

# DAVITA DIALYSIS MEDICAL OFFICE

*606 Lincolnway*

*Valparaiso, IN 46383*





## ON MARKET: DAVITA DIALYSIS MEDICAL OFFICE



### INVESTMENT HIGHLIGHTS

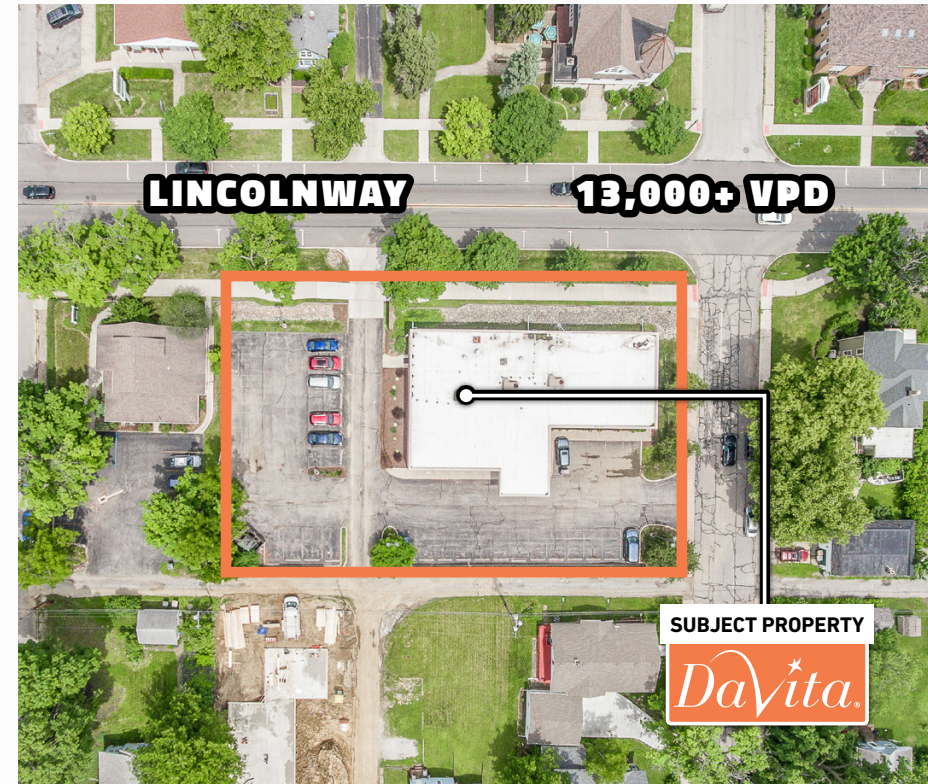
- ▶ **DaVita Anchored Medical Office Building in Valparaiso, IN**  
54 MILES SOUTH OF CHICAGO
- ▶ **Corporate Guaranty | NYSE: DVA**  
#188 IN FORTUNE 500 (2019)
- ▶ **DaVita Fully Reimbursing for Pro Rata Share of Operating Expenses**
- ▶ **Ideally Located Along Lincolnway**  
MORE THAN 13,000 VPD
- ▶ **Strong Market Share of 35 Percent**  
#2 PROVIDER OF DIALYSIS IN UNITED STATES BY PATIENT COUNT
- ▶ **Significant Capital Commitment to Market**  
MORE THAN \$45 MILLION IN ACTIVE DEVELOPMENT PERMITS
- ▶ **Dense Trade Area | More Than 850,000 SF of Retail Within 2 Miles**  
ANCHORED BY: THE HOME DEPOT, TARGET, AND MENARDS
- ▶ **Nearby Valparaiso University**  
MORE THAN 4,500 STUDENTS



# FINANCIAL OVERVIEW

606 LINCOLNWAY  
VALPARAISO, INDIANA

PRICE:	\$1,276,739
CAP RATE:	10.15%
NOI:	\$129,615
PRICE PER SQUARE FOOT:	\$202.14
RENT PER SQUARE FOOT:	\$20.85
YEAR BUILT:	1997
APPROXIMATE LOT SIZE:	0.60 Acre
GROSS LEASEABLE AREA:	6,316 SF
TYPE OF OWNERSHIP:	Fee Simple

