

***Recently Extended Lease
with Significant Tenant
Improvements!***



OFFERING MEMORANDUM

DAVITA

4907 TELEPHONE ROAD
PASCAGOULA, MS 39567

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EXCLUSIVELY LISTED BY



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INVESTMENT HIGHLIGHTS

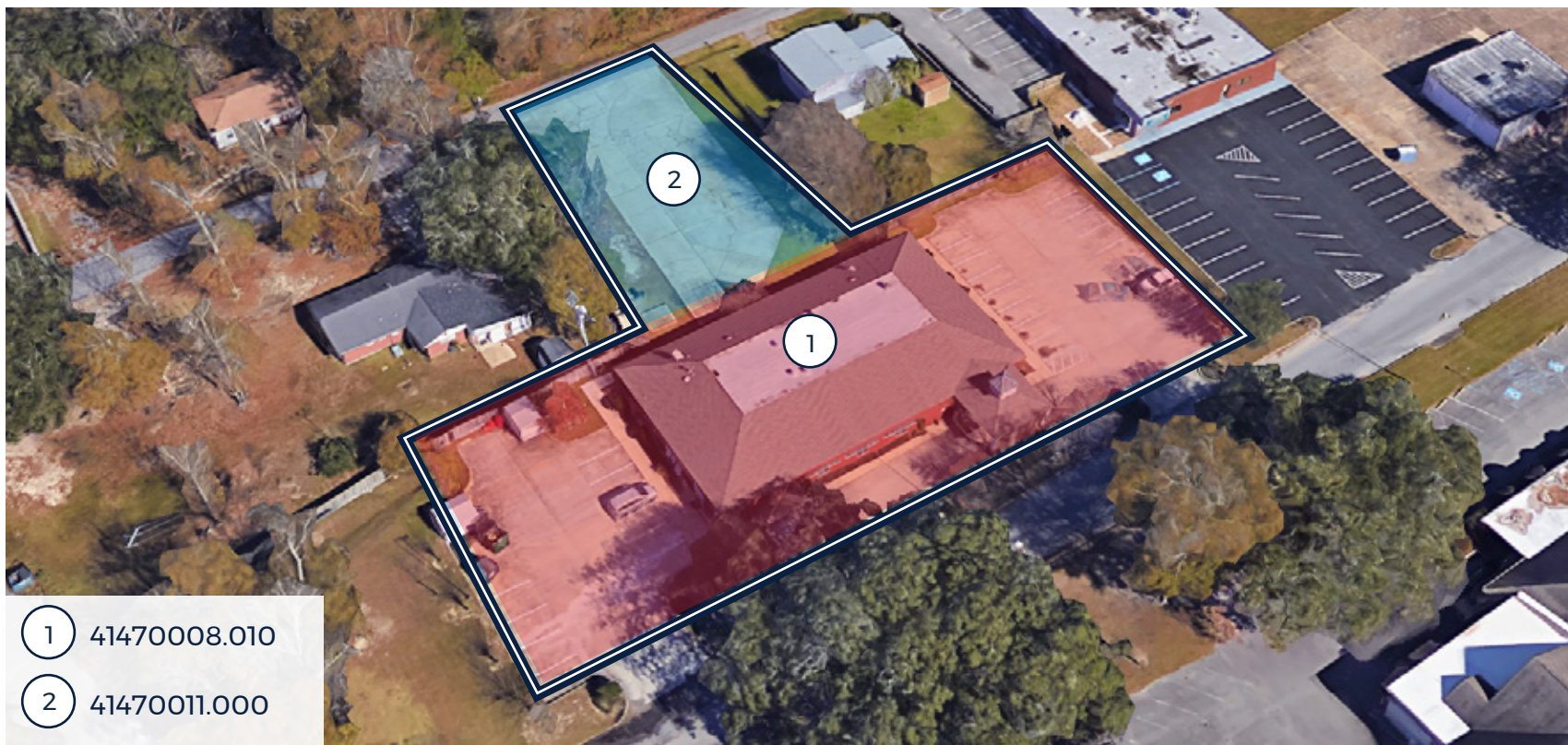
TENANT

- Corporate Guarantee: DVA Healthcare Renal, Inc.
- 130 Patients, 30 Stations 3 Shifts-6 Days a week
- 9.5% Rental Increase in 2025
- 9.5% Increase in each renewal option, 3(5yr)
- Recently extended the lease through 2029 with a \$200k planned re-model going into the building, showing a strong long term commitment.
- Tenant is investing a significant amount of capital to further build out the building (call for details)

LOCATION

- Certificate of Need State (CON). Mississippi is one of only twelve States in the Country that require a CON, thus limiting competition.
- High Demand: Mississippi ranks number one in the US, for Kidney Disease as of 2016.
- Great location: a little over half a mile from Singing River Hospital (420 Beds)

