

Offering Memorandum

DAVITA DIALYSIS - LEAVENWORTH

501 Oak Street, Leavenworth, Kansas 66048



COOK & ASSOCIATES

REAL ESTATE ADVISORS



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LINCOLN PARK
KELLERWILLIAMS

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ADDITIONAL PHOTOS



EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

Cook & Associates Real Estate Advisors are pleased to present the DaVita Dialysis clinic located in Leavenworth, Kansas. The subject property is a single tenant, 5,000 sq. ft, complete gut-remodel facility for DaVita in 2006. This investment offers two and a half years of lease term remaining on the first five-year renewal option, which DaVita exercised in November of 2016. DaVita Leavenworth has strong annual rental increases tied to the CPI, which has averaged around 2.25% over the last two years.



SALE PRICE:	\$1,034,120
CAP RATE:	8.50%
NOI:	\$87,900
LOT SIZE:	0.43 Acres +/-
YEAR BUILT REMODELED:	1950 2006
BUILDING SIZE:	5,000 SF
PRICE / SF:	\$206.82

INVESTMENT HIGHLIGHTS

- Very Active Clinic | Operating 12 Dialysis Stations, Six Days Per Week
- Strong Tenant Commitment to This Location – DaVita has Already Exercised its First of Three, Five-Year Renewal Options
- Strong Annual Rental Increases (Avg. 2.25%) | Two, Five-Year Renewal Options Remaining
- Complete Gut Remodel Clinic for DaVita in 2006
- NN Lease Structure | Very Limited Landlord Responsibilities
- Located Less than One Mile From Saint Luke's Cushing Hospital – A 54-Bed Full Service Hospital Featuring a 24-Hour Emergency Room and Leavenworth's Only Maternity Center and Nursery

DaVita Dialysis - Leavenworth

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TENANT LEASE SUMMARY & OVERVIEW

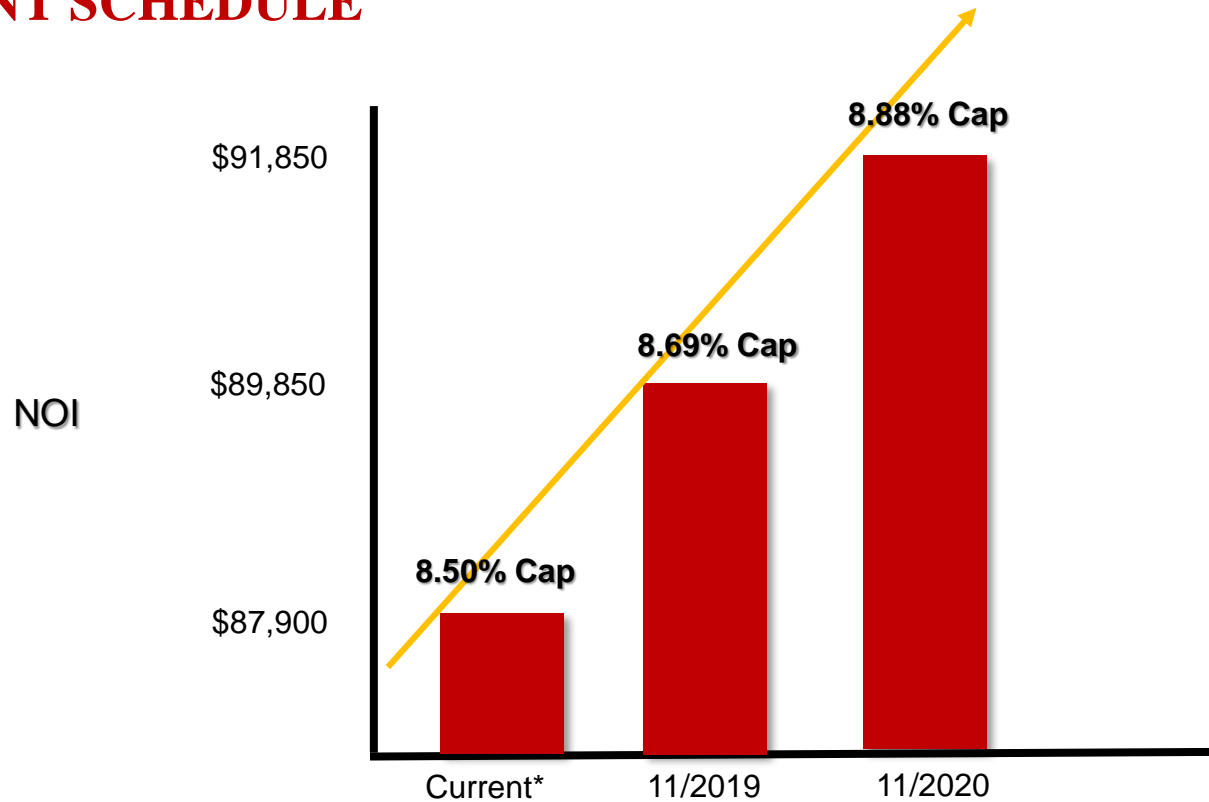
LEASE TYPE	NN	RESPONSIBLE PARTY		NOTES
LEASE GUARANTOR	Renal Life Link, LLC	ROOF	Landlord	
LEASE TERM REMAINING	2.5 Years	STRUCTURE	Landlord	
RENT COMMENCEMENT	July 13, 2006	PARKING LOT	Tenant / Landlord	LL responsible for replacement. Tenant responsible for maintenance as a reimbursable expense
LEASE EXPIRATION	November 21, 2021	HVAC	Tenant / Landlord	Tenant responsible for maintenance / LL responsible for full replacement
OPTIONS	Two, 5-Year	TAXES	Tenant	Paid as additional rent
OPTION TO TERMINATE	None	INSURANCE	Tenant	Paid as additional rent
OPTION TO PURCHASE	None	CAM	Tenant	Paid as additional rent



