

Offering Memorandum

Davita **DAVITA DIALYSIS - CHICKASHA**

228 South 29th Street, Chickasha, Oklahoma 73018



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ADDITIONAL PHOTOS

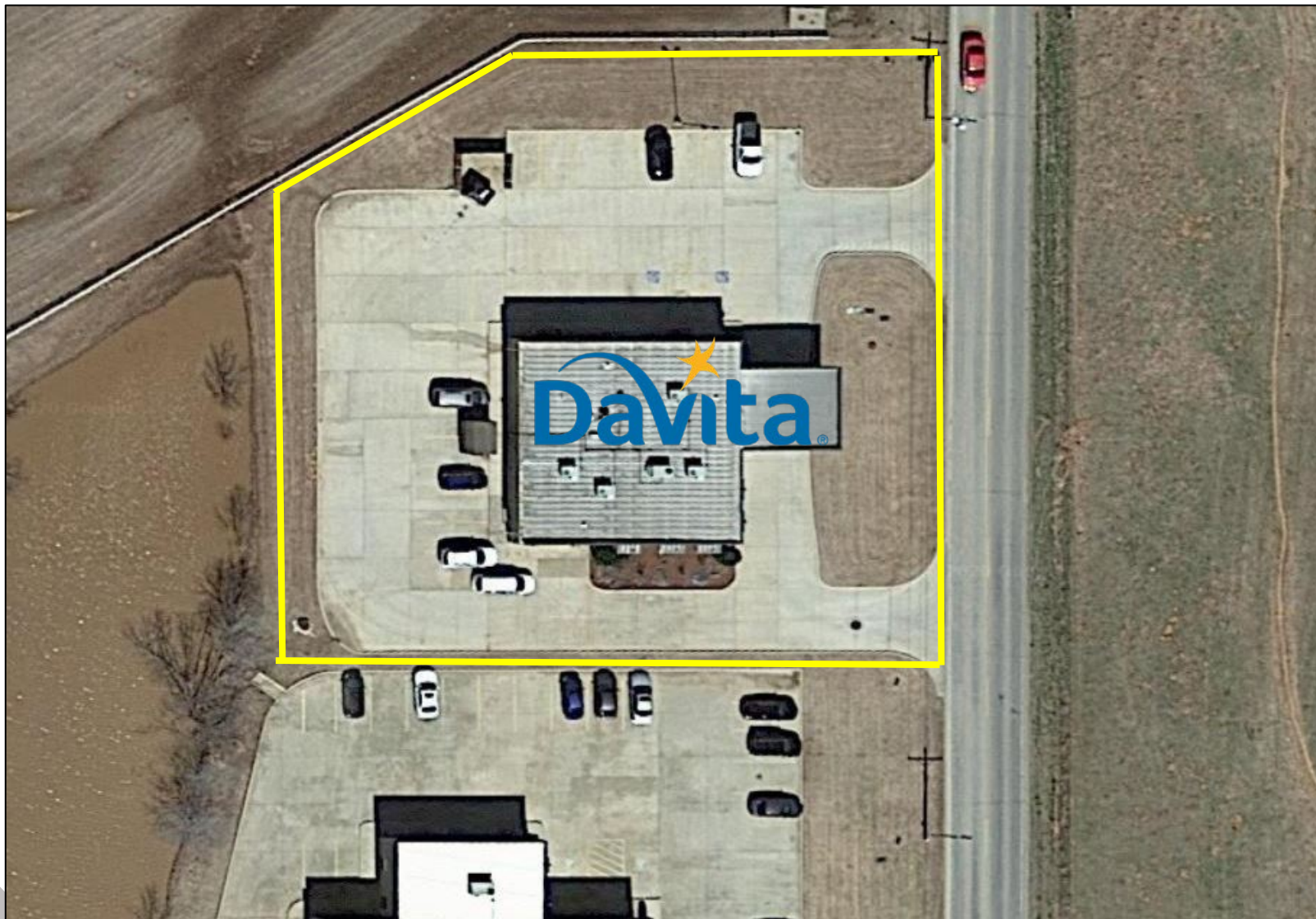




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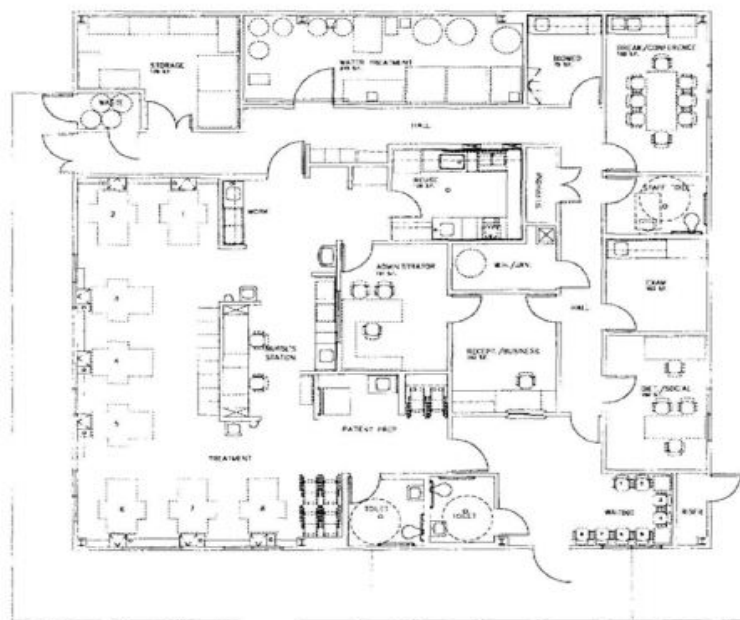
AERIAL – Site Plan



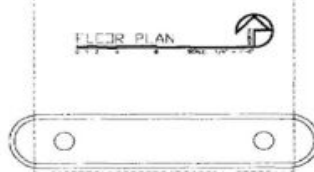
FLOOR PLAN

EXHIBIT A

FLOOR PLAN



3,840 Rentable Square Feet



EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

We are pleased to present the **DaVita Dialysis** clinic located in Chickasha, Oklahoma. The subject property is a build-to-suit, single tenant, 3,840 sq. ft, facility for DaVita in 2005. DaVita just executed a new five-year renewal option in late 2019, thus offering five and a half years remaining on the current lease term. Also in late 2019, the current owner invested over \$50,000 to upgrade the HVAC system at the property.

DaVita Dialysis – Chickasha is ideally located less than on-half mile from the Grady Memorial Hospital, a 99-bed full service regional hospital servicing the community.



SALE PRICE:	\$933,893
CAP RATE:	7.50%
NOI:	\$70,042
LOT SIZE:	1.29 Acres
YEAR BUILT:	2005
BUILDING SIZE:	3,840 sq. ft
PRICE / SF:	\$243.20

INVESTMENT HIGHLIGHTS

- Full Corporate Guarantee of DaVita, Inc.
- Operates 8 Dialysis Stations | Open Five Days per Week
