

DAVITA DIALYSIS OF HOLLYWOOD, FL

2655 HOLLYWOOD BOULEVARD, HOLLYWOOD FLORIDA



PERANICH HUFFMAN
NET LEASE GROUP

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DAVITA DIALYSIS HOLLYWOOD, FLORIDA

OFFERING MEMORANDUM

2655 HOLLYWOOD BOULEVARD, HOLLYWOOD, FLORIDA

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INVESTMENT OVERVIEW



FACILITY TYPE
SINGLE TENANT

ESCALATIONS
1.5% ANNUALLY

LEASE STRUCTURE
DOUBLE NET

RENTABLE AREA
5,825 SF

GUARANTOR
DAVITA, INC

NUMBER OF STATIONS
22

OPTION PERIODS
(2) 5-YEAR

(2) LOT SIZES
10,055 SF + 19,755 SF

Peranich Huffman Net Lease Group is pleased to offer for sale on an exclusive basis, the DaVita Dialysis facility of Hollywood, FL. The 5,825 square foot, 22-station facility is leased on a double-net basis to Total Renal Care Inc. The facility operates 3 shifts/day, 3 days/week, with a patient count of 34, of which 30% are privately insured.

With an approximate 9.5 years remaining, the lease provides for 1.5% annual rent escalation and (2) 5-Year renewal options. Offered at a 6.50% capitalization rate, the offering provides an investor with the opportunity to acquire a property with a strong operation that is home to a national medical tenant that exemplifies a reputation of consistency for both patients and the real estate investment community.



INVESTMENT HIGHLIGHTS



- Corporately Guaranteed by Davita, Inc.
- 9.5 Years of Lease Term Remaining
- (2) 5-Year Renewal Options
- Low Base Rent Per Square Foot at \$19.14
- Double Net Lease - Minimal Landlord Responsibilities
- New Roof Installed 2014
- Second Parcel Included for Overflow Parking
- Located in Close Proximity to Memorial Hospital
- Facility Positioned in Densely Populated Area

INVESTMENT HIGHLIGHTS



SECONDARY PARCEL

Located Behind Facility

Parcel Size - 19,755 Sq/Ft

Appraised at \$254,460 (2019)

Provides Additional Parking

Includes Grass Area Fronting
Polk Street

PRICING AND FINANCIALS



PURCHASE PRICE
\$1,716,000



CAP RATE
6.50%



NOI
\$111,551



PRICE PSF
\$295

TENANT OVERVIEW



DaVita Inc., a Fortune 500® company, is the parent company of DaVita Kidney Care and HealthCare Partners, a 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.

DaVita Kidney Care operated or provided administrative services at 2,510 outpatient dialysis centers located in the United States serving approximately 198,000 patients. The company also operated 154 outpatient dialysis centers located in 12 countries outside the United States.

Further, the company provides acute inpatient dialysis services in approximately 900 hospitals and related laboratory services in the United States. The company was formerly known as DaVita HealthCare Partners Inc. and changed its name to DaVita Inc. in September 2016. DaVita Inc. was founded in 1994 and is headquartered in Denver, Colorado.