- World's Second Largest Provider of Products and Services For Renal Disease
- More than 201,000 Patients
- Generated Revenues of Around \$11.405 Billion in 2018
- Services Offered Include Both Specialty Treatments and Comprehensive Service

Tenant	Renal Life Link, LLC
DBA	DaVita Dialysis
Guarantor	Renal Life Link, LLC
Number of Locations	2,580 + (DaVita)

RENT SCHEDULE

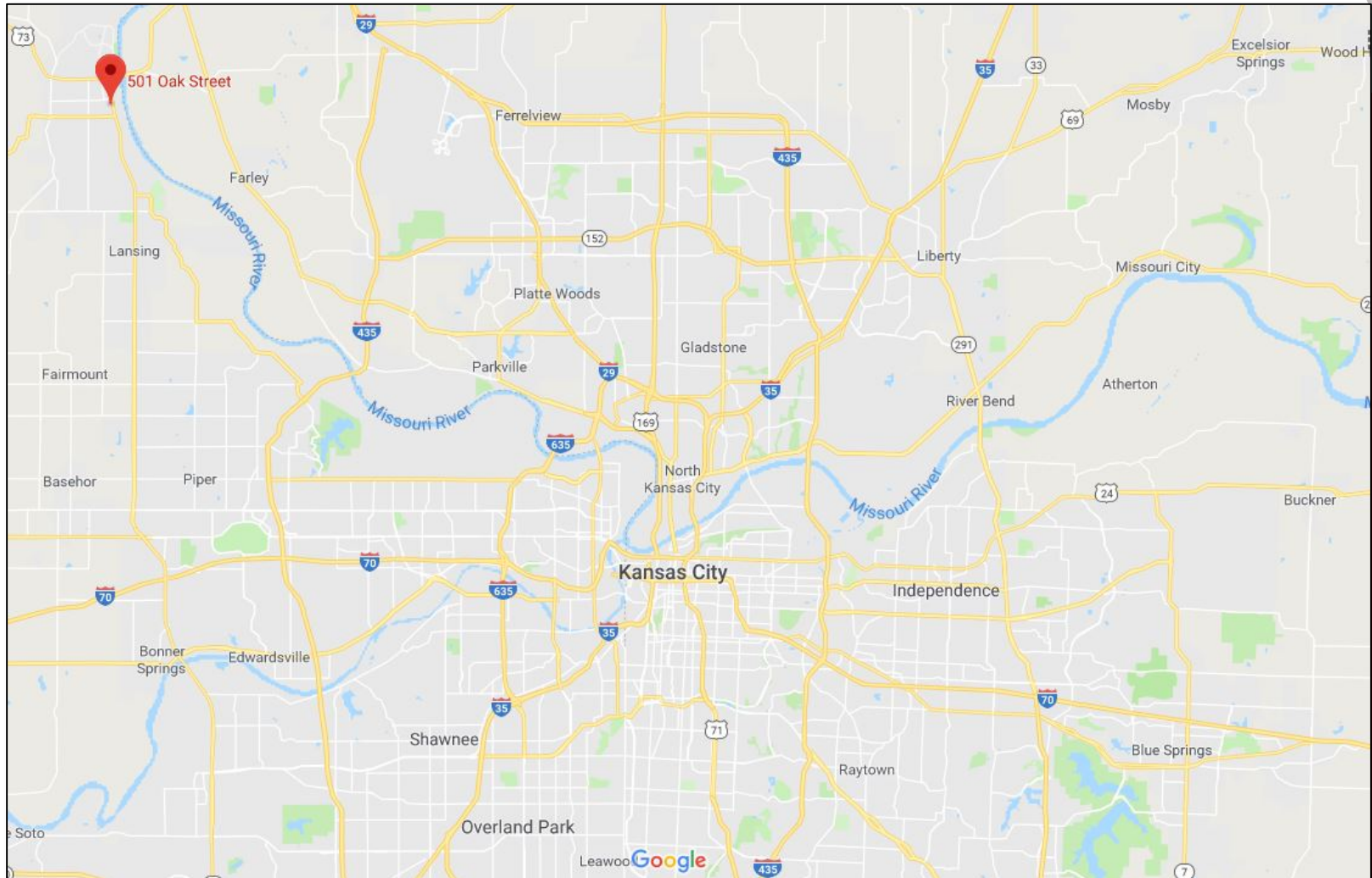


TERM	PERIOD	ANNUAL RENT	RENT / SF
Current		\$87,900	\$17.58
	11/22/2019	\$89,850	\$17.97
	11/22/2020	\$91,850	\$18.37

DaVita Dialysis - Leavenworth

