



MEDICAL BUILDING FOR SALE

DAVITA DIALYSIS

195 Parkwood Circle, Carrollton, GA 30117

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DAVITA DIALYSIS

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DAVITA DIALYSIS

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CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

SALE PRICE

\$1,246,000

CAP RATE

9.5%

INVESTMENT SUMMARY

List Price:	\$1,246,000
NOI:	\$118,353
Cap Rate:	9.5%
Price / SF:	\$151.60
Rent / SF:	\$14.39
Building Size:	8,219 SF
Land Acreage:	1.48 Acres
Year Built:	1990

LEASE SUMMARY

Lease Type:	Double Net
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Original Lease Term:	10 Years
Term Remaining:	1 Year
Commencement Date:	10/01/2010
Term Expiration:	09/30/2020
Options:	Three (3), Five-Year
Increases:	Yes, In Initial Term & Options
Guarantor:	Total Renal Care, Inc.

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- Double Net Lease Structure - Minimal Landlord Obligations.
- DaVita has a 8,219 Square Foot Facility w/ 12 Stations.
- Located Near Tanner Medical Center & Higgins General Hospital.
- Three (3), Five-Year Renewal Options Inclusive of Rental Escalations.
- Many Retailers Near Site Include: Circle K, Shell, Subway, Jack's, McDonald's, Dollar General & Many More.
- Leading Operator – DaVita, Inc. is one of the largest kidney care companies in the United States with a network of 2,350 outpatient dialysis clinics in 46 states serving a total of 187,700 patients.
- DaVita, Inc. generated \$14.7 billion in revenue yielding it over \$880 million in net income; DaVita, Inc. has a \$4.6 billion net worth and holds a Ba2 credit rating with Moody's Investor Services.
- Growing Industry – There are over 477,000 ESRD dialysis patients in the United States which has grown at an annual compound rate of 3.8% over the last fifteen years, including approximately 120,688 newly reported cases of end-stage kidney disease in 2014.
- Insulated from Macroeconomic Changes – Approximately 88% of DaVita, Inc.'s total dialysis patients were covered under some form of government-based programs which means that the company's profitability is somewhat insulated from the upsand-downs experienced in the broader economy.

LEASE ABSTRACT



LEASE SUMMARY

Lease Type:	Double Net
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	1 Year
Original Lease Term:	10 Years
Commencement Date:	10/01/2010
Current Term Expiration:	09/30/2020
Options:	Three (3), Five-Year
Increases:	Yes, In Initial Term & Options
Guarantor:	Total Renal Care, Inc.
Estoppel:	15 Days

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Current Term (Exp 09/30/2020)	\$118,353.60	\$9,862.80
Option 1 (Years 11 - 15)	\$123,285.00	\$10,273.75
Option 2 (Years 16 - 20)	\$127,394.50	\$10,616.21
Option 3 (Years 21 - 25)	\$131,504.00	\$10,958.67
Base Rent (/ SF)		\$14.39
Net Operating Income		\$118,353.60

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DAVITA DIALYSIS TENANT PROFILE



OVERVIEW

Company:	DaVita
Number Of Locations:	2,350+
Total Revenue:	\$14.7 Billion
Net Income:	\$880 Million
Services:	Kidney Care & Dialysis
Headquarters:	Denver, Colorado
Website:	www.davita.com

TENANT HIGHLIGHTS

- DaVita acquired the U.S. based-dialysis operations of Gambro in 2004
- DaVita operates its subsidiaries and partnerships under two main divisions
- Tour DaVita is an annual three-day, 250-mile bike ride to raise awareness

TENANT OVERVIEW

DaVita Inc. is an American healthcare company. It is best known as one of the largest kidney care providers in the United States. Originally named Total Renal Care, the company was restructured as DaVita by CEO Kent Thiry in 1999. DaVita is headquartered in Denver, Colorado, and its subsidiaries operate a network of 2,510 dialysis centers across the United States and 237 dialysis centers in 11 other countries.

The company provides a variety of services including in-center hemodialysis, in-center nocturnal dialysis, peritoneal dialysis, home hemodialysis, vascular access management, chronic kidney disease education, and renal diet assistance. DaVita holds subsidiaries under two divisions, DaVita Clinical Research and DaVita Kidney Care. The company ranked number 181 on the Fortune 500 in 2017, which was its 11th year to be ranked. It has been on Fortune's World's Most Admired Companies for 10 consecutive years.

In 1999, Kent Thiry was named CEO of DaVita, then known as Total Renal Care (TRC).

