More than 1 in 7**15% of US adults are estimated to have
chronic kidney disease - about 30 million people

* According to the US Department of Health and Human Services, Centers for Disease Control and Prevention (2017), Hispanics are 35% more likely to develop ERSD (end-stage renal disease or kidney failure) than non-Hispanics.

DISCLAIMER AND DISCLOSURE AGREEMENT

Any information provided with this Offering Memorandum shall be considered strictly confidential at all times. As an express condition of you receiving and reviewing this Offering Memorandum you agree to treat its contents confidential and to ensure that anyone you provide this information, in whole or in part, agrees to keep the contents strictly confidential as well. We reserve the right to issue you a recall notice, in which case you agree to return this information to us and to recover and transmit any copies you have furnished to other parties, including prospective purchasers.

You also understand that the information in this Offering Memorandum is being provided in good faith and largely using information provided by our client or public resources, and that in no way do we verify or guarantee the ultimate accuracy of information contained herein, including without limitation: values of properties; square footage; zoning or land use; actual versus projected NOI figures; the strength or intentions of any tenant; any condition of title; area tenants or tenant mixes; comparable sales; land borders or boundaries; the existence or absence of any hazardous materials or substances; the topography or suitability of land for construction or expansion; and/or the coverage, duties or limitations imposed by any CC&Rs, DDAs, REAs or otherwise.

You and your client's due diligence (once in escrow) is the opportunity you have to complete a final verification of any information you determine is necessary for vetting the property or properties and you may not rely on information in this Offering Memorandum.

You also understand that this Offering Memorandum contains abbreviated or summary versions of key facts or data and are not intended to be comprehensive or all-inclusive list of information. No warranty or representation, expressed or implied, is made by the owner, the agent, the broker of record or our company as to the accuracy of the information contained herein or any other written or oral communications.

We expressly disclaim any liability connected with the information or other communications made in the course of listing, negotiating, escrow, closing or post-closing.

This Offering Memorandum is subject to modification, rescission, termination or withdrawal, with or without notice. It is not deemed to be an offer to sell any property. The property owner or owners shall have no legal commitment or obligation to any interested party reviewing this Offering Memorandum to accept an offer or respond to an offer.



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