

JDS Real Estate Services, Inc.
MO Lic. # 2011038702



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Multi-Tenant Lease Investment Opportunity

2600-2610 Clark Ave | St. Louis, MO 63103

EXCLUSIVELY MARKETED BY:

2



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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TABLE OF CONTENTS

3

DaVita Dialysis Center & Fulfill Food & Beverages, LLC | 2600-2610 Clark Ave | St. Louis MO 63103



Investment Overview

Investment Summary
Investment Highlights

Property Overview

Location Map
Aerial Maps
Retail Map

Area Overview

City Overview
Demographics

Tenant Overview

Tenant Profile

Lease Abstract

Lease Summaries
Rent Roll

INVESTMENT SUMMARY

4

Sands Investment Group is Pleased to Exclusively Offer For Sale the 18,000 SF DaVita Dialysis Center & Fulfill Food & Beverages, LLC Located at 2600-2610 Clark Avenue in St. Louis, Missouri. This Opportunity Includes a National Credit Tenant in a Highly Populated Area With Increasing Growth in the Future.



Actual Property Image

OFFERING SUMMARY

PRICE	\$2,775,000
CAP	6.25%
NOI	\$173,215
PRICE PER SF	\$153.97
GUARANTOR	Corporate/Individual

PROPERTY SUMMARY

ADDRESS	2600-2610 Clark Avenue St. Louis, MO 63103
COUNTY	St. Louis
BUILDING AREA	18,000 SF
LAND AREA	1.00 AC
BUILT	1963

HIGHLIGHTS

- National Credit Tenant
- Long Term E-Commerce Resistant Tenant
- Potential Value Add Opportunity
- Annual Rent Escalations
- DaVita Recently Extended Lease - Showing Commitment to the Location
- Limited Landlord Responsibilities
- Strong Demographics – Over 125,000 People Live Within a 3-Mile Radius
- Property is Located 0.5-Miles to Harris-Stowe State University With Over 1,400 Students Enrolled and 0.7-Miles to St. Louis University With Over 7,500 Students Enrolled
- Nearby Tenants Include: Wells Fargo, BP Gas Station, Advance Auto Parts, Residence Inn by Marriott, Drury Hotels, Courtyard by Marriott and Firestone





DaVita Dialysis Center & Fulfill Food & Beverages, LLC | 2600-2610 Clark Ave | St. Louis MO 63103

DOWNTOWN ST. LOUIS

enterpriseCENTER

FOX
SPORTS
MIDWEST

PURINA

Ameren
MISSOURI

Anthem

STATIONPLAZA
COURTNEY

ST. LOUIS
UNION STATION

Upper Limits
The Art of a Good Shot

DRURY HOTELS

Federal Bureau of
Immigration

GRAINGER
FOR THE ONES WHO GET IT DONE

US Paint
Corporation

archreactor

UPS Customer
Center

Probation and
Patrol Office

marcone

bp

COURTYARD
Marriott

Metropolitan
St. Louis
Sewer District

Sunset
Cinema

CLEAN-TECH
COMPANY

ots orbital
TECHNICAL SOLUTIONS
APPS · DRONES · ROVS

Jefferson Ave

Back-Mueller Inc.

Davita

ACSI
ARCHITECTURAL
CONTROL SYSTEMS INC.

INTERSTATE
64

VANTAGE

FROST

PolyOne™ Andy's SEASONING

WATSON MARTIAL ARTS

United Rentals

FINISHMASTER Automotive & Industrial Paint

FedEx®

AHERN SINCE 1890
Building Comfort for Generations.
L.KEELEY CONSTRUCTION
Advance Auto Parts
ABM Building Value
HILTI
AVATAR STUDIOS

SSMHealth

Metro®

Council Tower Apartments

villa LIGHTING

ACI PLASTICS
FABRICATION & SUPPLY
Solutions in Plastic

SIGMA-ALDRICH

ics construction services, ltd.

Residence Inn® Marriott

UPS Customer Center

Back-Mueller Inc.

Market Street Garage

ACSI
ARCHITECTURAL
CONTROL SYSTEMS INC.

