

# SINGLE TENANT NNN

Investment Opportunity



14752 Northline Road

## SOUTHGATE MICHIGAN

ACTUAL SITE





# EXCLUSIVELY MARKETING BY



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PROPERTY PHOTO







SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NNN leased, corporate guaranteed, DaVita Dialysis (NYSE: DVA | S&P: BB), investment property located in Southgate, Michigan. The investment grade tenant, DVA Healthcare Renal Care, Inc., recently executed a rare 7-year extension providing for an initial term through 2032, demonstrating their commitment to the site. The tenant has been operating at this location since the property was built in 1993, a testament to the strength to the strength of this location. The lease features 2% annual rental increases throughout the initial term, steadily growing NOI and hedging against inflation. The lease is corporate guaranteed and is NNN with landlord responsibilities limited to roof and structure. This particular location is home to the largest nocturnal dialysis facility in the country, operating 6 days a week while running night shifts 3 days a week.

DaVita Dialysis is strategically located along Northline Rd, a major west/east thoroughfare traveling through the city of Southgate, averaging 31,200 vehicles passing by daily. The asset is also just 0.8 miles east of Interstate 75 (67,800 VPD) and 1.2 miles west of State Highway 85 (48,300 VPD) with convenient on/off ramp access. The site has excellent visibility and benefits from a large monument sign that makes the site easily identifiable to passing cars. Nearby national/credit tenants include Walmart Supercenter, Sam's Club, The Home Depot, Michaels, T.J.Maxx, Big Lots, and more, increasing consumer draw and traffic to the trade area. Moreover, the property is in close proximity to Wayne County Community College Downriver campus (15,000 enrolled students), providing the store with a direct student consumer base to draw from. The 5-mile trade area is supported by more than 241,400 residents and 77,000 employees. The immediate 3-mile population boasts an affluent average household income of over \$69,200.



## PROPERTY PHOTOS





# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$4,531,000
<b>July 2021 NOI</b>	\$271,881
<b>Cap Rate</b>	6.00%
<b>13-Year Blended Cap Rate</b>	6.57%
<b>Guaranty</b>	Corporate (DaVita)
<b>Tenant</b>	DVA Healthcare Renal Care, Inc.
<b>Lease Type</b>	NNN
<b>Landlord Responsibilities</b>	Roof and Structure
<b>Shifts / Week</b>	21

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	12,000 SF
<b>Land Area</b>	2.75 Acres
<b>Property Address</b>	14752 Northline Road Southgate, MI 48195
<b>Year Built</b>	1993
<b>Parcel Number</b>	53 007 01 0004 005
<b>Ownership</b>	Fee Simple (Land & Building)



## **12.5 Years Remaining | Corporate Guaranteed | Largest Nocturnal Dialysis Location in the Country**

- DaVita corporate guaranteed lease
- The Tenant recently executed a rare 7-year extension providing for an initial term through 2032, demonstrating their commitment to the site
- 2% annual rental increases throughout the initial term
- E-commerce resistant, necessity based use
- This particular location is home to the largest nocturnal dialysis facility in the country, operating 6 days a week while running night shifts 3 days a week
- One of the most productive and active dialysis clinics in the country

## **NNN | Fee Simple Ownership | Minimal Landlord Responsibilities**

- Tenant pays for CAM, taxes, and insurance
- Landlord responsibilities limited to roof and structure
- Ideal, low management investment for an out-of-state, passive investor

## **Major Thoroughfare | Large Monument Sign**

- DaVita Dialysis is strategically located along Northline Rd (31,200 VPD)
- The asset is just 0.8 miles east of Interstate 75 (67,800 VPD) and 1.2 miles west of State Highway 85 (48,300 VPD) with convenient on/off ramp access
- The site has excellent visibility and benefits from a large monument sign that makes the site easily identifiable to passing cars

## **Nearby National/Credit Tenants | Wayne County Community College Downriver Campus (15,000 Enrolled Students)**

- Nearby national/credit tenants include Walmart Supercenter, Sam's Club, The Home Depot, Michaels, T.J.Maxx, Big Lots, and more
- The property is in close proximity to Wayne County Community College Downriver campus (15,000 enrolled students), providing the store with a direct student consumer base to draw from

## **Local Demographics Within Trade Area**

- The 5-mile trade area is supported by more than 241,400 residents and 77,000 employees
- The immediate 3-mile population boasts an affluent average household income of over \$69,200.



