

# DAVITA QUEEN CITY DIALYSIS

RECESSION-PROOF HEALTHCARE FACILITY IN CINCINNATI, OH



15-YR. NNN LEASE  
EXPIRING FEBRUARY 2035



STATE OF THE ART CLINIC  
BUILT IN 2020



10% RENT INCREASES  
EVERY FIVE YEARS



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 2290 FERGUSON ROAD  
CINCINNATI, OH

**\$4,179,065**  
**5.30% CAP RATE**



RENTABLE BLDG AREA  
**6,488 SF**



PROPERTY TYPE  
**FREESTANDING**



NEW CLINIC | BUILT  
**2020**



NOI  
**\$221,490**

## LEASE SUMMARY

LEASE TYPE	NNN (parking, HVAC & roof reimbursed by Tenant)
OWNERSHIP TYPE	Fee Simple
TENANT	Davita
REMAINING LEASE TERM	15 years
RENT COMMENCEMENT	March 2020
RENT EXPIRATION	February 2035
INCREASES	10% every five years
OPTIONS	Two, 5-year options

## RENT SUMMARY

TERM	ANNUAL	MONTHLY
YEAR 1-5	\$221,490.47	\$18,457.54
YEAR 6-10	\$243,639.52	\$20,303.29
YEAR 11-15	\$268,003.47	\$22,333.62





The Cincinnati DaVita is a 2020 build-to-suit, state-of-the-art medical facility that is 100% leased to DaVita via a new 15-year lease term, with rent commencement in March 2020. The lease is corporately guaranteed by DaVita and includes scheduled rent increases of 10% every 5 years.

This location provides kidney dialysis services and consists of 6,488 square feet housing patient stations plus 1 private station located in a separate room. The clinic features an exceptional location and is an out-parcel to a Kroger/Walmart anchored center. It is located within one mile of the new Mercy Health Queen Medical Center. The clinic is surrounded by national retailers and dense residential neighborhoods and is within close proximity to downtown Cincinnati. Furthermore, the population within a 5-mile radius of the facility exceeds 240,000 and average household income exceeds \$66k within a 5-mile radius.