- Strong Tenant Commitment to This Location – DaVita has Already Exercised its Second Renewal Option and Has Requested to Have Three, Five-Year Renewal Options Remaining
- Over \$50,000 Invested in the Property in Late 2019 for New HVAC System
- Located Less Than One-Half Mile From the Grady Memorial Hospital – A 99-Bed Regional Full-Service Hospital
- Build-to-Suit Clinic for DaVita in 2005
- NN Lease Structure | Very Limited Landlord Responsibilities



TENANT LEASE SUMMARY & OVERVIEW

LEASE TYPE	NN
LEASE GUARANTOR	DaVita, Inc.
LEASE TERM REMAINING	5.5 Years
RENT COMMENCEMENT	April 29, 2005
LEASE EXPIRATION	November 14, 2025
OPTIONS	Three, 5-Year
OPTION TO TERMINATE	None
OPTION TO PURCHASE	None

RESPONSIBLE PARTY		NOTES
ROOF	Landlord	Section 18
STRUCTURE	Landlord	Section 18
PARKING LOT	Tenant / Landlord	Section 8(b) - LL responsible for replacement. Tenant responsible for maintenance as a reimbursable expense
HVAC	Landlord	Section 18
TAXES	Tenant	Section 8(a)
INSURANCE	Tenant	Section 16
CAM	Tenant	Section 8(b)

TENANT OVERVIEW



Fortune 200 Company & The Largest Provider In The United States of Kidney Dialysis
Services For Patients With Chronic Kidney Failure Or End State Renal Disease

REVENUE

Generated revenues of around \$13.78 billion in 2018, servicing more than 204,900 patients.

CERTIFICATE OF NEED (CON)

Limited competition - there are 12 states in the US that require a CON for renal failure.

LOCATIONS

Over 2,736 Locations Nationwide. Second largest dialysis provider globally.

