



DIALYSIS CENTER FOR SALE

SUBJECT PROPERTY

## DAVITA DIALYSIS 5 YEAR EXTENSION

118 W Main St , Perry, FL 32347

*Exclusively listed by:*

**RYAN VINCO**

Managing Partner

248.702.0299

[ryan@encorereis.com](mailto:ryan@encorereis.com)

**SAMANTHA SHAYA**

Associate Advisor

248.702.0946

[samantha@encorereis.com](mailto:samantha@encorereis.com)

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# DAVITA DIALYSIS

118 W Main St | Perry, FL 32347

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

**SALE PRICE** **\$1,180,000**

**CAP RATE** **7.25%**

## INVESTMENT SUMMARY

List Price:	\$1,180,000
NOI:	\$85,500
Cap Rate:	7.25%
Price / SF:	\$207.02
Building Size:	5,700 SF
Land Acreage:	0.38 Acres

## LEASE SUMMARY

Lease Type:	NN
Taxes / CAM / Insurance:	Tenant Reimbursement
Roof / Structure:	Landlord Responsibility
Original Lease Term:	10 Years
Term Remaining:	6+ Years
Commencement Date:	February 15, 2001
Term Expiration:	February 28, 2026
Options:	(2) 5 year Options
Increases:	In Each Option
Guarantor:	DVA Healthcare Renal Care, Inc.

# EXECUTIVE SUMMARY

## INVESTMENT HIGHLIGHTS

- 5 Year Lease Extension | Continued Site Conviction Since 2001
- Located Near Doctors' Memorial Hospital & the Only Dialysis Center in the Entire County
- DaVita has 5,700 Square Foot Facility with 16 Station Open 3 Days a Week - Running from 5 am to 4 pm
- The Subject Property is Located in the County Seat of Taylor County
- Leased to DaVita Dialysis – One of the World's Largest Dialysis Provider with Over 2,287 Clinics Worldwide.
- Tenant Just Executed a Five Year Renewal at this Location.
- Double Net Lease - Minimal Landlord Responsibilities.
- Metal Roof Installed in 2000
- (2) Five Year Options to Renew With Increases.
- DaVita is Rated BB- by Standard & Poor's
- Average Household Income is \$49,062 Within a 5 Mile Radius.
- 5 Mile Population Surrounding Property Exceeds 13,816
- Taxes are lower than over 170 other cities in Florida.

## DEMOGRAPHICS

	1 MILE	10 MILES	30 MILES
Total Population	3,513	17,745	54,159
Total Households	1,380	6,198	18,419
Average HH Income	\$40,206	\$48,812	\$47,374

