



3683 OHIO RIVER ROAD, POINT PLEASANT, WEST VIRGINIA

SINGLE TENANT NNN INVESTMENT OPPORTUNITY



EXCLUSIVELY MARKETING BY

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INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land and building ownership) in a NNN leased, corporate guaranteed, DaVita Dialysis, investment property located in Point Pleasant, WV. The tenant, Total Renal Care, Inc., currently has more than 2 years remaining in their initial lease term with 3 (5-year) options to extend. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation. The lease is corporate guaranteed and is NNN with landlord responsibilities limited to roof and structure.

The subject property is located along Old River Road / State Highway 62, a primary north/south thoroughfare traveling through the town of Point Pleasant, averaging 5,100 vehicles passing by each day. The asset is positioned in a retail corridor with local and national tenants including Exxon, National Guard, a local market, and more, increasing consumer draw to the trade area and promoting crossover traffic to the site. Further, the site is located approximately 1.5 miles from the Mason County Airport, a public use airport serving the area, with over 1,800 annual reported operations.

DaVita Dialysis benefits from limited competition as one of two dialysis centers within a 30-mile radius. The 10-mile trade area is supported by nearly 37,000 residents and more than 17,000 employees with an average household income of \$56,000.

OFFERING SUMMARY



PARCEL MAP



PROPERTY SPECIFICATIONS

Pricing:	\$1,460,000
Net Operating Income:	\$116,820
Cap Rate:	8.00%
Guaranty:	Corporate
Tenant:	Total Renal Care, Inc.
Lease Type:	NNN
Landlord Responsibilities:	Roof and Structure

OFFERING

Rentable Area:	6,000 SF
Land Area	1.21 Acres
Property Address:	3683 Ohio River Rd, Point Pleasant, WV 25550
Year Remodeled:	2011
Parcel Number:	26-14-222-0001.0009
Ownership:	Fee Simple (Land and Building)

INVESTMENT HIGHLIGHTS

Corporate Guaranteed Lease | Options To Extend | E-Commerce Resistant

- Corporate guaranteed lease
- More than 2 years remaining with 3 (5-year) options to extend at 10% rental increases
- Rental increases grow NOI and hedge against inflation

NNN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Landlord responsibilities limited to roof and structure
- Ideal, low management investment for an out-of-state, passive investor

Excellent Visibility and Access | Monument Sign | Mason County Airport

- Site is located along Old River Road / State Highway 62, a primary thoroughfare traveling through the town of Point Pleasant, with 5,100 vehicles passing by daily
- Positioned in a retail corridor serving the town with nearby local and national tenants including Exxon, National Guard, a local market, and more
- Located 1.5 miles southeast of Mason County Airport 3I2, a public use airport with over 1,800 annual reported flight operations
- Increases consumer draw to the trade area and promotes crossover shopping to the site

Limited Competition | Demographics In 10-mile Trade Area

- Site benefits from limited competition in the area as one of two dialysis centers within a 30 mile radius
- Nearly 37,000 residents and more than 17,000 employees in the 5-mile trade area
- \$56,000 average household income

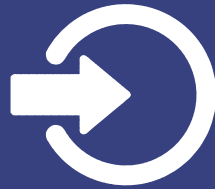


PROPERTY OVERVIEW



Location

Located in
Point Pleasant, WV



Access

Ohio River Road/ State Highway 62
1 Access Point



Traffic Counts

Ohio River Road/ State Highway 62
5,100 Cars Per Day



Improvements

There is approximately 6,000 SF of
existing building area.



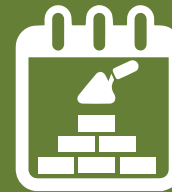
Parking

There are approximately 39
parking spaces on the owned
parcel. The parking ratio is
approximately 6.50 stalls per
1,000 SF of leasable area.