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PARCEL



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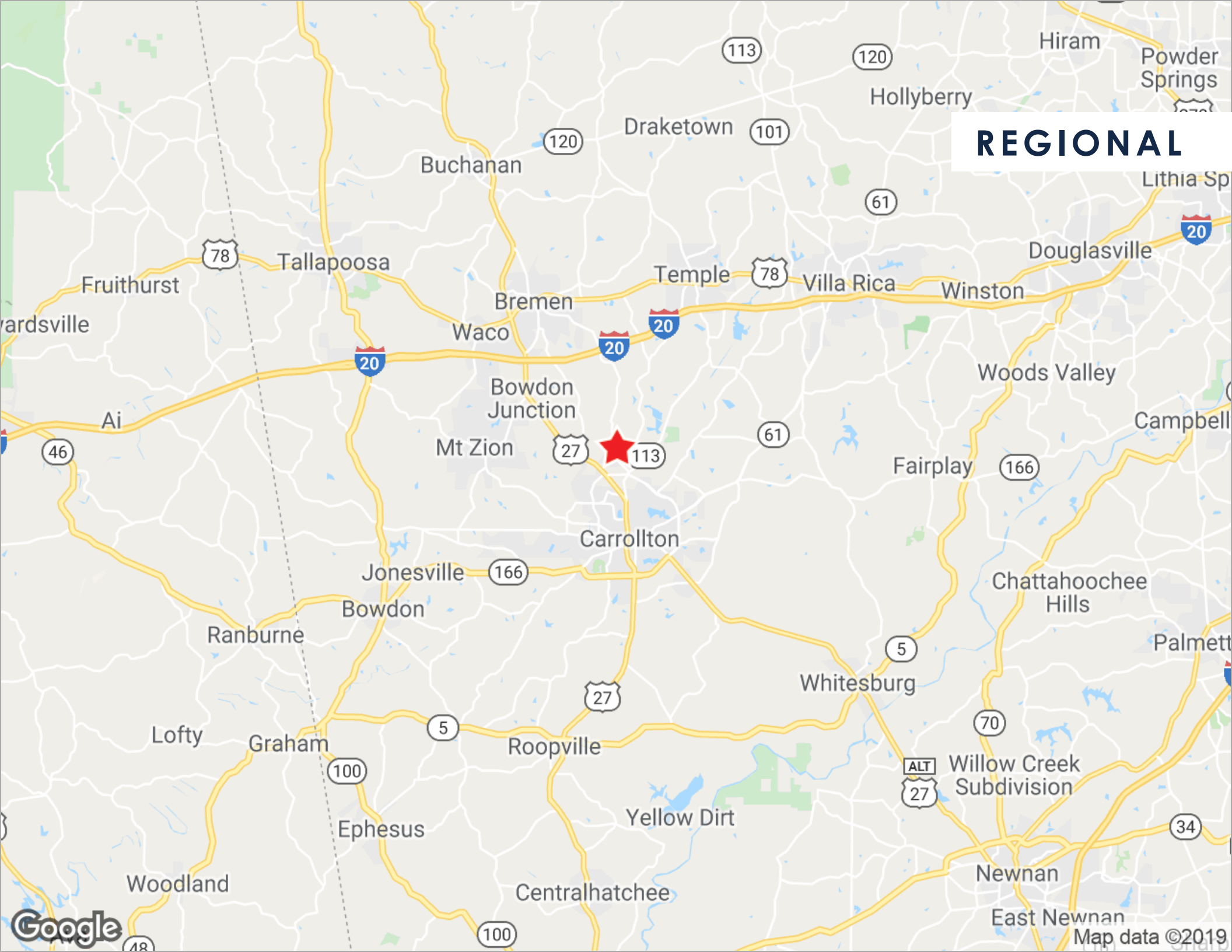
ADDITIONAL PHOTOS



AERIAL

Davita Dialysis

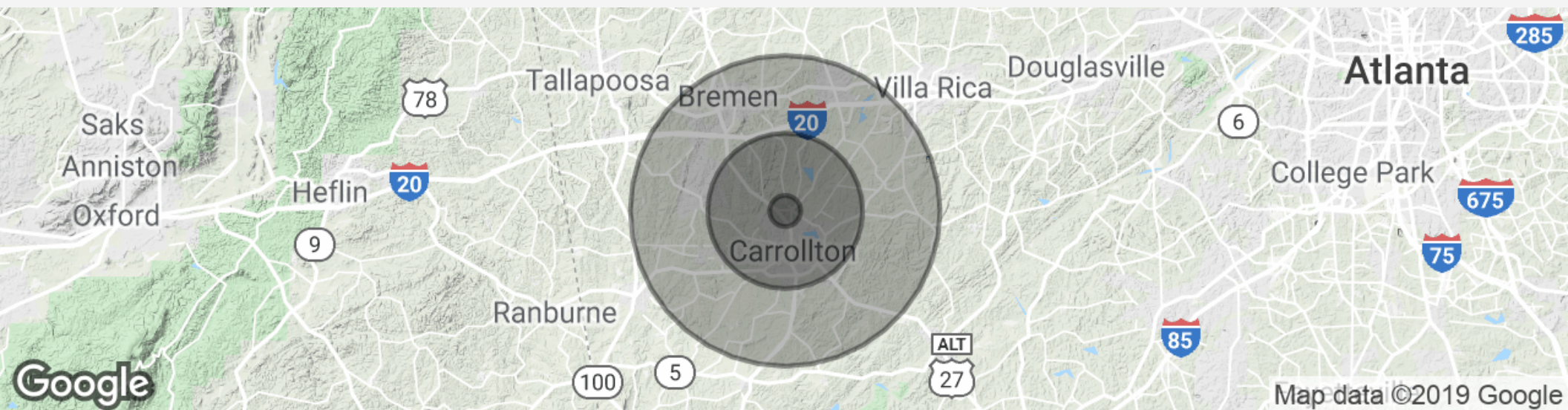
REGIONAL



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,555	33,063	86,979
Median age	29.6	29.6	32.9
Median age (Male)	30.2	28.9	31.9
Median age (Female)	29.0	30.7	34.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	552	11,614	31,461
# of persons per HH	2.8	2.8	2.8
Average HH income	\$53,668	\$49,568	\$55,113
Average house value	\$176,317	\$167,561	\$177,380

* Demographic data derived from 2010 US Census

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