PARCEL MAP



FINANCIAL ANALYSIS

Executive Summary



DAVITA
4907 TELEPHONE ROAD
PASCAGOULA, MS



± 0.85 AC
LAND AREA



± 8,000 SF
GROSS LEASABLE AREA



1999 / 2019 (Renovated)
YEAR BUILT



41470008.010 / 41470011.00
APN

INVESTMENT SUMMARY



\$2,348,611
LIST PRICE



9.50% in 2025
INCREASE



6.75%
CAP RATE



Three, 5-Year Options
WITH 9.5% INCREASE
IN RENT PER OPTION



LEASE ABSTRACT

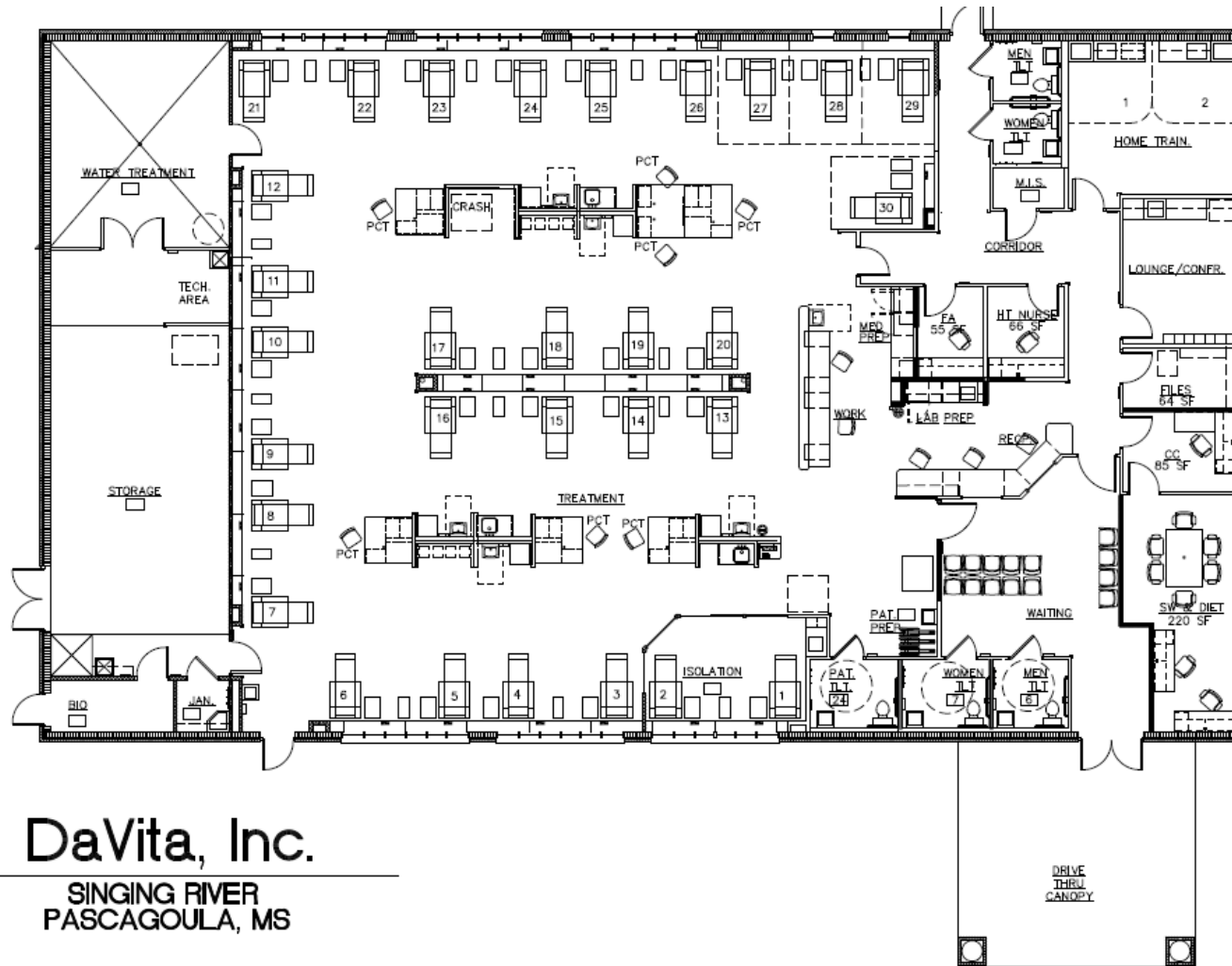
TENANT	DaVita (DVA Healthcare Renal Care, Inc)
ADDRESS	4907 Telephone Road Pascagoula, MS 39567
LEASE TYPE	NN Lease
YEAR BUILT	1999 / 2019 Renovated
BUILDING SIZE	8,000 SF
LEASABLE SPACE	8,000 SF
LAND AREA	1.13 AC/ 49,223 SF
RENT COMMENCEMENT DATE:	TBA
NEW EXPIRATION DATE:	12/2/29
TERM REMAINING:	±9 Years 8 Months
CURRENT ANNUAL RENT:	\$158,531.25
RENEWAL OPTIONS:	3 (5yr) with 9.5% increase in rent, per option
RENT INCREASE	9.50% increase in 2025
LANDLORD RESPONSIBILITIES:	Maintain, repair, and replace all structural components, foundation, load bearing walls and roof structure
TENANT RESPONSIBILITIES:	Interior of the premises and routine maintenance of the HVAC, plumbing, gas and electrical.
UTILITIES:	Tenant shall pay directly.
TENANT INSURANCE:	Tenant maintains general liability insurance at sole cost and expense.
LANDLORD INSURANCE:	Reimburse by tenant.
TAXES:	Reimburse by tenant.