Parcel

Parcel Number: 26-14- 222-
0001.0009
Acres: 1.21
Square Feet: 52,708 SF



Year Remodeled

2011



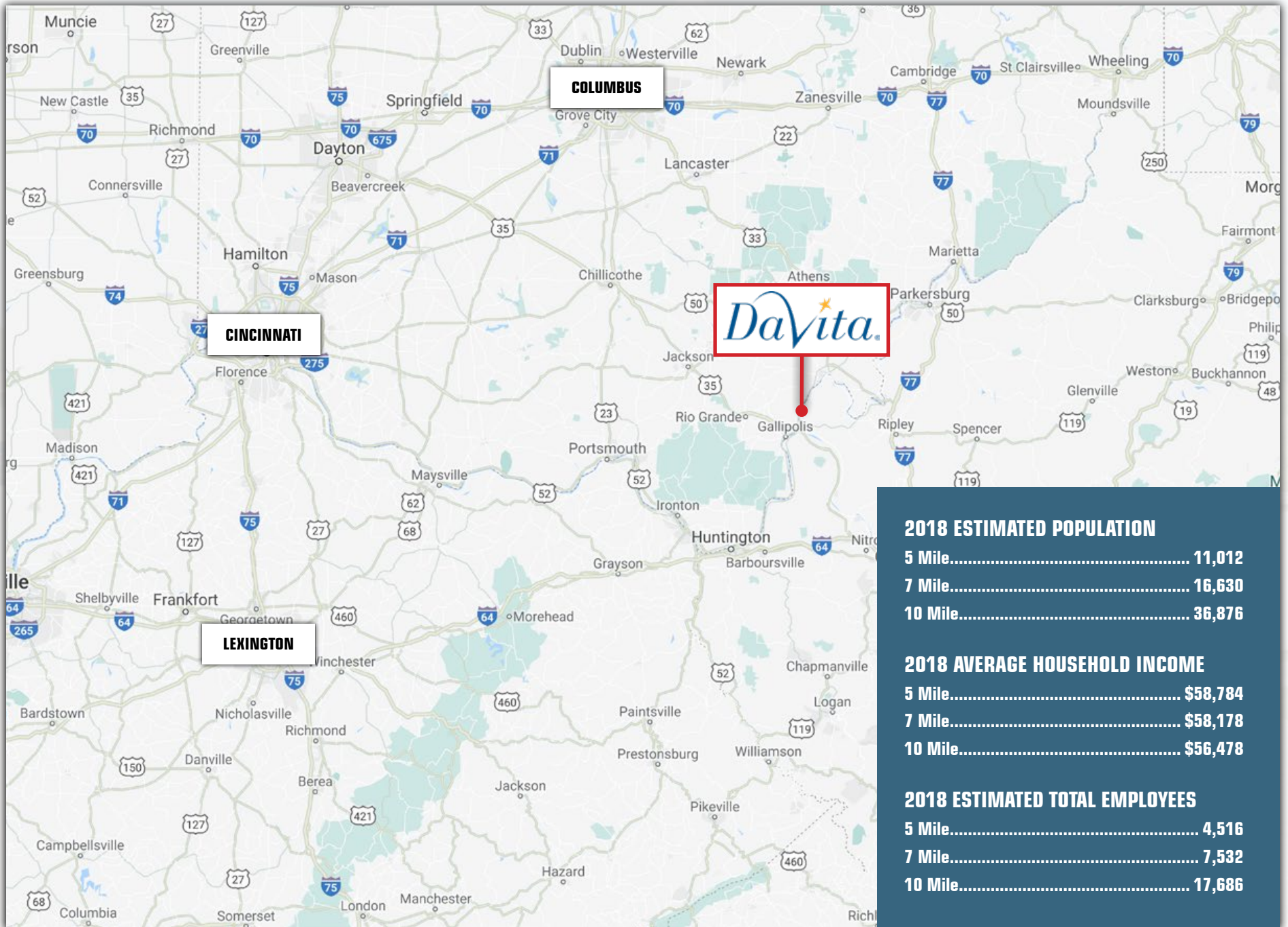
Zoning

Commercial





LOCATION MAP



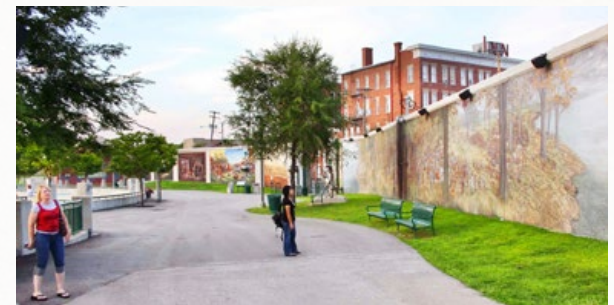
AREA OVERVIEW

Point Pleasant, West Virginia Point Pleasant is a city in and the county seat of Mason County, West Virginia, USA, at the confluence of the Ohio and Kanawha Rivers. The City of Point Pleasant had a population of 4,244 as of July 1, 2018. Point Pleasant ranks in the upper quartile for Population Density when compared to the other cities, towns and Census Designated Places (CDPs) in West Virginia.

