

# DAVITA DIALYSIS OF CAMERON, MISSOURI



**PERANICH** **HUFFMAN**  
NET LEASE GROUP

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# DAVITA DIALYSIS OF CAMERON, MO

## OFFERING MEMORANDUM

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1003 W 4TH CAMERON, MISSOURI 64429

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1003

*Davita*  
*Dialysis*



# FACILITY OVERVIEW



Facility Type	Single Tenant	Primary Term Expiration	5/31/2024
Lease Type	Double Net	Primary Term Remaining	5.5 Years
Rentable Area	8,600 SF	Option Period	(1) 5-Year Terms
Year Built	1997	Option Period Rent	15% Rental Rate Increase
Rent Per Square Foot	\$6.84 Annually	County	Clinton





Peranich Huffman Net Lease Group is pleased to offer for sale on an exclusive basis, the DaVita Dialysis of Cameron, Missouri. The 8,600 square foot medical office building is leased to DaVita Healthcare Partners, Inc, the leading provider of kidney dialysis care throughout the United States.

With an exceptionally low annual base rental rate of \$6.84 per square foot, the lease currently has approximately five and a half years remaining in the primary term. Thereafter, DaVita has the right to exercise a Five-Year Option Period which calls for a one-time 15% base rental rate increase.

The property is leased on a double net basis, provided that the tenant is directly responsible for the payment of taxes, insurance, utilities, and maintenance of the interior portions of the premises. Additionally, the tenant is responsible for the maintenance of the adjoining parking lot, sidewalks and landscaping. The landlord's responsibility is limited to maintenance, repair, and replacement of the exterior, structural portions of the building and the HVAC.

DaVita provides dialysis services for patients suffering from chronic kidney failure, which is also known as end stage renal disease (ESRD) in the United States. It operates kidney dialysis centers and provides related medical services primarily in dialysis centers and in contracted hospitals. DVA Renal Healthcare, Inc. operates as a subsidiary of DaVita HealthCare Partners Inc., a Fortune 500® company that, through its operating divisions, provides a variety of health care services to patient populations throughout the United States and abroad.

Offered below replacement costs at \$769,000, the property provides an investor with the opportunity to acquire the property below replacement costs, with a tenant that exemplifies a reputation of consistency for both patients and the real estate investment community.

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# INVESTMENT OVERVIEW



## INVESTMENT HIGHLIGHTS

- 5.5 Years Remaining in the Lease Term with an additional Renewal Option.
- Low Base Rent at \$6.84 per Square Foot.
- Located Within Close Proximity to Cameron Regional Medical Center.
- Net Leased Investment, Minimal Landlord Responsibilities.







**PURCHASE PRICE**  
**\$769,000**



**Cap Rate**  
**7.65%**



**Net Operating Income**  
**\$58,824**



**Price Per Square Foot**  
**\$89.42**



**Rent Per Square Foot**  
**\$6.84**

# TENANT OVERVIEW



DaVita Inc., a Fortune 500® company, is the parent company of DaVita Kidney Care and HealthCare Partners, a 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 operated or provided administrative services at 2,510 outpatient dialysis centers located in the United States serving approximately 198,000 patients. The company also operated 154 outpatient dialysis centers located in 12 countries outside the United States.

The Lessee, DVA Renal Healthcare, Inc. ("DVA"). DVA is an operating subsidiary of DaVita Inc., a publicly traded company. As of January 1st 2018, DVA operated 547 centers in 36 states and the District of Columbia, and had more than \$3.91 billion in assets. DVA generates significant cash flow and remains in good standing in all jurisdictions in which it does business.