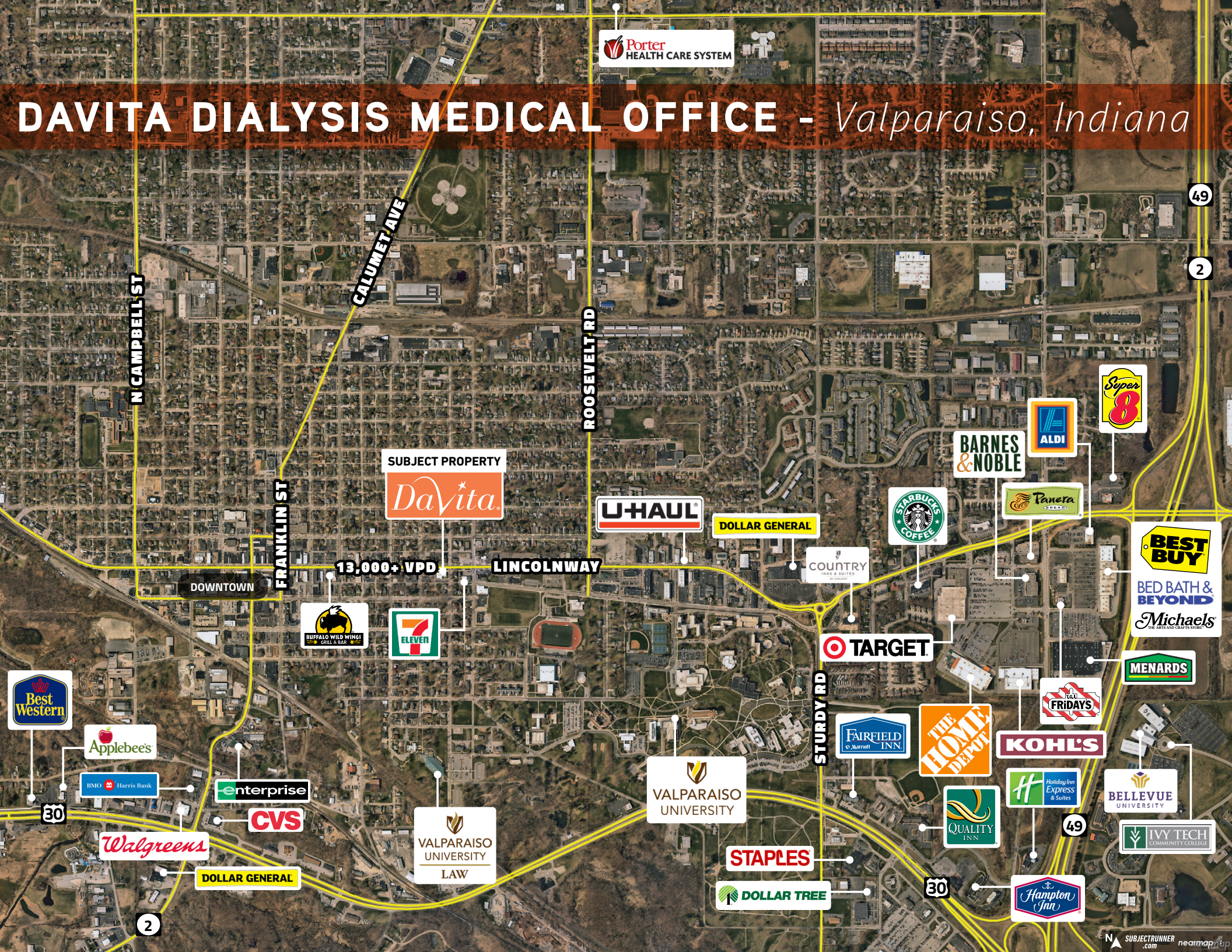


## ANNUALIZED OPERATING DATA

Tenant	Guarantor	GLA	Lease Commencement	Lease Expiration	Term Remaining	Annual Rent	Rent (PSF)	Increases	Lease Type	Options
DaVita Dialysis	Total Renal Care, Inc.	5,176 SF	2/1/2010	1/31/2021	1.5+ Years	\$131,694	\$25.44	-	NN	-
Vacant	-	1,140 SF	-	-	-	-	-	-	-	-
Total		6,316 SF				\$131,694.00				