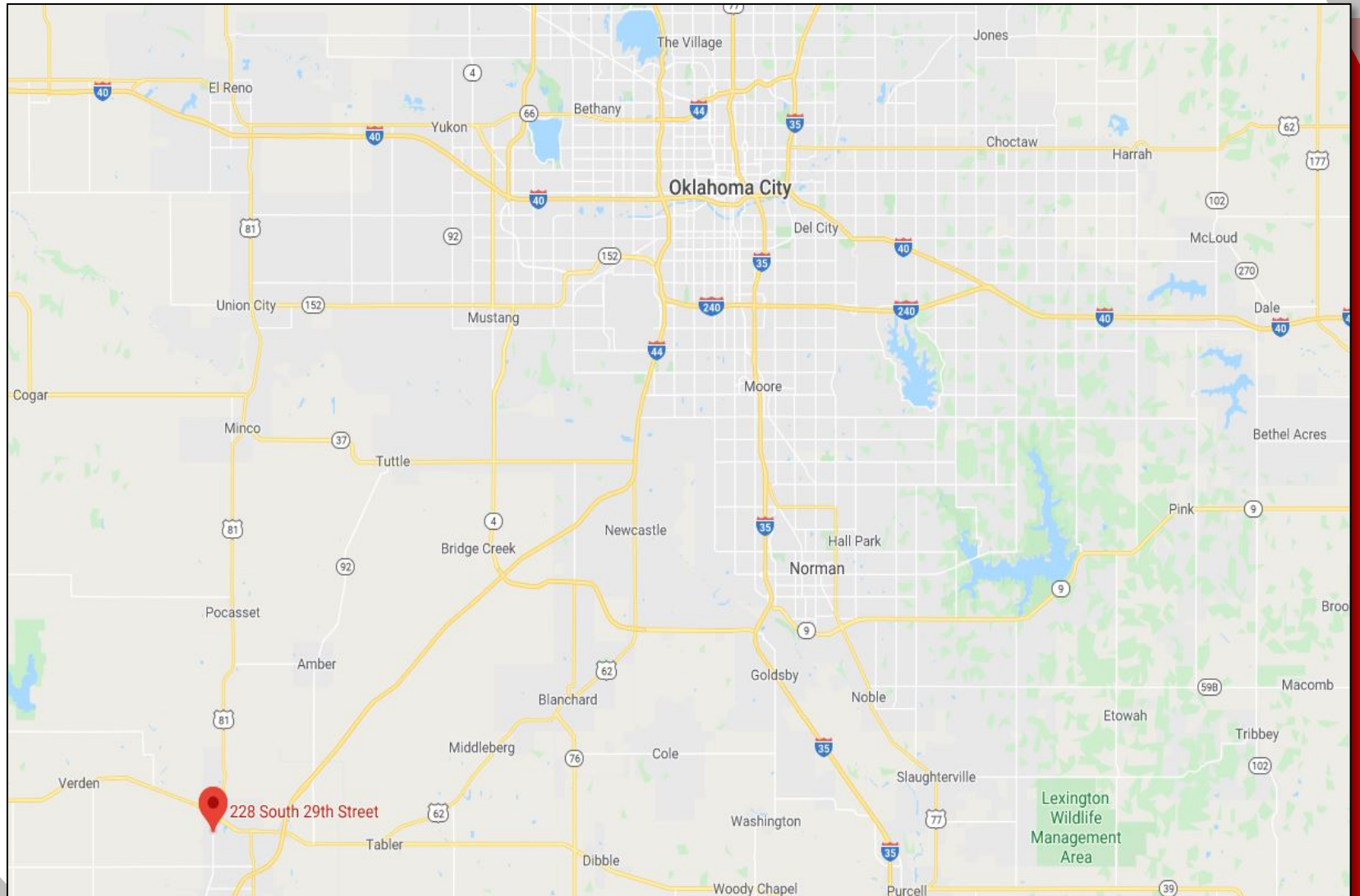
FINANCIAL STRENGTH

Credit BBB-
Strong financial strength - publicly traded
NYSE: DVA

RECESSION RESISTANT

There is a high demand for services worldwide.