\$10 Billion in
Market Cap



198,000+
Patients



2,500+ US
Clinics



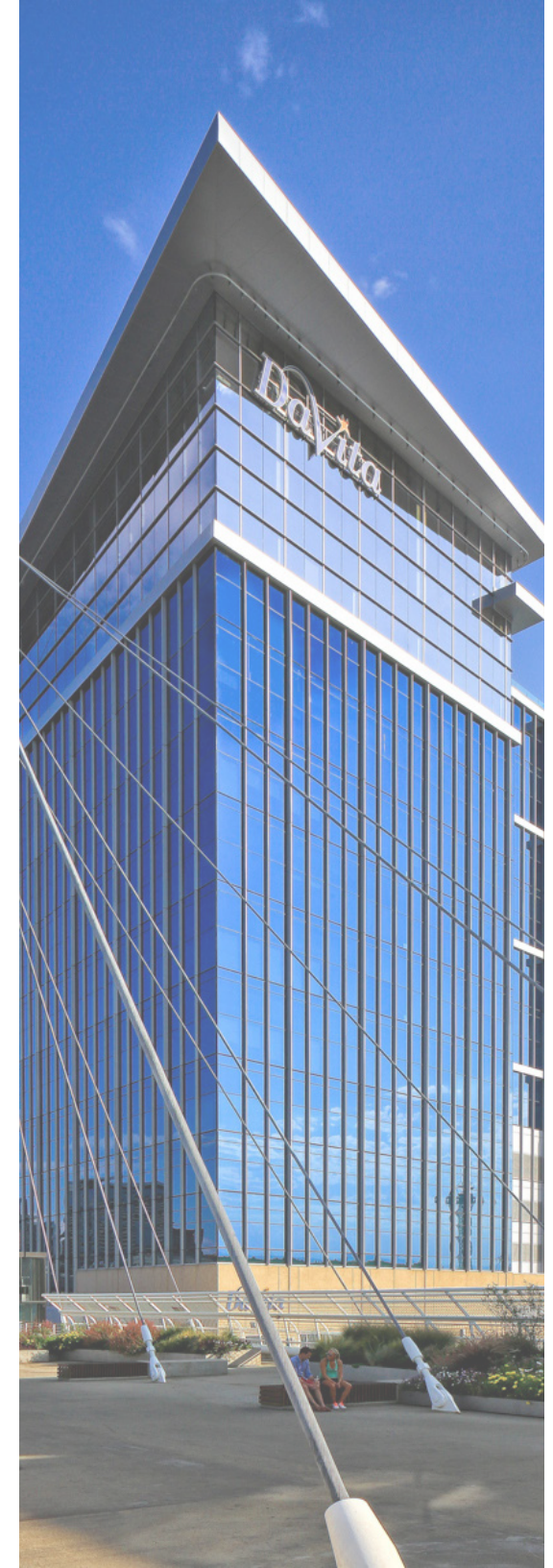
\$11 Billion in
Annual Revenues



13 Countries
Served



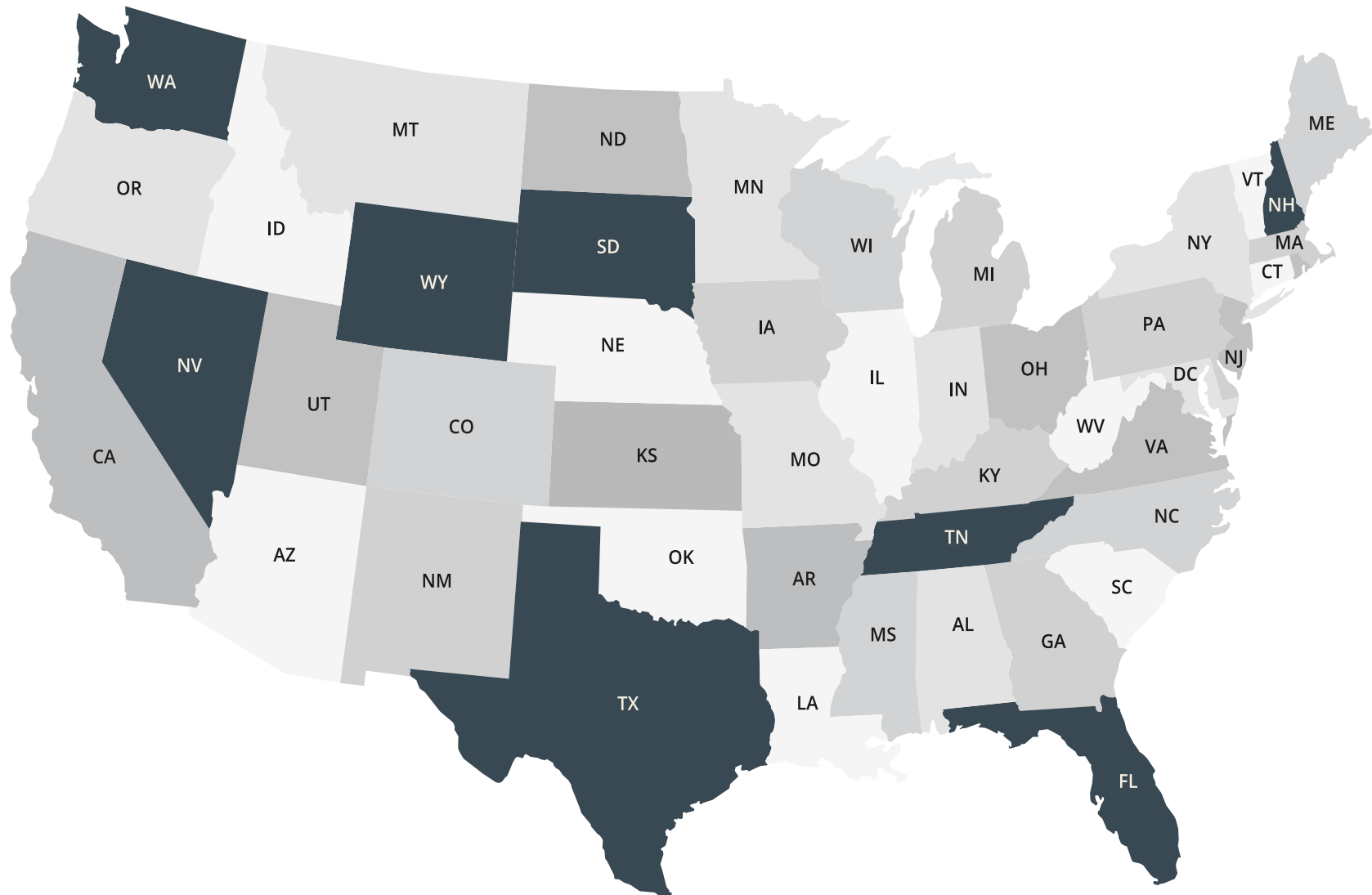
70,800+
Employees



NON-INCOME TAX STATE



Currently, there are seven states that do not have an individual state income tax: Alaska, Florida, Nevada, South Dakota, Texas, Washington and Wyoming. Two additional states -- New Hampshire and Tennessee -- only charge tax on interest earnings and dividends from owning stock, so essentially, they have no income tax.



NET LEASE STRUCTURE



Expense Category	Tenant's Responsibility	Landlord's Responsibility
Roof & Structure		✓
Landscaping & CAM	✓	
HVAC Maintenance & Repair	✓	
HVAC Replacement	See Notes	See Notes
Janitorial	✓	
Parking Lot Repair	✓	
Parking Lot Replacement	✓	
Taxes	✓	
Insurance	✓	

*HVAC Replacement Note: "Capital Repairs" shall mean all repairs and replacements which under Generally Applicable Accounting Principles ("GAAP") would be classified as capital in nature. If Lessor performs any Capital Repairs of the mechanical, electrical, or plumbing of the Building, Lessee shall pay a proportionate, amortized share of the Capital Repair.

Landlord's Responsibilities

Lessor shall, repair, maintain and replace (i) the structural portions of the Building, including the foundation of the Building, (ii) the exterior walls, (iii) the roof and all components of the roof.

Tenant Responsibilities

Lessee shall at all times and at Lessee's sole cost and expense, keep all other portions of the Property, Building and Premises in good condition and repair, including the repair, maintenance and replacement, as necessary, of (i) all mechanical, electrical, plumbing, and life safety systems of the Building (excluding any underground plumbing), and (ii) all landscaped areas, driveways, walkways, and parking areas (including without limitation, planting and replacing flowers and landscaping).

LOCATION OVERVIEW



LOCATION OVERVIEW

Hollywood, FL