13  
Countries  
Served



2,500+  
US Clinics



70,800+  
Employees



+\$18 Billion  
In Net  
Revenues



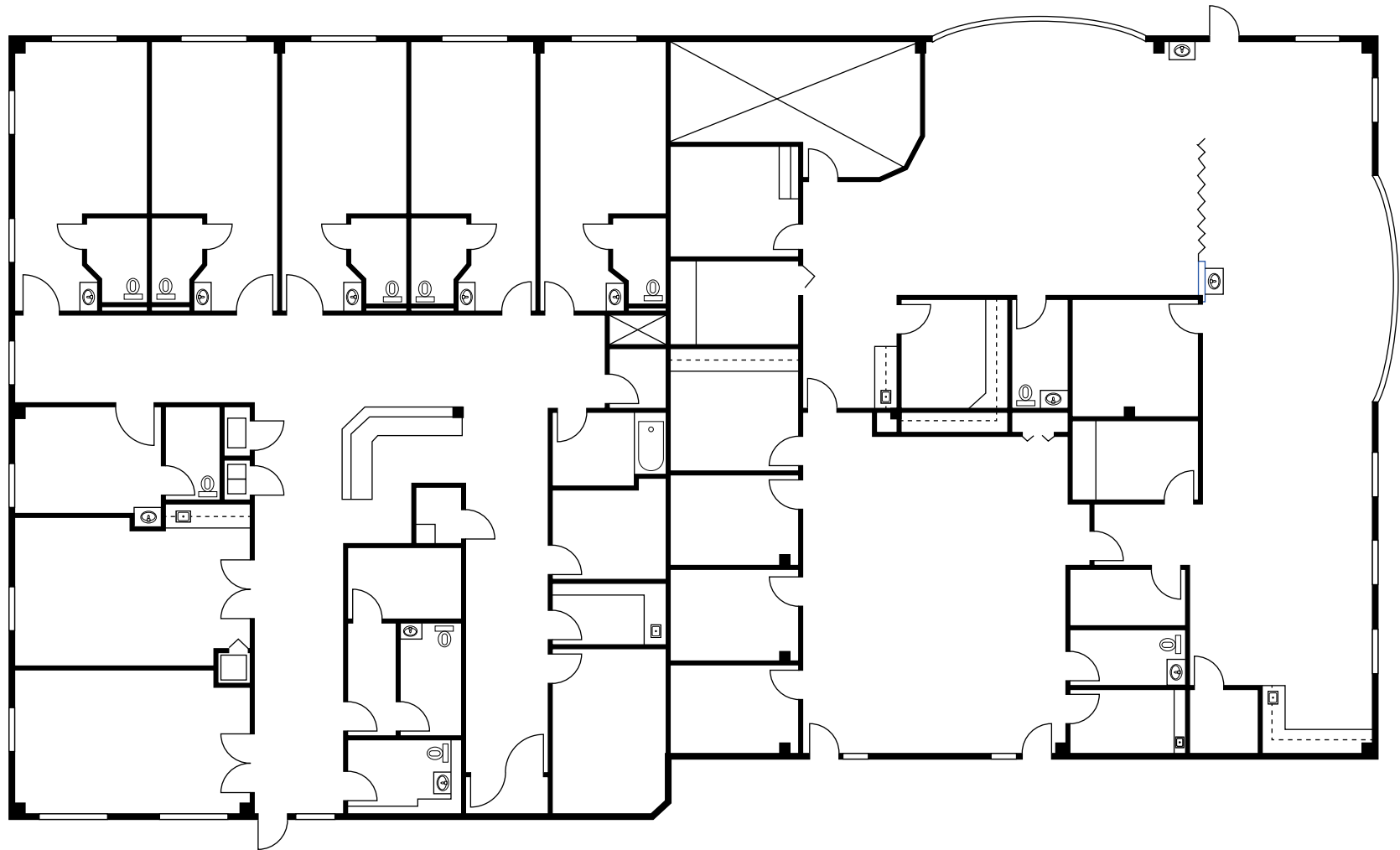
198,000  
Patients



11 Years  
Years on Fortune's List  
of the World's Most  
Admired Companies



# FLOOR PLAN





# SITE PLAN

W 4TH ST





# LOCATION OVERVIEW





# LOCATION OVERVIEW



Cameron Regional Medical Center is a 58-bed acute care medical facility. Physicians and healthcare professionals at Cameron Regional Medical Center provide a variety of services; including, surgical services, diagnostic/ancillary services, respiratory, laboratory services, and wound care.