# DAVITA DIALYSIS

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## PHOTOS





**RETAIL**

**SUBJECT  
PROPERTY**

**WELLS  
FARGO**

**Capital City  
Bank**

West Main Street

**19**

 **13,000 +**



 **DOCTORS'  
MEMORIAL  
HOSPITAL**



AERIAL



West Main Street





AERIAL

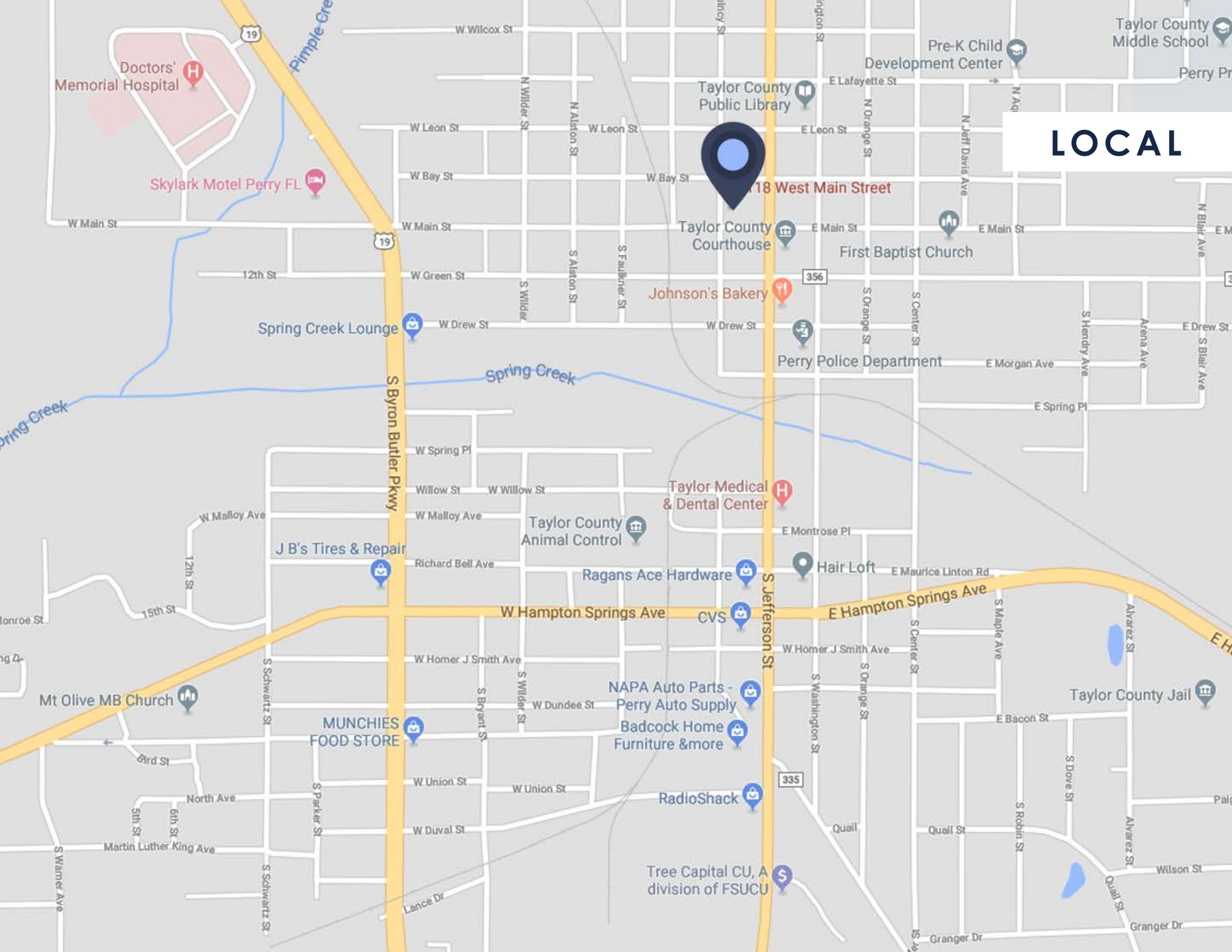


7,100+

North Quincy Street

West Main Street



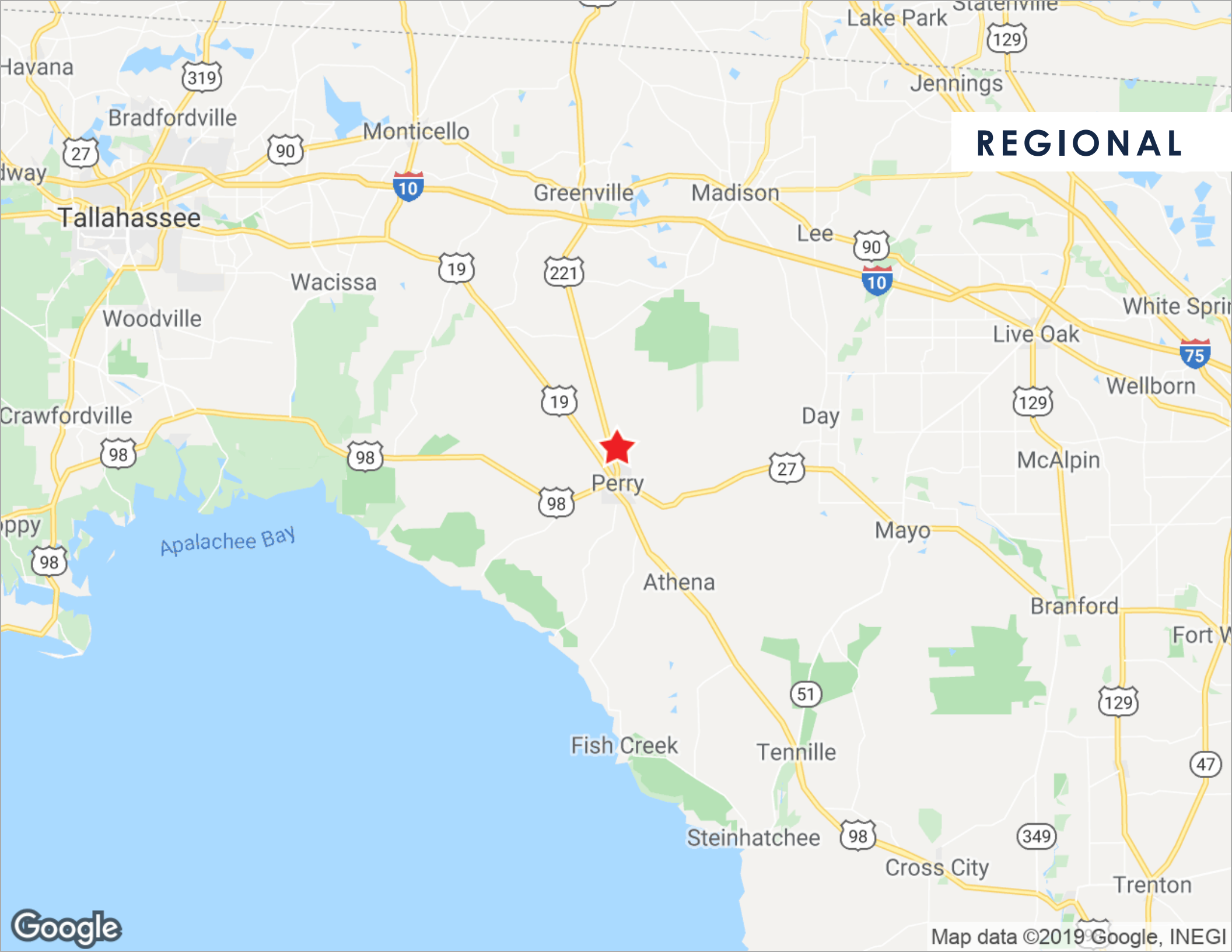


LOCAL



118 West Main Street





**REGIONAL**



# DAVITA DIALYSIS

118 W Main St | Perry, FL 32347

## LOCATION OVERVIEW



### LOCATION OVERVIEW

Perry is a city in Taylor County, Florida, United States. It is the county seat. The city was named for Madison Perry, fourth Governor of the State of Florida and a Confederate colonel during the American Civil War. The City has been honored to receive the highest national financial reporting award for 20 years in a row.

The Subject Property is Located in Downtown Perry (Florida Panhandle) - Perry is the County Seat of Taylor County. The County Court House and County Building are located across the street and the clinic is also located in close proximity to the Doctors Memorial Hospital.

Perry is proudly recognized as the Tree Capital of the South cozily nestled along Florida's Nature Coast. We are a family friendly community in which to raise your children, work, or simply to stop by and visit. The historic downtown is lined with friendly home town shops and features our recently restored steam locomotive era train station. The City has been honored to receive the highest national financial reporting award for twenty years in a row. Our taxes are lower than over 170 other cities in Florida. We are home to an "A" scholastically rated high school. Perry, lies the heart of Taylor County. Our state of the art Doctors Memorial Hospital recently opened a multi-million dollar medical arts facility.