## SECURE INCOME STREAM

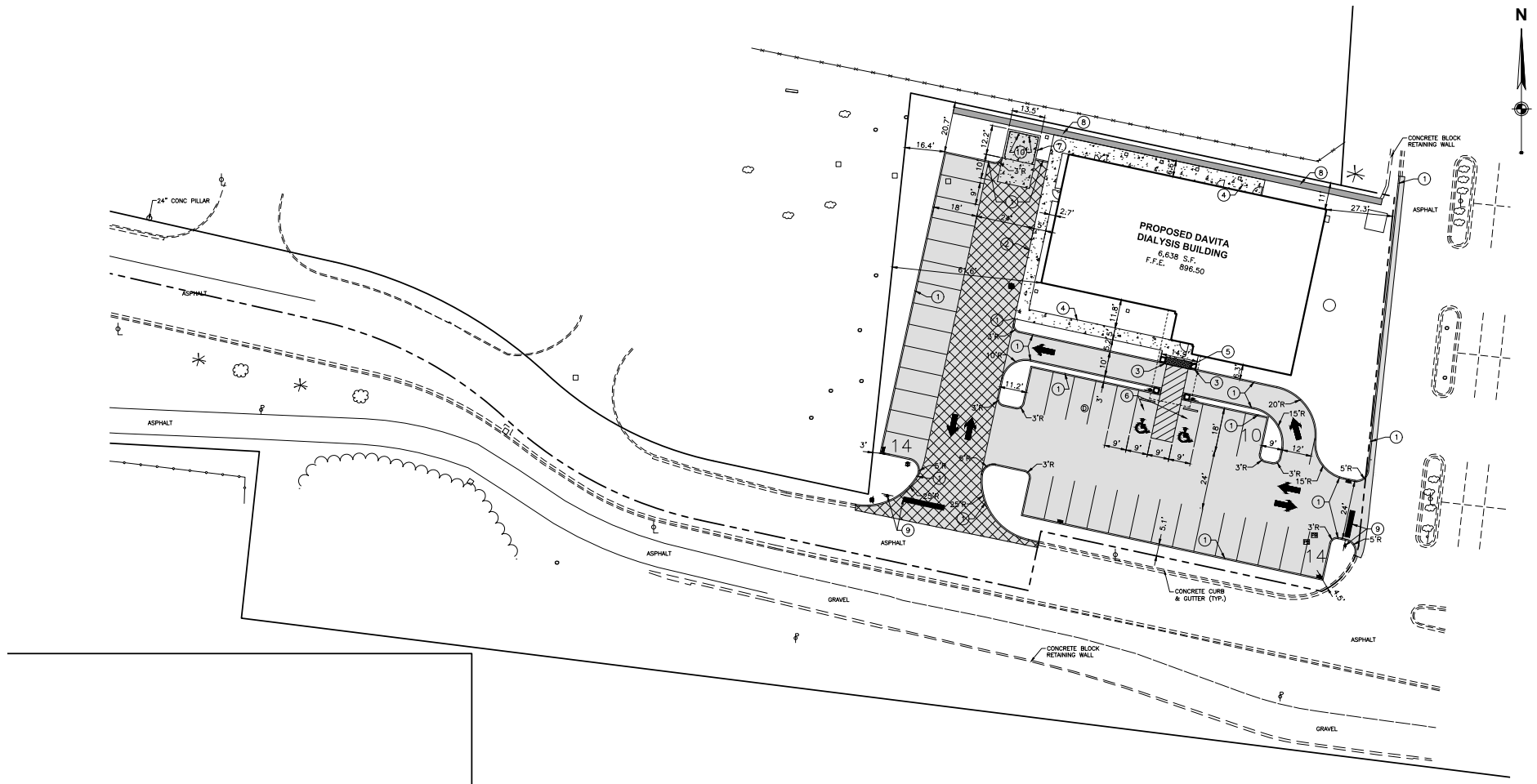
- New 15-year lease term commenced in March 2020
- Scheduled rent increases of 10% every five years plus two option periods provide attractive revenue growth
- Brand new, state-of-the-art clinic in an economically stable location. Construction was completed in 2020

## ESSENTIAL, RECESSION-RESISTANT TENANT

- Given the nature of the product, healthcare related real estate has been the least affected by economic recession and demand of e-commerce
- Lease Guarantee by Fortune 200 / Publicly Traded Company; DaVita, Inc.
- DaVita is the fastest growing corporation on the Fortune 200 list, with 2016 revenues exceeding \$14 Billion and holds a Ba2 credit rating from Moody's

## PROXIMITY

- Over 240,000 residents and an average household income exceeding \$66k within a five-mile radius
- The clinic is located within one mile of the newly built Mercy Health Queens Hospital, and a half mile to major hospital; Mercy Health West, holding 221 beds
- The facility is ideally positioned as an out-parcel to Western Hills Square, a Walmart and Kroger anchored shopping center