CITY OF ST. LOUIS
ANIMAL CARE & CONTROL

Warehouse of Fixtures
New & Used Office Furniture

VANTAGE

FROST

ots orbital
TECHNICAL SOLUTIONS
APPS - DRONES - ROVS

CLEAN-TECH COMPANY

Sunset Cinema

Probation and Patrol Office

Davita

marcone



Jefferson Ave

Clark Ave

INTERSTATE 64



Jefferson Ave
Clark Ave



CITY OVERVIEW

St. Louis | St. Louis County | Missouri

10



ST. LOUIS, MO

St. Louis, MO

St. Louis is an independent city and inland port in the U.S. state of Missouri. The city developed along the western bank of the Mississippi River, which forms Missouri's border with Illinois. The city had an estimated 2018 population of 308,626 residents and is the cultural and economic center of the Greater St. Louis Metropolitan area, which is home to nearly 3,000,000 people. The area is also the largest metropolitan area in Missouri and the 19th largest in the United States. The city has become a major bio-tech and business center. St. Louis has also become occupied by nearly 40 colleges, universities, and technical schools, some of the largest being Washington University in St. Louis, Saint Louis University and University of Missouri. The city is commonly identified with the 630-foot tall Gateway Arch in the city's downtown.



ST. LOUIS OLD COURTHOUSE

Economy

The economy of metro St. Louis relies on service, manufacturing, trade, transportation of goods, and tourism. Its metro area is home to major corporations, including, Boeing Defense, Energizer, Panera, Enterprise, Peabody Energy, Ameren, Ralcorp, Scottrade, Go Jet, Purina and Sigma-Aldrich. As of 2018, the St. Louis Metropolitan Area is home to ten Fortune 500 companies, the 7th largest Fortune 500 city in the United States. Some of St. Louis' largest Fortune 500 companies are: Express Scripts, Emerson Electric, Monsanto, Reinsurance Group of America, Centene, Graybar Electric, and Edward Jones Investments. This city has also become known for a growing medical, pharmaceutical and research city. St. Louis economy is also affected by the city's two professional sports teams: the St. Louis Cardinals of Major League Baseball and the St. Louis Blues of the National Hockey League.



ST. LOUIS CITY MUSEUM

Contemporary Life

St. Louis is defined by music and the performing arts, especially its association with blues, jazz, and ragtime. The city is home to the St. Louis Symphony, the 2nd-oldest symphony orchestra in the United States, which has toured nationally and internationally. The city is also home to the City Museum, which is a museum whose exhibits consist largely of repurposed architectural and industrial objects, housed in the former International Shoe building; it attracts more than 700,000 visitors a year. The city is also famous for being the home to the Gateway Arch which marks St. Louis' downtown and the city's historic center that includes the Federal courthouse where the Dred Scott case was first argued. The Arch is the world's tallest arch, the tallest man-made monument in the Western Hemisphere, and Missouri's tallest accessible building.

DEMOGRAPHICS

11

DaVita Dialysis Center & Fulfill Food & Beverages, LLC | 2600-2610 Clark Ave | St. Louis MO 63103



Population

1-MILE

14,824

3-MILE

125,001

5-MILE

283,076



Average Household Income

1-MILE

\$62,544

3-MILE

\$63,891

5-MILE

\$59,271



TENANT PROFILE

12



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, the company's 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. The company's 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, their day will be filled with variety, intellectual engagement and meaningful relationships with patients and teammates. DaVita is committed to elevating the health and quality of life of patients around the world. They continue to expand their operations to improve access to health care in ten countries outside the U.S with over 2,580 locations and over 70,800 DaVita employees.