# DAVITA DIALYSIS MEDICAL OFFICE - Valparaiso, Indiana





# LEASE SUMMARY

Tenant	DaVita Dialysis	Vacant	Total
<b>GLA</b>	<b>5,176 SF</b>	<b>1,140 SF</b>	<b>6,316 SF</b>
% of GLA	81.95%	18.05%	100.00%
Base Rent	\$131,694	-	\$131,694
Expense Reimbursements			
CAM & RE Tax Reimbursement	\$34,800	\$0	\$34,800
Total Expense Reimbursements	\$34,800	\$0	\$34,800
Effective Gross Income	\$166,494	\$0	\$166,494
Expenses			
<b>Real Estate Taxes</b>	<b>\$15,122</b>	<b>\$3,331</b>	<b>\$18,453</b>
Insurance	\$2,319	\$511	\$2,830
Snow Removal	\$3,050	\$672	\$3,722
Landscaping	\$2,754	\$607	\$3,361
Repairs & Maintenance	\$873	\$192	\$1,065
<b>Management Fee</b>	<b>\$6,104</b>	<b>\$1,344</b>	<b>\$7,448</b>
Total Expenses	\$30,222	\$6,656	\$36,879
Net Operating Income	\$136,272	-\$6,656	\$129,615





# TENANT OVERVIEW

DaVita Inc., a Fortune 500® company, is one of the nation's largest and most innovative health care communities, leveraging a passion for and commitment to clinical excellence and improving patients' health and quality of life.

As an operating division of DaVita, DaVita Kidney Care focuses on setting worldwide standards for clinical, social and operational practices in kidney care. From raising awareness of the silent epidemic that is chronic kidney disease to providing industry-leading, no-cost diet- and health-management resources to people diagnosed with it, DaVita Kidney Care continues its pursuit to keep people off dialysis as long as possible — and to improve access to treatment and quality of life for those who do need dialysis.

DaVita Medical Group, the country's largest operator of medical groups and physician networks, provides integrated care management as an operating division of DaVita, focusing on delivering outstanding health care across a broad range of services. DaVita Medical Group works with its patients to help them live life to the fullest and strives to lead the transformation of the national health care delivery system to ensure quality, accessible and affordable care for all.



## OVERVIEW

<b>TENANT TRADE NAME</b>	DaVita Dialysis
<b>OWNERSHIP</b>	Public
<b>TENANT</b>	DaVita Dialysis
<b>LEASE GUARANTOR</b>	Total Renal Care, Incorporated (Inc.)
<b>NUMBER OF LOCATIONS</b>	2,664 Locations
<b>HEADQUARTERED</b>	Denver, CO
<b>WEB SITE</b>	www.davita.com
<b>SALES VOLUME</b>	\$11.4 Billion (2018)
<b>NET WORTH</b>	\$31.3 Billion (2018)
<b>STOCK SYMBOL</b>	WBA
<b>BOARD</b>	NYSE
<b>CREDIT RATING</b>	BB
<b>RATING AGENCY</b>	S&P
<b>RANK</b>	#188 in Fortune 500 (June 2019)