ANNUALIZED OPERATING DATA

YEAR	MONTHLY	ANNUAL	RENT/SF	CAP
2019	\$13,210.94	\$158,531.28	\$19.82	6.50%
2020	\$13,210.94	\$158,531.28	\$19.82	6.50%
2021	\$13,210.94	\$158,531.28	\$19.82	6.50%
2022	\$13,210.94	\$158,531.28	\$19.82	6.50%
2023	\$13,210.94	\$158,531.28	\$19.82	6.50%
2024	\$13,210.94	\$158,531.28	\$19.82	6.50%
2025	\$14,532.03	\$174,384.36	\$21.80	7.15%
2026	\$14,532.03	\$174,384.36	\$21.80	7.15%
2027	\$14,532.03	\$174,384.36	\$21.80	7.15%
2028	\$14,532.03	\$174,384.36	\$21.80	7.15%
2029	\$14,532.03	\$174,384.36	\$21.80	7.15%
OPTION 1 (5) YRS (12/3/29-12/2/34)	\$15,985.23	\$191,822.81	\$23.98	
OPTION 2 (5) YRS (12/3/34-12/2/39)	\$17,583.76	\$211,005.09	\$26.38	
OPTION 3 (5) YRS (12/3/39-12/2/44)	\$19,342.13	\$232,105.60	\$29.01	

***All buyers to verify lease information on their own during their due diligence review*

PREMISES FLOOR PLAN



DaVita, Inc.

SINGING RIVER
PASCAGOULA, MS



ABOUT DAVITA

TENANT OVERVIEW

DaVita Inc., a Fortune 500® company, is the parent company of DaVita Kidney Care and HealthCare Partners. 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 consistently differentiates itself from other kidney care companies and surpasses national averages for clinical outcomes. Through its Kidney Care division, the firm is one of the US' largest providers of dialysis, providing administrative services to more than 2,200 outpatient centers across the US; it serves some 180,000 patients. The company also offers home-based dialysis services, as well as inpatient dialysis in about 900 hospitals. It operates two clinical laboratories that specialize in routine testing of dialysis patients and serve the company's network of clinics. Subsidiary HealthCare Partners (HCP) operates primary care clinics and physician practices in several states.

DVA Renal Healthcare, Inc. was formerly known as Gambro Healthcare, Inc. As a result of the acquisition of Gambro Healthcare, Inc. by DaVita HealthCare Partners Inc., Gambro Healthcare, Inc.'s name was changed. The company was founded in 1964 and is based in Denver, Colorado. The company has locations in El Segundo, California; Brentwood, Tennessee; Lakewood, Colorado; and Oklahoma City, Oklahoma. As of October 5, 2005, DVA Renal Healthcare, Inc. operates as a subsidiary of DaVita Kidney Care.

STRATEGY

While DaVita has primarily grown through acquisitions over the years, it also expands its operations through joint ventures and partnerships. In 2015 DaVita merged two of its business units -- DaVita Clinical Research and HealthCare Partners Clinical Research -- to further expand its extensive clinical research and data analytics services, specifically in patients with chronic kidney disease and ESRD, as well as primary care and chronic disease patients treated in an integrated care organization. A long-term strategy to expand into overseas markets for growth is in play. Through acquisitions and partnerships, DaVita was able to enter the Chinese, Brazilian and Saudi Arabian markets in 2015.