# PROPERTY OVERVIEW



## Location



Southgate, MI  
Wayne County

## Parking



There are approximately 90 parking spaces on the owned parcel.  
The parking ratio is approximately 7.50 stalls per 1,000 SF of leasable area.

## Access



Northline Road: 1 Access Point

## Parcel



Parcel Number: 53-007-01-0004-005  
Acres: 2.75  
Square Feet: 119,790

## Traffic Counts



Northline Road: 31,200 Cars Per Day  
Interstate 75: 67,800 Cars Per Day

## Construction



Year Built: 1993

## Improvements



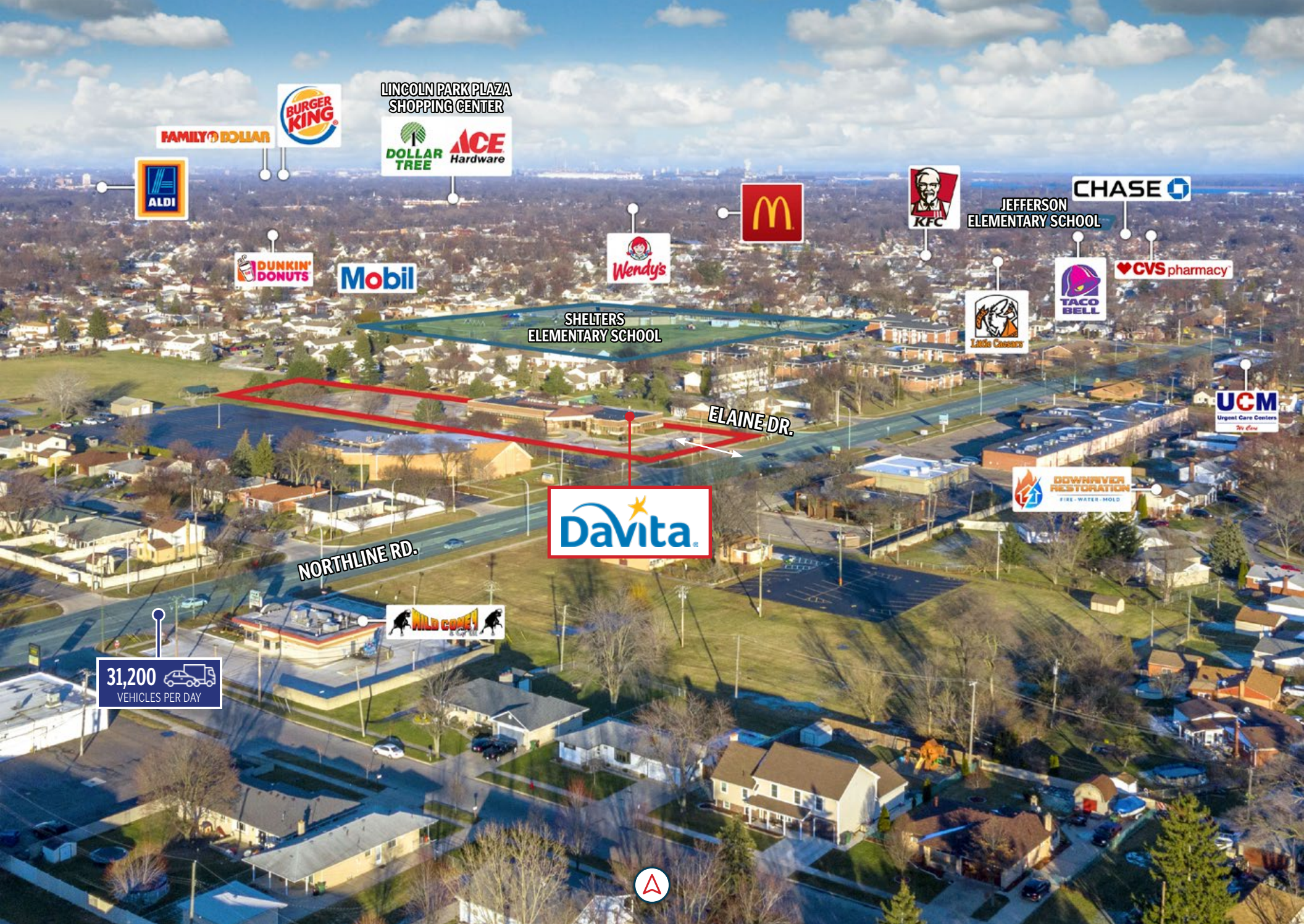
There is approximately 12,000 SF of existing building area