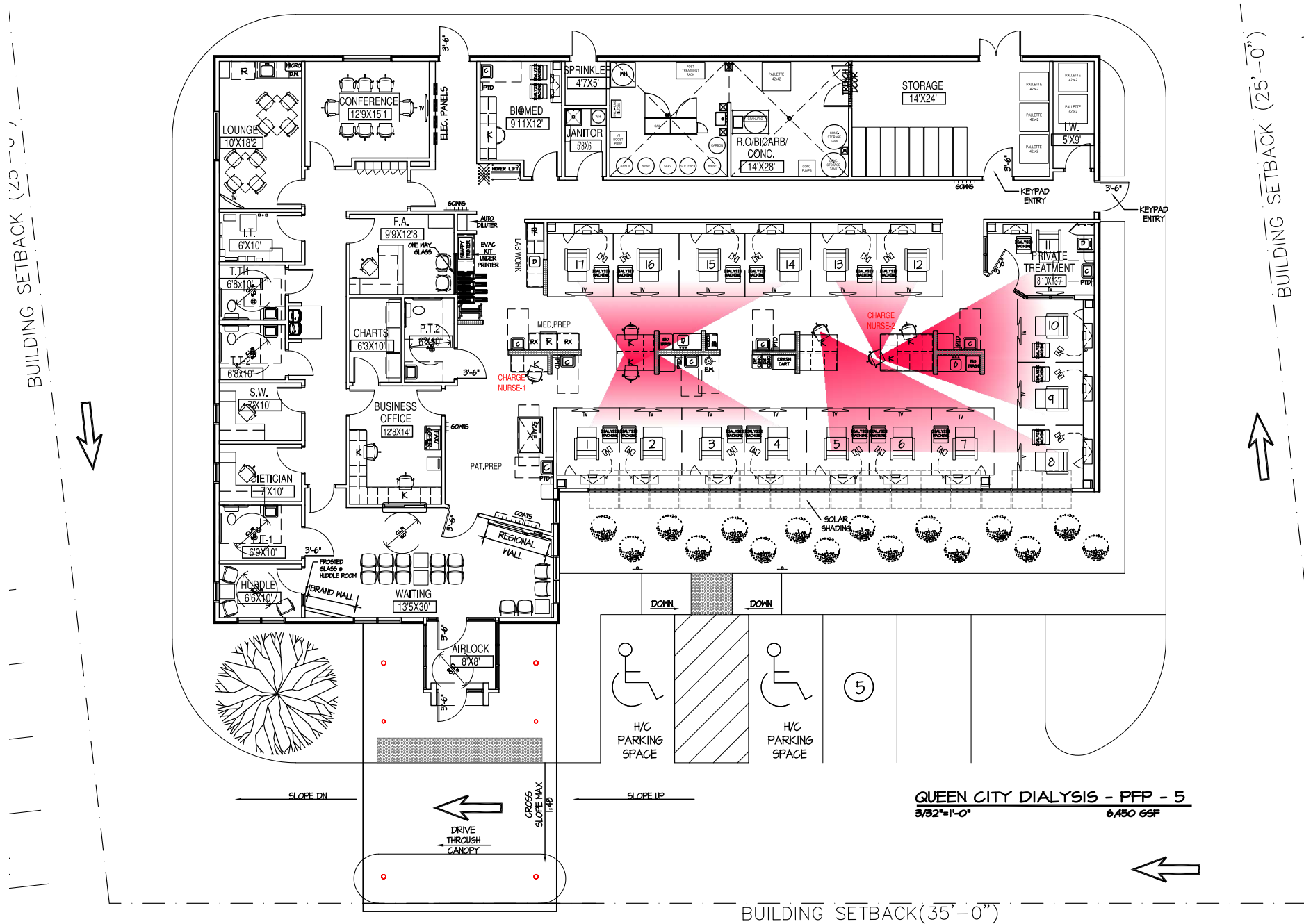


## KEY NOTES

1. 4\"/>

## LEGEND

- |  |  |
|--|--|
|  | PROPOSED SIDEWALK CONCRETE PAVEMENT<br>SEE DETAILS, SHEET C700     |
|  | PROPOSED HEAVY DUTY CONCRETE PAVEMENT<br>SEE DETAILS, SHEET C700   |
|  | PROPOSED STANDARD DUTY ASPHALT PAVEMENT<br>SEE DETAILS, SHEET C700 |
|  | PROPOSED HEAVY DUTY ASPHALT PAVEMENT<br>SEE DETAILS, SHEET C700    |
|  | PROPOSED RETAINING WALL<br>SEE RETAINING WALL PROFILE, SHEET C800  |





**MERCYHEALTH**  
Queen City Medical Center

GLENWAY  
CROSSING

**Panera**  
BREAD

**BEST  
BUY**

**STARBUCKS**  
COFFEE

**MERCYHEALTH**  
West Hospital

WESTERN HILLS  
SQUARE

**WALMART**

**PETSMART**

**KROGER**

CINCINNATI AUTO SALES

**Walgreens**  
DRUG STORES

**HOBBY  
LOBBY**

**BUFFALO WILD WINGS**  
GRILL & BAR

**Davita**

**McDonald's**

**SUBWAY**

**Little Caesars**





MERCY HEALTH -  
QUEEN CITY

MERCY HEALTH -  
WEST PARK (221 BEDS)

CINCINNATI AUTO SALES

WALMART SUPERCENTER

PET SMART

KROGER

Davita

CINCINNATI POLICE DEPT.