Mason County is a county in the U.S. state of West Virginia. As of the 2017 census, the population was 26,801. Its county seat is Point Pleasant. The county was founded in 1804 and named for George Mason, delegate to the U.S. Constitutional Convention. Before the Civil War, the county was in the State of Virginia. Mason County is part of the Point Pleasant, WV-OH Micropolitan Statistical Area.

There are 3 junior/senior high schools, 7 elementary schools and 1 primary school in Mason County. Point Pleasant Primary School, Ashton Elementary School, Beale Elementary School, Leon Elementary School, Mason Elementary School, Point Pleasant Intermediate School, Roosevelt Elementary School

Hannan Junior/Senior High School, Point Pleasant Junior/Senior High School, Wahama Junior/Senior High School and New Haven Elementary School.



AREA DEMOGRAPHICS

DEMOGRAPHICS	5 MILES	7 MILES	10 MILES
2018 Estimated Population	11,012	16,630	36,876
2023 Projected Population	10,843	16,360	36,217
2010 Census Population	11,125	16,878	37,576
2018 Estimated Households	4,453	6,624	14,999
2023 Projected Households	4,373	6,500	14,697
2010 Census Households	4,547	6,765	15,349
2018 Estimated White	95.5%	95.3%	94.6%
2018 Estimated Black or African American	1.7%	1.8%	2.2%
2018 Estimated Asian or Pacific Islander	0.6%	0.6%	0.6%
2018 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2018 Estimated Other Races	0.1%	0.3%	0.3%
2018 Estimated Hispanic	1.0%	1.2%	1.1%
2018 Estimated Average Household Income	\$58,784	\$58,178	\$56,478
2018 Estimated Median Household Income	\$41,456	\$40,901	\$38,970
2018 Estimated Per Capita Income	\$24,928	\$24,294	\$23,543
2018 Estimated Total Businesses	399	618	1,476
2018 Estimated Total Employees	4,516	7,532	17,686



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		BEGIN	INCR.	RENTAL RATES			PSF	RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END			MONTHLY	PSF	ANNUALLY			
DaVita Dialysis (Corporate Guaranty)	6,000	Sept. 2011	Sept. 2021	Current	-	\$9,735	\$1.62	\$116,820	\$19.47	NNN	3 (5-Year) Opt. 1: \$128,502/Yr Opt. 2: \$141,372/Yr Opt. 3: \$155,496/Yr



FINANCIAL INFORMATION

Price:	\$1,460,000
Net Operating Income:	\$116,820
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PROPERTY SPECIFICATIONS

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Address:	3683 Ohio River Rd, Point Pleasant, WV 25550

For financing options and loan quotes, please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.

BRAND PROFILE



DAVITA INC

DaVita Inc., a Fortune 500® company, 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. As of September 30, 2018, DaVita Kidney Care operated or provided administrative services at 2,625 outpatient dialysis centers located in the United States serving approximately 201,000 patients. The company also operated 251 outpatient dialysis centers located in 10 countries outside the United States. DaVita Medical Group manages and operates medical groups and affiliated physician networks in California, Colorado, Florida, Nevada, New Mexico and Washington in its pursuit to deliver excellent-quality health care in a dignified and compassionate manner. Parent: Dollar tree.

Company Type: Public (NYSE: DVA)

2017 Net Income: \$663.62 Million

2017 Employees: 74,500

2017 Assets: \$18.95 Billion

Credit Rating: S&P: BB

2017 Revenue: \$10.88 Billion

2017 Equity: \$4.69 Billion





SRS

NATIONAL NET LEASE GROUP



1000+

PROPERTIES CURRENTLY REPRESENTED



600+

CLIENTS REPRESENTED IN 2016



\$2.6B*

TRANSACTION VALUE



20+

OFFICES



250+

BROKERS, PROFESSIONALS, AND STAFF



#1

LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO RETAIL SERVICES IN NORTH AMERICA

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

*STATISTICS ARE FOR 2017