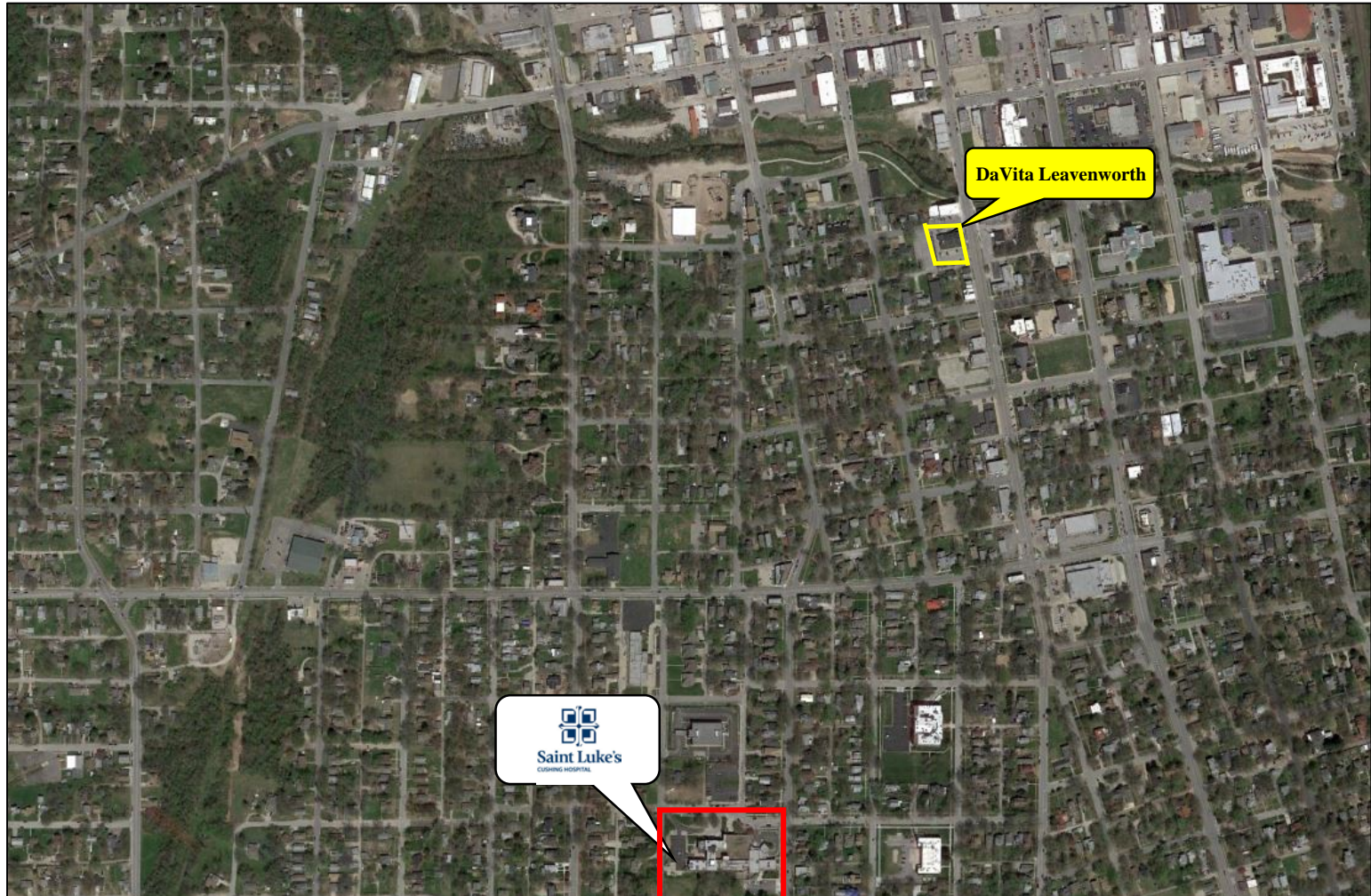
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LOCATION OVERVIEW – Regional Map



DaVita Dialysis - Leavenworth
501 Oak Street, Leavenworth, KS 66048

AERIAL



AERIAL



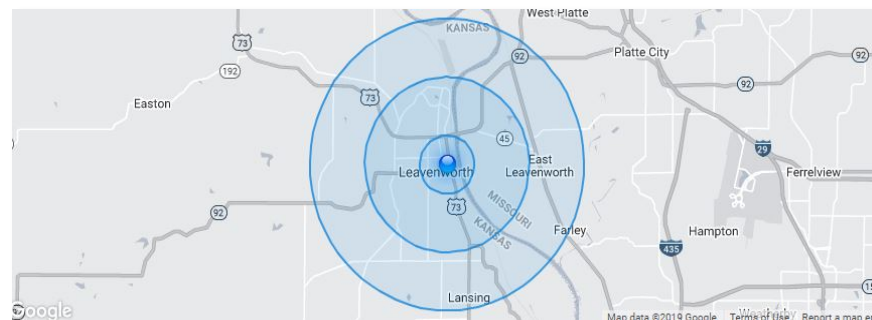
LOCATION HIGHLIGHTS & DEMOGRAPHICS

- Leavenworth is Located Just Over Thirty Miles Northwest of Downtown Kansas City and Just Sixteen Miles West of Kansas City International Airport
- There is Very Limited Dialysis Competition in the Area. The closest Dialysis Clinic is located Approximately Thirty Minutes From the DaVita Leavenworth Clinic.
- DaVita Leavenworth is Ideally Located Less Than One Mile from Saint Luke's Cushing Hospital, Which Has Served the Leavenworth Community Since 1854



Population	3 Miles	5 Miles	10 Miles
2019 Population	8,369	31,290	46,329
2024 Population	8,753	32,594	48,277

Households & Income	3 Miles	5 Miles	10 Miles
2019 Households	3,923	11,266	15,590
2019 Average HH Income	\$43,652	\$53,782	\$59,748



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“Helping Others is our Success”



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