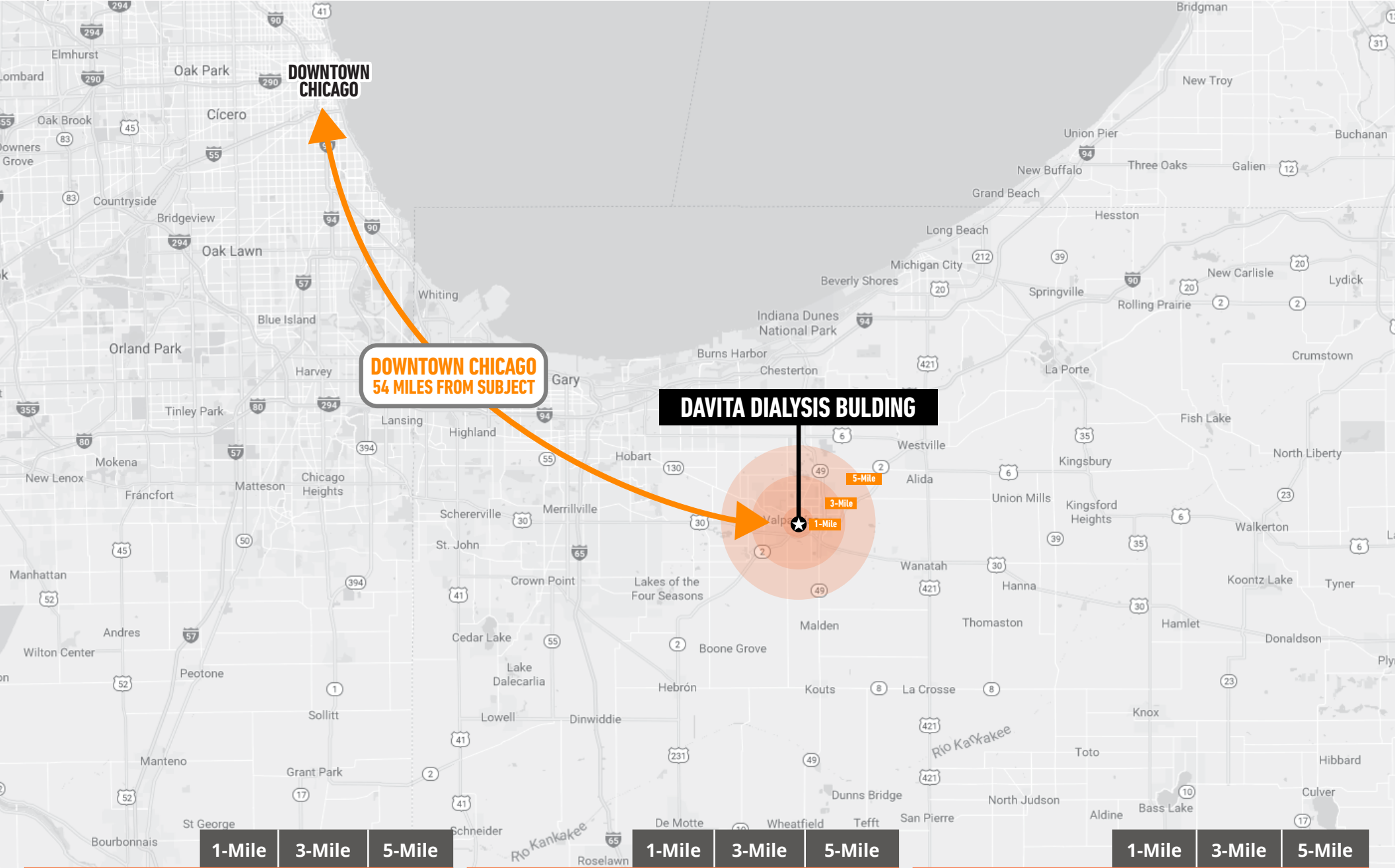
# ABOUT VALPARAISO

Valparaiso, Indiana, in Porter county, is 17 miles southeast of Gary, Indiana and 40 miles southeast of Chicago, Illinois. The city benefits from easy access to the nearby cities and towns that it shares the Gary metropolitan area with.

Valparaiso is served by four highways. U.S. Route 30 is the major east-west artery on the southern side of the city. Indiana State Road 49, the major north-south artery, connects with Chesterton, Indiana and the Indiana Toll Road. Indiana Route 130 runs northwest to Hobart, Indiana. Indiana State Road 2, which connects South Bend and Lowell, passes through the southeast corner of the city.







	1-Mile	3-Mile	5-Mile
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2000 Population	10,008	34,286	45,883
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2010 Population	10,006	38,459	53,523
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2019 Population	12,610	40,488	56,517
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2024 Population	13,167	41,080	57,373
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	1-Mile	3-Mile	5-Mile
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2000 Households	3,682	13,323	17,386
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2010 Households	3,802	15,133	20,650
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2019 Households	4,504	15,878	21,775
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2024 Households	4,661	16,104	22,103
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	1-Mile	3-Mile	5-Mile
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2019 Average HH Income	\$58,643	\$76,905	\$84,453
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2019 Median HH Income	\$39,332	\$56,545	\$64,602
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2019 Per Capita Income	\$20,946	\$30,159	\$32,538
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