LOCATION OVERVIEW – Regional Map

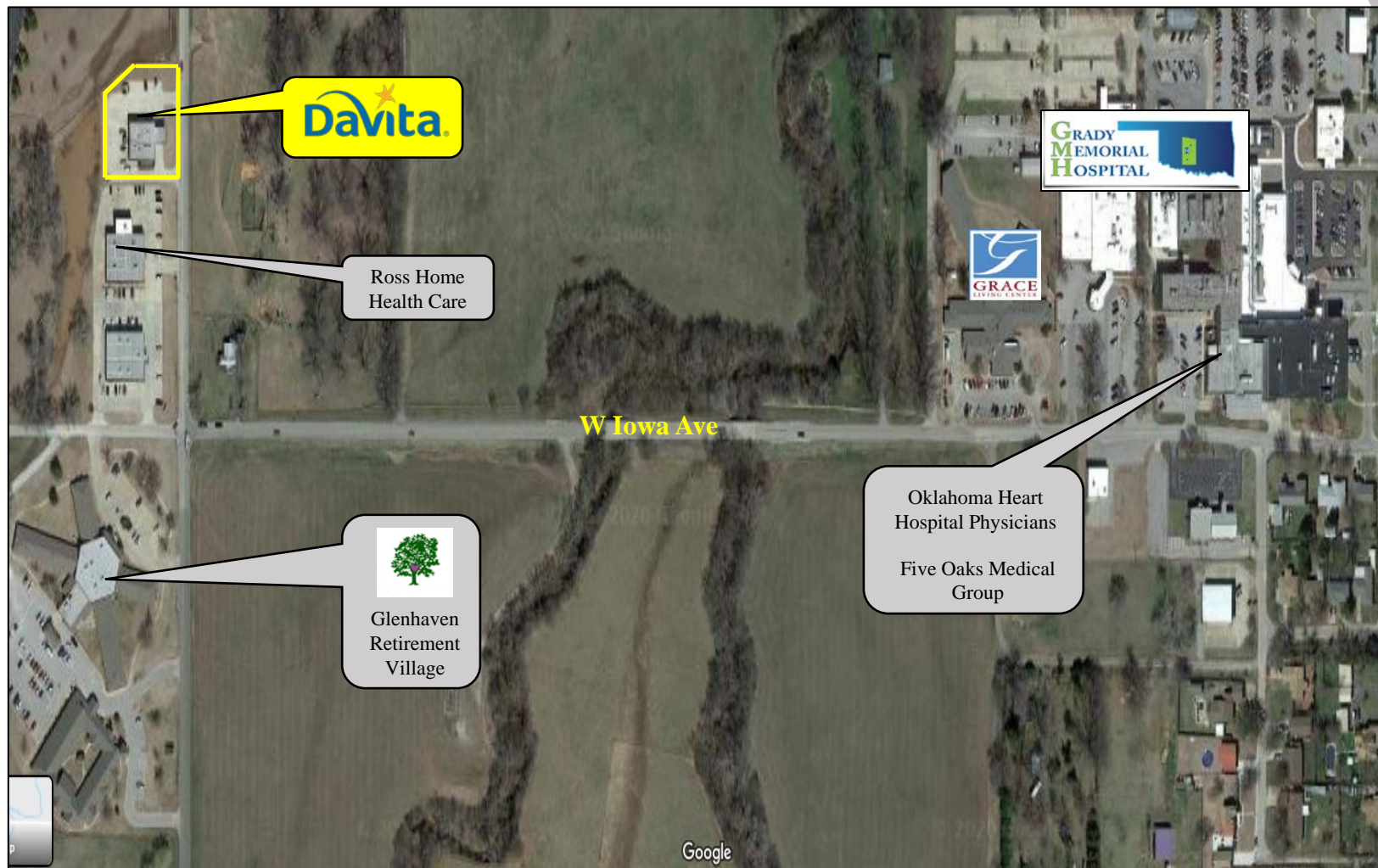




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AERIAL



AERIAL - Distant

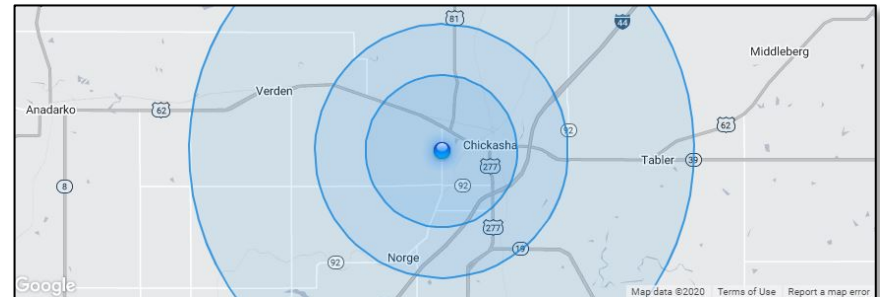


LOCATION HIGHLIGHTS & DEMOGRAPHICS

- Chickasha is the county seat of Grady County, Oklahoma.
- Chickasha is home to the University of Science and Arts of Oklahoma
- The city is named for, and strongly connected to Native American heritage.
- Chickasha is located approximately 42 miles southwest of Oklahoma City, which is accessible via Interstate 44.
- Agriculture, cattle raising, and manufacturing remain an important part of the city's economy

Population	3 Miles	5 Miles	10 Miles
2019 Population	14,174	16,756	24,032
2024 Population	14,544	17,153	24,580

Households & Income	3 Miles	5 Miles	10 Miles
2019 Households	5524	6,651	9,398
2019 Average HH Income	\$39,416	\$41,312	\$44,736



* Designed by TownMapzUSA.com

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