COMPANY TYPE
Private



FOUNDED
1992



OF LOCATIONS
2,580+



HEADQUARTERS
Denver, CO



WEBSITE
davitamedicalgroup.com



LEASE SUMMARY

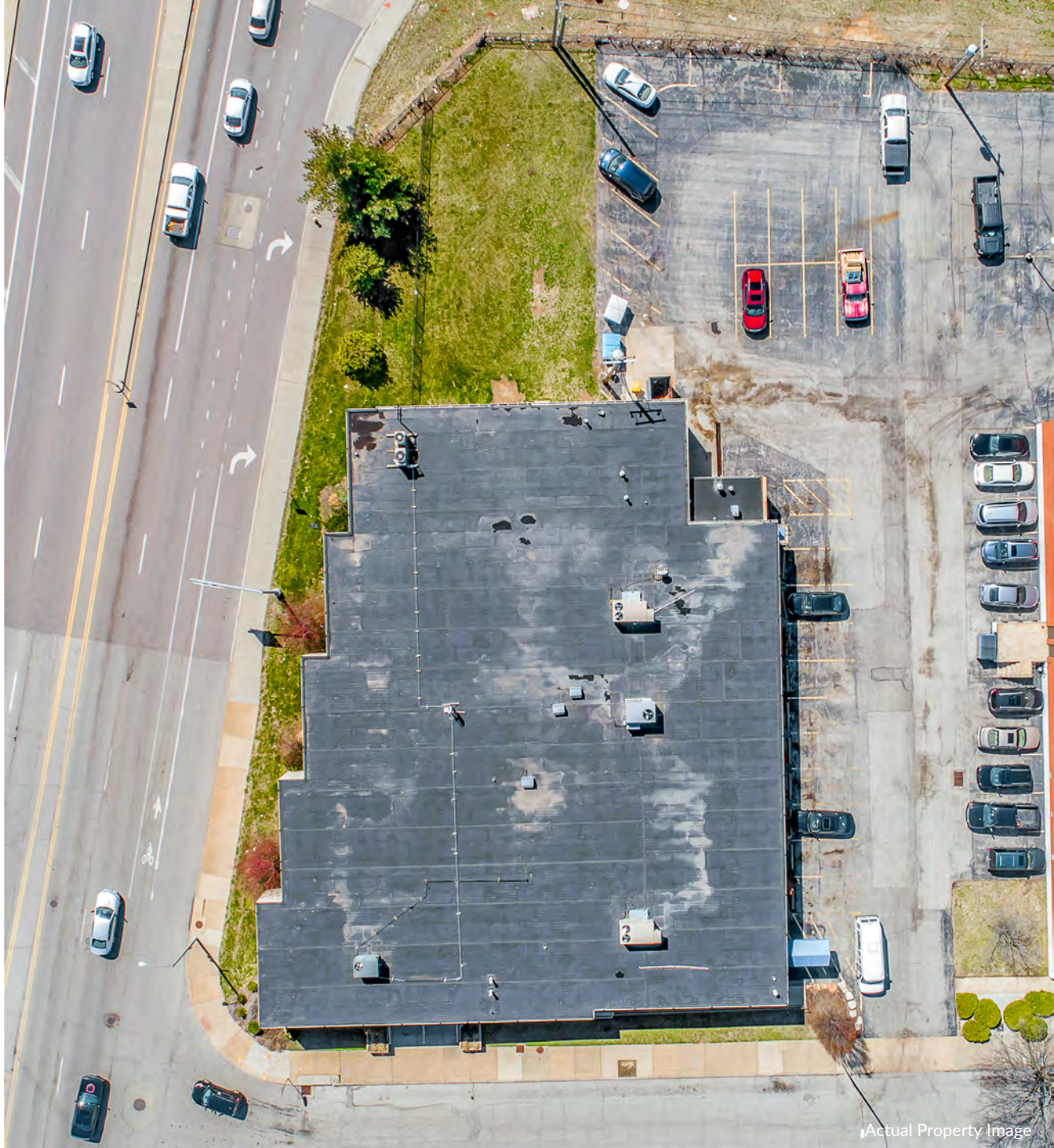
TENANT	DaVita St. Louis Dialysis Center
PREMISES	A Building of Approximately 10,500 SF
LEASE COMMENCEMENT	July 16, 1996
LEASE EXPIRATION	June 30, 2030
LEASE TERM	11+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	2.5% Annually
LEASE TYPE	Double Net (NN)
PERMITTED USE	Medical
PROPERTY TAXES	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



DaVita®

LEASE SUMMARY

TENANT	Fulfill Food & Beverages, LLC
PREMISES	A Building of Approximately 7,500 SF
LEASE COMMENCEMENT	August 1, 2016
LEASE EXPIRATION	July 31, 2020
LEASE TERM	1+ Year Remaining
RENEWAL OPTIONS	1 x 3.5 Years
RENT INCREASES	6.25% Annually
LEASE TYPE	Double Net (NN)
PERMITTED USE	General Office and Warehouse Use or Food and Beverage Manufacturing
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



Actual Property Image

RENT ROLL

15

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TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
DaVita St. Louis Dialysis Center	10,500 SF	58%	\$147,000	\$14.00	2.5%	Annual	07/16/1996	06/30/2030	2 x 5 Years
Fulfill Food & Beverages, LLC	7,500 SF	42%	\$30,000	\$4.00	6.25%	Annual	08/01/2016	07/31/2020	1 x 3.5 Year
TOTAL	18,000 SF	100%	\$177,000						

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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 JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

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, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG 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 JDS & SIG 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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