The City of Perry is the only incorporated city in Taylor County, Florida. It was incorporated in 1903 and adopted its City Charter on May 12, 1981. The City's population as of 2004 was estimated to be 6,703. (U. S. Census Bureau). The City of Perry is located within Florida's Nature Coast area approximately 50 miles southeast of Tallahassee, Florida.



TENANT PROFILES



OVERVIEW

Company:	DVA Healthcare Renal Care, Inc.
Number Of Locations:	2,747
Total Revenue:	10.877 Billion
Net Income:	644 Million
Services:	Kidney care and dialysis
Headquarters:	Denver, Colorado
Website:	<a href="https://www.davita.com/">https://www.davita.com/</a>

TENANT HIGHLIGHTS

- DaVita acquired the U.S. based-dialysis operations of Gambro in 2004
- DaVita Kidney Care is one of the largest providers of kidney care in the US
- In 2010, DaVita opened the first LEED-certified dialysis center in the U.S

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), when it was almost bankrupt.



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## DEMOGRAPHICS

Population:	1 Mile	5 Mile	10 Mile
2024 Projection	3,572	13,370	17,745
2019 Estimate	3,513	13,400	17,777
2010 Census	3,327	13,983	18,509
Growth 2019-2024	1.68%	(0.22%)	(0.18%)
Growth 2010-2019	5.59%	(4.17%)	(3.95%)
2019 Population Hispanic Origin	114	377	791
2019 Population by Race:			
White	2,337	9,840	13,014
Black	1,041	2,962	4,067
Am. Indian & Alaskan	29	130	152
Asian	30	161	176
Hawaiian & Pacific Island	0	10	11
Other	76	297	358
U.S. Armed Forces:	0	0	0
Households:			
2024 Projection	1,397	5,252	6,198
2019 Estimate	1,380	5,281	6,213
2010 Census	1,294	5,451	6,309
Growth 2019 - 2024	1.23%	(0.55%)	(0.24%)
Growth 2010 - 2019	6.65%	(3.12%)	(1.52%)
Owner Occupied	932	3,803	4,602
Renter Occupied	448	1,478	1,611
2019 Avg Household Income	\$40,206	\$48,946	\$48,812



OFFICE BUILDING FOR SALE

# DAVITA DIALYSIS

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**ENCORE REAL ESTATE INVESTMENT SERVICES**

30500 Northwestern Highway Suite 400  
Farmington Hills, MI 48334  
[Encoreinvestmentrealestate.com](http://Encoreinvestmentrealestate.com)

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