



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Triple Net (NNN) Lease Investment Opportunity

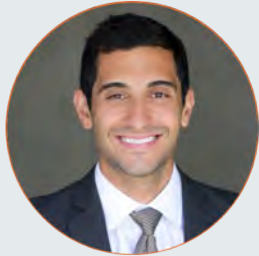
2112 Lincoln Way E | Massillon, Ohio 44646

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In Cooperation with Cooper Commercial Investment Group, LLC
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Actual Property Image

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INVESTMENT SUMMARY

- Investment Summary
- Investment Highlights

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AREA OVERVIEW

- Location Map
- Aerial & Retail Maps

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CITY OVERVIEW

- Massillon, OH

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TENANT OVERVIEW

- Tenant Profile
- Lease Abstract
- Rent Roll

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OFFERING SUMMARY

PRICE	\$1,738,000
CAP	6.35%
NOI	\$110,386
PRICE PER SF	\$260.02
YEARS REMAINING	~11 Years
LEASE GUARANTY	Corporate

PROPERTY SUMMARY

ADDRESS	2112 Lincoln Way E Massillon, OH 44646
COUNTY	Stark
BUILDING AREA	6,684 SF
LAND AREA	0.80 AC
APN	06-14729 , 06-15022
BUILT	1976



Actual Property Image

Corporate Guaranteed

Triple Net (NNN) Lease

- Triple Net (NNN) Lease with Minimum Landlord Responsibilities (Roof and Structure Only)
- DaVita Recently Renewed the Lease for an Additional 11 Years - Showing Commitment to the Location
- Corporate Guarantee
- 2.5% Rent Increase in 2022 and at Each Three (3) x Five (5) Year Option to Extend
- The Property Is Located on the Main Artery Through the Retail Corridor of Massillon
- Massillon is Approximately 8-Miles West of Canton, 20-Miles South of Akron and 50-Miles South of Cleveland
- The Need for Kidney Treatment is Growing Rapidly, Due to Obesity and Diabetes Issues, Particularly in the Elderly Population - Kidney Treatment is Very Local and Cannot Be Replaced By Internet Commerce, as Our Population Ages, the Need for Kidney Treatment Increases
- The Overall Need for Dialysis Treatments are Increasing About 5% Per Year and Much Higher in Traditional Retirement Markets Such as the Subject





OakPark Preschool



FISHERS



Lincoln Way E



Lincoln Way E

GameStop
POWER TO THE PLAYERS

getGo CAFE + MARKET

SUBWAY

Davita



Wales Road NE (12,000 VPD)

Lincoln Way E (20,380 VPD)

SUBJECT PROPERTY DEMOGRAPHICS			
	3 Mile	5 Mile	10 Mile
Population	55,327	110,727	278,597
Average Household Income	\$62,603	\$66,407	\$66,149





DOWNTOWN MASSILLON



MASSILLON TIGERS



LINCOLN THEATRE

ABOUT THE CITY

Massillon is a city in Stark County in the U.S. state of Ohio, approximately 8 miles west of Canton, 20 miles south of Akron, and 50 miles south of Cleveland. Massillon, Ohio's estimated population is 32,342 according to the most recent United States census estimates. Massillon, Ohio is the 45th largest city in Ohio based on official 2017 estimates from the US Census Bureau. Massillon is the second largest incorporated area within the Canton-Massillon, OH Metropolitan Statistical Area. Massillon is referred to as the City of Champions by residents. The nickname is more than a slogan relating to their football team. The phrase 'City of Champions' refers to the spirit, determination, and dedication of the people of our community. The city is also nicknamed "The Purple Heart City" because of the numerous veterans that are residents to the warm little town.

ECONOMY

Massillon is strategically located in Northeast, Ohio within a short driving distance to Akron, Cleveland, Columbus, and Pittsburgh. Located primarily in western Stark County, Massillon has excellent transportation access with State Route 30 and State Route 21 intersecting on the southeast section of the city. Both provide easy access to Interstate 77 and Interstate 76. Massillon is also home to many prominent businesses including: Shearer's, Fresh Mark, Heinz, Case Farms, MCTV, ARE Accessories, Sterilite, RW Screw, Midwest Health, Progressive Auto Group, Crown Cork and Seal, E-Tank, Quest Specialty Chemicals, NFM, Campbell Oil, Greif Packaging, and Baker Hughes, to name a few. The largest universities in Massillon, OH are Stark State College, with 1,849 graduates and Kent State University at Stark, with 813 graduates,

CULTURE & CONTEMPORARY LIFE

The Massillon Museum was established in 1933 in order to preserve the city's rich history. The museum was accredited in 1972 by the American Alliance of Museums and is currently located downtown in the historic Gensemer Brothers Dry Goods building. The Lincoln Theatre is a 1915 landmark movie theatre, designed by Guy Tilden. The theatre is thought to be one of the oldest purpose-built movie houses in the country still in operation. The Ohio Military Museum is operated by the Ohio Society Of Military History and is home to thousands of artifacts and tributes to the men and women of Ohio who served in the armed forces. The city of Massillon is also extremely proud of their The Massillon Tigers, who have accumulated 22 state AP championships and 9 national AP championships during the school's history. Many people travel all over the state just to see their Massillon Tigers win.



OF LOCATIONS
2,500+



HEADQUARTERS
Denver, CO



FOUNDED
1992



CONTACT
800.966.2811



WEBSITE
www.davitamedicalgroup.com



Actual Property Image

DaVita Medical Group is one of the nation's leading independent medical groups. Founded in California in 1992 with a focus on becoming a role model for integrated and coordinated care, our health care community has grown to include high-quality medical groups in Colorado, Florida, Nevada, New Mexico and Washington.

The company is a subsidiary of DaVita Inc. and serves more than 1,700,000 patients. DaVita Inc., a Fortune 500® company, is the parent company of DaVita Kidney Care and DaVita Medical Group. DaVita Medical Group is recognized as a national leader in clinical quality. Our clinicians are encouraged to develop lasting relationships with their patients and are rewarded for the quality of care they provide — not the number of visits they perform each day. DaVita is a community first and a company second. As a DaVita Medical Group clinician, your day will be filled with variety, intellectual engagement and meaningful relationships with patients and teammates.



Actual Property Image

LEASE SUMMARY

TENANT	DaVita Dialysis
PREMISES	A Building of ± 6,684 SF
LEASE COMMENCEMENT	January 12, 2012
LEASE EXPIRATION	September 23, 2029
LEASE TERM	~11 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	2.5% on 09/24/2022 And At Each Option
GUARANTOR	Corporate
LEASE TYPE	Triple Net (NNN)
USE	Medical
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT / SF	INCREASE DATES	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
DaVita Dialysis	6,684 SF	100%	\$110,386	\$16.51	On 09/24/2022 And at Each Option	2.5%	01/12/2012	09/23/2029	3 x 5 Years

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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