Nestled between Miami and Ft. Lauderdale, Hollywood, Florida is known for its beautiful stretch of beaches. As of July 1, 2017, Hollywood had a population of 153,627. Founded in 1925, the city grew rapidly in the 1950s and 1960s, and is now the twelfth-largest city in Florida. Hollywood is a principal city of the Miami metropolitan area, which was home to an estimated 6,012,331 people at the 2015 census.

Hollywood is now primarily a resort-residential city with some diversified industry, including printing and light manufacturing, and is a retirement centre. Services (notably health care) serve as an important staple of the Hollywood community makeup as per capita personal health care spending in Hollywood, FL was \$8,076 in 2014.

DEMOGRAPHICS

	3-MILES	5-MILES	10-MILES
Population	158,145	360,239	1,127,278
Households	67,294	148,319	418,487
Household Projections (2023)	76,146	168,241	475,001
Households Growth 2000 - 2010	2.4%	8.7%	6.0%
Average Household Income	\$65,733	\$69,704	\$71,373

Offers should be submitted electronically to:

Nathan Huffman

at nathan@phnlg.com and include the following information:

- Purchase Price
- Closing Period
- Sources of Debt & Equity
- Earnest Money
- Other Terms

ABOUT US

Peranich Huffman Net Lease Group is a privately held real estate brokerage firm specializing in single tenant net leased medical office investment sales throughout the nation.

Our firm facilitates the purchase & sale of commercial real estate tenanted by Dialysis Operators, Freestanding Emergency Departments, and Surgery Centers.

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NET LEASE GROUP **HUFFMAN**



CONFIDENTIAL MEMORANDUM & DISCLAIMER

Peranich Huffman Net Lease Group ("Agent") has been engaged as the exclusive agent for the sale of the Davita Dialysis in Hollywood, FL (the "Property"), by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Peranich Huffman Net Lease Group as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Peranich Huffman Net Lease Group.

Broker of Record
Ronald Gentile
Orlando REO Professionals I, Inc.
1910 E Robinson Road
Orlando, FL 32803
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2655 HOLLYWOOD BOULEVARD, HOLLYWOOD FLORIDA