

DaVita Dialysis Aventura, FL



**\$ Purchase Price:
\$6,095,238**

**% Cap Rate:
5.25%**

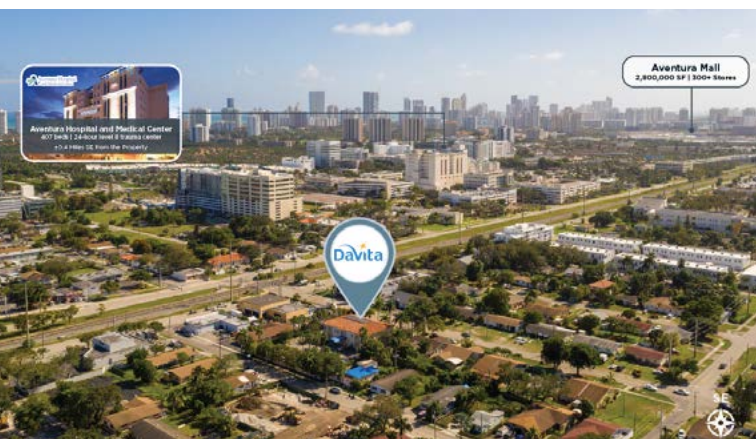
Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase a 100% fee-simple interest in the DaVita Dialysis property located at 22 SW 11th Street, Aventura, Florida (the "Property"). DaVita has been at this Aventura location for more than 12 years. DaVita recently agreed to a new 10-year lease extension with very minimal landlord responsibilities, indicating its dedication to the location and strong overall performance. The 10-year extension includes robust 2.5% annual rental increases during the primary term, providing a significant hedge against future inflation.

Location Synopsis

The Property lies within a half-mile of Aventura Hospital and Medical Center, a 407-bed, 24-hour trauma center. One of only fourteen level II trauma centers in Florida, Aventura Hospital recently invested \$130 million in expansion to support the growing community demand. The Property also benefits from a large nearby population, with more than 416,000 residents and an average household income of \$78,345 within 5 miles and 3 miles, respectively.

Investment Highlights

- Recent 10-Year Net Lease Extension w/ Escalations
- Near Aventura Hospital
- Outstanding Demographics
- Florida Certificate of Need (CON) State
- Best-in-Class Operator with Significant Market Share
- Large & Growing Industry
- Insulated from Macroeconomic Changes



Subject Property

**Click Here for Website &
Full Offering Memorandum**

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