## Zoning



RO OFFICE

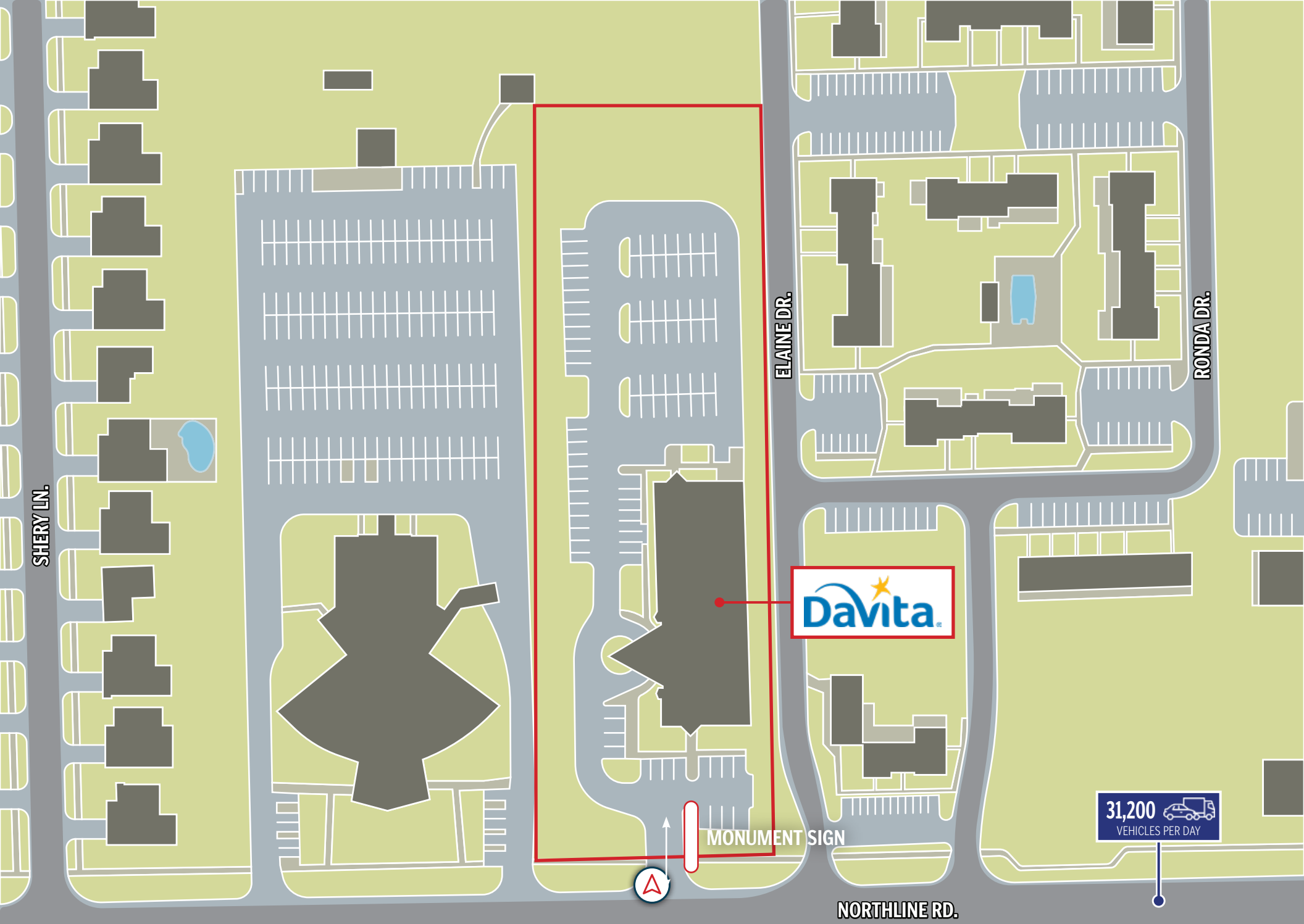






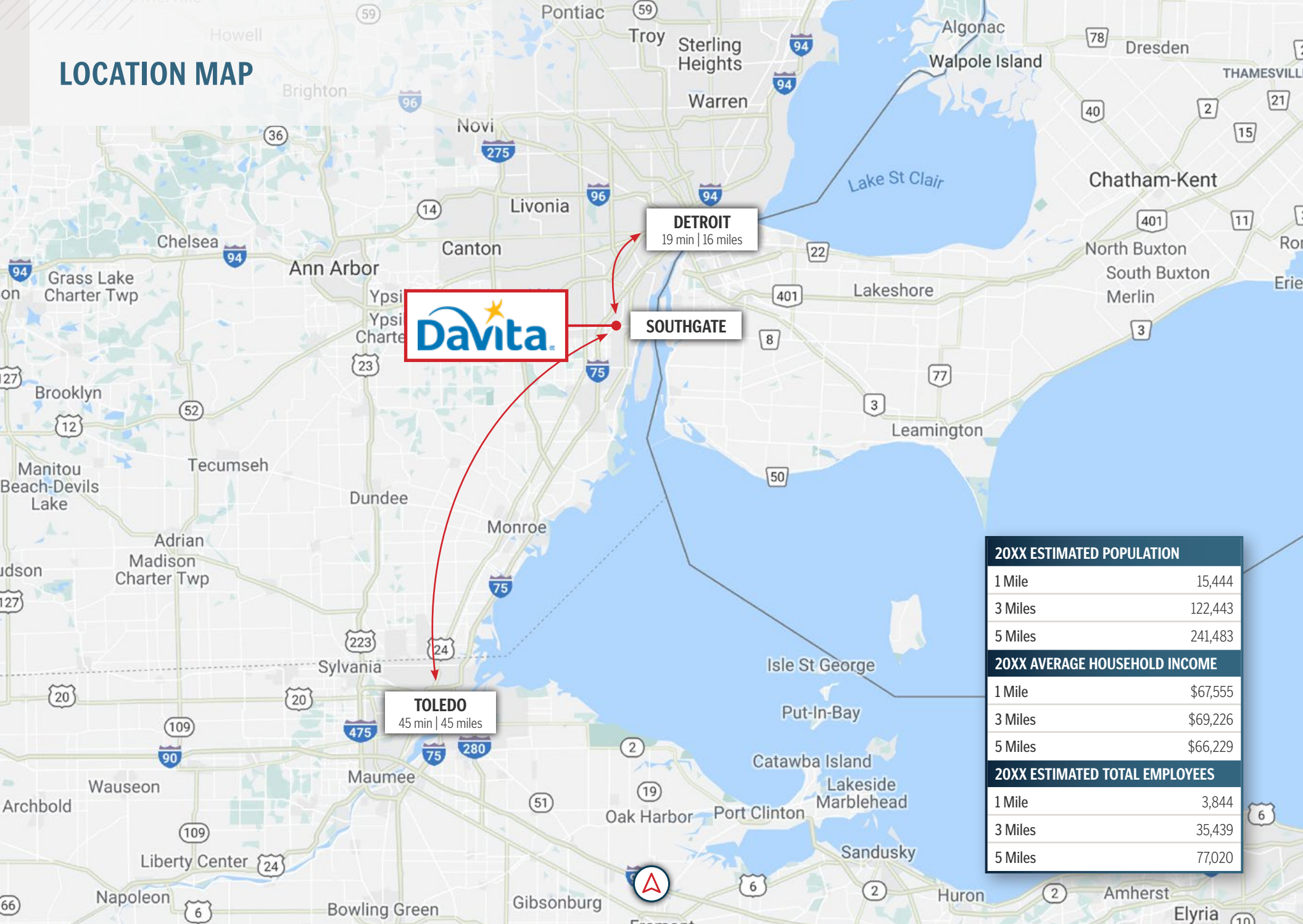








# LOCATION MAP







### SOUTHGATE, MICHIGAN

Southgate, Michigan, in Wayne County, is 4 miles SE of Taylor, Michigan and 11 miles SW of Detroit, Michigan. Southgate city is conveniently located inside the Detroit metropolitan area. Southgate had a population of 30,126 as of July 1, 2019.

