

# DaVita Dialysis

A Single-Tenant Outpatient Dialysis Clinic

7912 Cameron Road | Austin, TX 78754

**\$4,546,000**

Purchase Price

**5.25%**

Cap Rate

[Download Offering Memorandum >>](#)

## Investment Highlights

Strong Corporate Guarantee

Brand New 2020 Build-to-Suit Construction

Attractive NNN Long-Term Lease with Rental Increases

Top MSA Location with Strong Barriers to Entry

Growing Industry

Insulated from Macroeconomic Changes

Income Tax-Free State



### Barriers to New Development

One of the longest permitting processes in the nation



### Leading Operator

2nd largest kidney care company worldwide



### 2020 Construction

Scheduled to be completed in January 2020

Offered By

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