With approximately 20 Active Staff physicians and over 100 Consulting Staff specialists, the Medical Center offers a comprehensive array of both inpatient and outpatient health care services to residents throughout rural northwest Missouri. In addition to traditional hospital services, Cameron Regional Medical Center also operates 18 satellite clinics in a five-county area, a Home Health Agency, Comfort Care Hospice, and Helping Hand Personal Services.

**CAMERON, MO** | Cameron is located in Northwest Missouri at the junction of I-35 and U.S. Highway 36 - "The Crossroads of the Nation." Situated in Clinton and DeKalb counties more than 9,000 people call Cameron home. The City of Cameron's, Cameron Memorial Airport is a Regional Airport conveniently located in north central Missouri directly next to major highway systems U.S. Highway 36 and I-35. The Airport is approximately one mile southwest of the city limits at 11766 NE State Route A, in northern Clinton County.

Cameron gained prominence in the 1980s and 1990s after Cameron's Bob F. Griffin served more than 15 years as Speaker of the Missouri House of Representatives—the longest of any representative. Among the pork barrel legislation he was to bring to the town the Missouri Veterans Home and the Western Missouri Correctional Center which is the city's biggest employer with 700 employees.



# LOCATION OVERVIEW



	3-MILES	5-MILES	10-MILES
Population	10,431	11,664	15,447
Population Growth 2000 - 2010	20.3%	19.4%	16.6%
Households	2,768	3,234	4,681
Households Growth 2000 - 2010	16.1%	15.8%	14%
Average Household Income	\$62,867	\$63,120	\$62,932
Average Household Income 2000 - 2010	40%	38.6%	34.1%

## EMPLOYMENT BY INDUSTRIES

HEALTHCARE & SOCIAL ASSISTANCE 21.8%	RETAIL TRADE 11.1%	MANUFACTURING 8.1%	OTHER 26.5%
	PUBLIC ADMIN 10.9%	ACCOMMODATION & FOOD SERVICES 7%	
EDUCATIONAL SERVICES 8%		ADMIN, SUPPORT & WASTE MANAGEMENT SERVICES 6%	



# NET LEASE STRUCTURE

The Lease is structured on a net basis, whereby the Tenant is responsible for all expenses relating to property taxes, utilities, insurance premiums, as well as all interior portions of the premises. The Landlord is financially responsible for capital expenditures resulting from the repair and replacement of the roof and exterior structural components of the premises and HVAC.

Expense Category	Tenant's Responsibility	Landlord's Responsibility
Structural/Roof		✓
Landscaping & Snow Removal	✓	
HVAC		✓
Janitorial	✓	
Parking Lot	✓	
Taxes	✓	
Insurance	✓	
Utilities	✓	
Common Area Maintenance	✓	





Offers should be submitted electronically to

**Jonathan Peranich**

at [jonathan@phnlg.com](mailto:jonathan@phnlg.com) and include the following information:

- Purchase Price
- Closing Period
- Sources of Debt & Equity
- Earnest Money
- Other Terms

**ABOUT US**

Peranich Huffman Net Lease Group is a privately held real estate brokerage firm specializing in single tenant net leased medical office investment sales throughout the nation.

Our firm facilitates the purchase & sale of commercial real estate tenanted by Dialysis Operators, Freestanding Emergency Departments, and Surgery Centers.

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## CONFIDENTIAL MEMORANDUM & DISCLAIMER

Peranich Huffman Net Lease Group ("Agent") has been engaged as the exclusive agent for the sale of the Davita Dialysis in Cameron, MO (the "Property"), by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Peranich Huffman Net Lease Group as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Peranich Huffman Net Lease Group.