# LOCATION | CINCINNATI, OH

## OVERVIEW

The Cincinnati metropolitan area, informally known as Greater Cincinnati or the Greater Cincinnati Tri-State Area, is a metropolitan area that includes counties in the U.S. states of Ohio, Kentucky, and Indiana around the Ohio city of Cincinnati. The United States Census Bureau’s formal name for the area is the Cincinnati–Middletown, OH–KY–IN Metropolitan Statistical Area. This MSA has an estimated population of 2,235,093, making Greater Cincinnati the 29th most populous metropolitan area in the United States, the largest metro area primarily in Ohio, followed by Cleveland (2nd) and Columbus (3rd).

## ECONOMY

Over the past 19 years Greater Cincinnati’s population has increased by 11.2%, and is expected to increase by another 2.52% to 2,291,587 residents over the next five years. The total number of households stands at 871,823; this is expected to increase by 2.6% to 894,223 in 2024. The median and average household incomes stand at \$63,152 and \$86,123, respectively. The median age of Greater Cincinnati’s population is 38.5. Demand for Cincinnati’s 137.8 million SF of retail space is high as evident by a 95.9% occupancy rate. To meet the demand, there is over 251K SF of retail space under construction within the Greater Cincinnati area.



		1 MILE	3 MILES	5 MILES
2019	POPULATION			
	Total	17,313	124,876	240,792
	HOUSING UNITS			
	Total	8,626	59,053	115,359
	Occupied	7,662	50,852	98,847
	Vacant	11.2%	13.9%	14.3%
	INCOME			
2024	Average Household Income	\$53,587	\$59,979	\$66,718
	AGE			
	Median Age	35.4	35.7	34.7
	POPULATION			
	Total	17,308	125,076	242,969
	HOUSING UNITS			
	Total	8,597	59,166	116,552
2024	Occupied	7,680	50,976	100,069
	Vacant	10.7%	13.8%	14.1%
	INCOME			
	Average Household Income	\$63,699	\$70,133	\$77,348
	AGE			
	Median Age	36.0	36.5	35.5



DaVita, Inc. provides kidney dialysis services for patients suffering from chronic kidney failure or end stage renal disease (ESRD). The company operates in two divisions, Kidney Care and HealthCare Partners. It operates kidney dialysis centers and provides related lab services primarily in outpatient dialysis centers and in contracted hospitals. The company offers outpatient, hospital inpatient, and home-based hemodialysis services; owns clinical laboratories that provide routine laboratory tests for dialysis and other physician-prescribed laboratory tests for ESRD patients; and management and administrative services to outpatient dialysis centers, as well as patient and physician focused integrated health care delivery and management services. In addition, the company operates DaVita Rx, a pharmacy that provides oral medications to patients with ESRD; disease management services; vascular access services; clinical research programs; physician services; and direct primary care services.

As of December 31, 2016, the company provided dialysis and administrative services in the United States through a network of 2,350 outpatient dialysis centers in 46 states and the District of Columbia serving approximately 188,000 patients; operated or provided administrative services to a total of 124 outpatient dialysis centers located in 10 countries outside of the United States and integrated care management services for approximately 837,300 members under its care in southern California, central and south Florida, southern Nevada, central New Mexico, and central Arizona.

It also provides acute inpatient dialysis services in approximately 1,000 hospitals and related laboratory services in the United States. The company was formerly known as DaVita Inc. and changed its name to DaVita HealthCare Partners Inc. in November 2012. DaVita HealthCare Partners Inc. was founded in 1994 and is headquartered in Denver, Colorado.

More information available at [www.davita.com](http://www.davita.com).



CLINICS  
**2,382**

PATIENTS SERVED  
**189,400**

REVENUES  
**\$14.7 B**

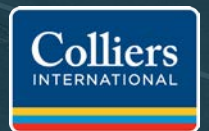
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