GEOGRAPHIC REACH

California, Georgia, and Texas are home to about 30% of all DaVita dialysis centers, though the firm has locations in more than 45 US states and Washington, DC. Nearly all of the company's outpatient dialysis centers are either wholly owned or majority-owned by DaVita. Currently, the company's international operations comprise a small fraction of its total business at 118 outpatient dialysis centers in 10 countries. The company has established a presence in select international markets, including Europe, Latin America, the Middle East, and the Asia/Pacific region. Colombia, Germany, India, and Malaysia together account for more than 70% of DaVita's outpatient dialysis centers outside of the US.

WWW.DAVITA.COM

- » **Tenant**
DVA Renal Healthcare
- » **Subsidiary**
DaVita
- » **Ownership**
Public (NYSE: DVA)
- » **Year Founded**
1999
- » **Industry**
Healthcare
- » **Headquarters**
Denver, CO
- » **# of Employees**
±74,500

\$10.88 B

2017 Revenue

\$664 M

2017 Net Income

2,747 +

No. of Locations

SURROUNDING AREA MAP



MEDICAL MAP



PASCAGOULA, MS

Pascagoula, one of Mississippi's largest cities, is the County Seat of Jackson County. It is home to approximately 24,000 residents with a daytime population of perhaps twice that many. Though Pascagoula boasts grand Spanish moss laden live oaks, splendid ante-bellum structures and charms of the old South, it also has the breeziness, pleasant ambiance and architecture of a New England fishing village. While the city enjoys a comfortable coexistence with some immense industries, it maintains the quiet dignity, quality of life and tenacious preservation of natural beauty more characteristic of a rural community.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2022 PROJECTION	5,600	19,487	39,652
2018 ESTIMATE	5,399	18,745	38,037
2010 CENSUS	5,439	18,713	37,622
2000 CENSUS	5,308	18,203	36,794
GROWTH 2018-2023	3.73%	3.96%	4.25%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2022 PROJECTION	2,294	8,089	16,547
2018 ESTIMATE	2,192	7,703	15,722
2010 CENSUS	2,078	7,247	14,640
2000 CENSUS	1,970	6,893	13,868
GROWTH 2018-2023	4.63%	5.00%	5.25%
GROWTH 2010-2018	5.48%	6.30%	7.39%

INCOME	1-MILE	3-MILE	5-MILE
2018 EST. AVERAGE HOUSEHOLD INCOME	\$83,601	\$68,012	\$67,275

MISSISSIPPI GULF COAST

Tucked away between New Orleans, Louisiana and Mobile, Alabama, there's 62 miles of scenic coastline just waiting for you to discover. A little slice of southern coastal heaven, where waters are nice and calm thanks to the barrier islands.

Rated as one of Outdoor Life's top 200 best towns in America, the city of Pascagoula is part of this region and boasts incredible antebellum architecture and a rich 300-year history. Pirate Jean Lafitte, Andrew Jackson, Ulysses S. Grant and Zachary Taylor all spent time in Pascagoula and considered it home, a hideaway or a respite throughout the years. Visit La Pointe-Krebs House, circa 1718, in all its rugged splendor with a panoramic view of Krebs Lake. Spend the afternoon at Scranton Nature Center at I.G. Levy Park, featuring a variety of exhibits. Or simply relax with a picnic at Beach Park for the day, overlooking the Mississippi Sound.



INDUSTRY & MANUFACTURING

Standard Oil of Kentucky held groundbreaking ceremonies for the Pascagoula Refinery on November 8, 1961. Operation of the original \$103 million facility began on October 30, 1963, processing 100,000 barrels of crude oil per day. Today, the refinery processes 330,000 barrels of crude oil per day. The original refinery consisted of a Crude Unit, a Hydrocracking Unit, a Fluid Catalytic Conversion (FCC) Unit, a Reformer Unit, a Hydrogen Plant, an Alkylation Plant, and several Utility plants.

In 2010, Chevron completed construction of a major gasoline production unit at its refinery in Pascagoula. The new CCR unit increased gasoline production at the refinery by approximately 10 percent, or about 600,000 gallons per day. The CCR unit with updated refinery technology replaced two process units constructed more than 30 years ago.

In 2014, Chevron completed the Pascagoula Base Oil Plant. The new addition to the refinery can produce approximately 25,000 barrels per day of premium base oils, which are used in high-performance lubricants, including motor oils for consumer and commercial uses. Construction included adding two new berths to the Chevron wharf, 16 new product tanks, new railcar capabilities and more.

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This Offering Memorandum contains select information pertaining to the business and affairs of **Davita | 4907 Telephone Road Pascagoula, MS 39567** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

EXCLUSIVELY LISTED BY

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REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM

DAVITA

PASCAGOULA, MS

*Managing Broker and CEO of Matthews Retail Group, Inc. has Material Ownership Interest in Property marketed above.