Southgate is a desirable, vibrant, and progressive community with a very active Downtown Development Authority. The Top Employers in the City of Southgate include: Meijer's, Southgate Community School District, American Sunroof, City of Southgate, Sam's Club and National City Bank. The largest industries in Southgate, MI are Manufacturing, Health Care & Social Assistance, and Retail Trade, and the highest paying industries are Utilities, Manufacturing, and Management of Companies & Enterprises. The most common employment sectors for those who live in Southgate, MI, are Manufacturing, Health Care & Social Assistance, and Retail Trade.

Southgate and nearby Attractions are Fox Theater Building, Dearborn Historical Museum, Detroit Zoo, Grace Church, Hall's Billiards and Howard Park. Southgate is conveniently located near the Detroit Metropolitan Airport, various freeways, the Detroit River, excellent hospitals and outstanding recreational areas. Southgate Community School District, several private schools and two college campuses provide varied and outstanding educational opportunities for the community.

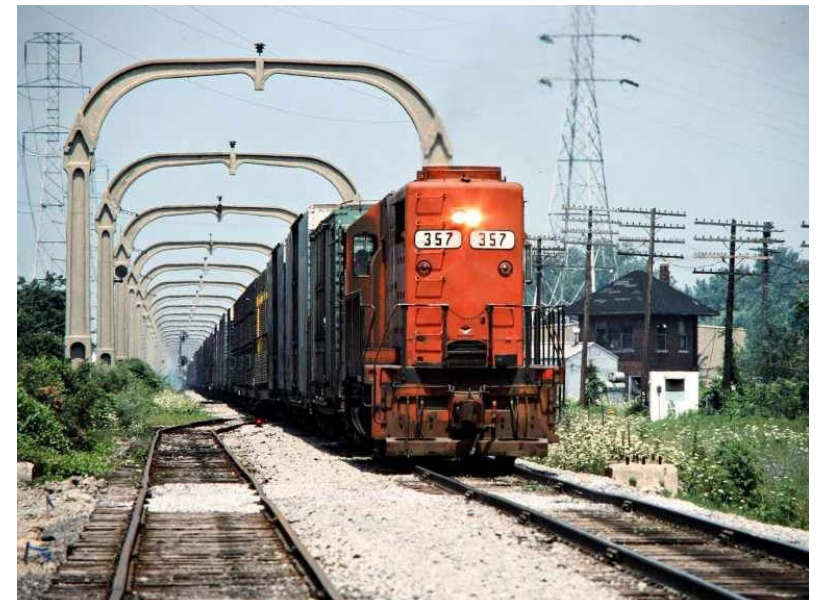
Wayne County's economy is a diverse mixture of manufacturing, distribution, agriculture, aerospace, military, government and service enterprises. Agriculture and Agribusiness is one of the major industries in the county. The County's local industrial base includes manufacturing, wholesale and distribution, as well as machine shops and back-office support. County had a population of 1,753,893 as of July 1, 2018.



# AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2019 Estimated Population	15,444	122,443	241,483
2024 Projected Population	15,375	121,643	239,645
2010 Census Population	15,275	122,386	242,391
<b>HOUSEHOLDS &amp; GROWTH</b>			
2019 Estimated Households	6,395	50,823	99,008
2024 Projected Households	6,399	50,723	98,727
2010 Census Households	6,268	50,229	98,175
Historical Annual Growth 2010 to 2019	0.19%	0.10%	0.06%
<b>RACE &amp; ETHNICITY</b>			
2019 Estimated White	89.09%	90.80%	83.55%
2019 Estimated Black or African American	5.13%	4.65%	10.42%
2019 Estimated Asian or Pacific Islander	2.20%	1.38%	1.87%
2019 Estimated American Indian or Native Alaskan	0.54%	0.61%	0.60%
2019 Estimated Other Races	2.63%	2.60%	2.92%
2019 Estimated Hispanic	8.69%	9.49%	9.82%
<b>INCOME</b>			
2019 Estimated Average Household Income	\$67,555	\$69,226	\$66,229
2019 Estimated Median Household Income	\$55,809	\$54,944	\$51,593
2019 Estimated Per Capita Income	\$27,949	\$28,761	\$27,191
<b>DAYTIME POPULATION</b>			
2019 Estimated Total Businesses	355	3,083	6,137
2019 Estimated Total Employees	3,844	35,439	77,020





# RENT ROLL



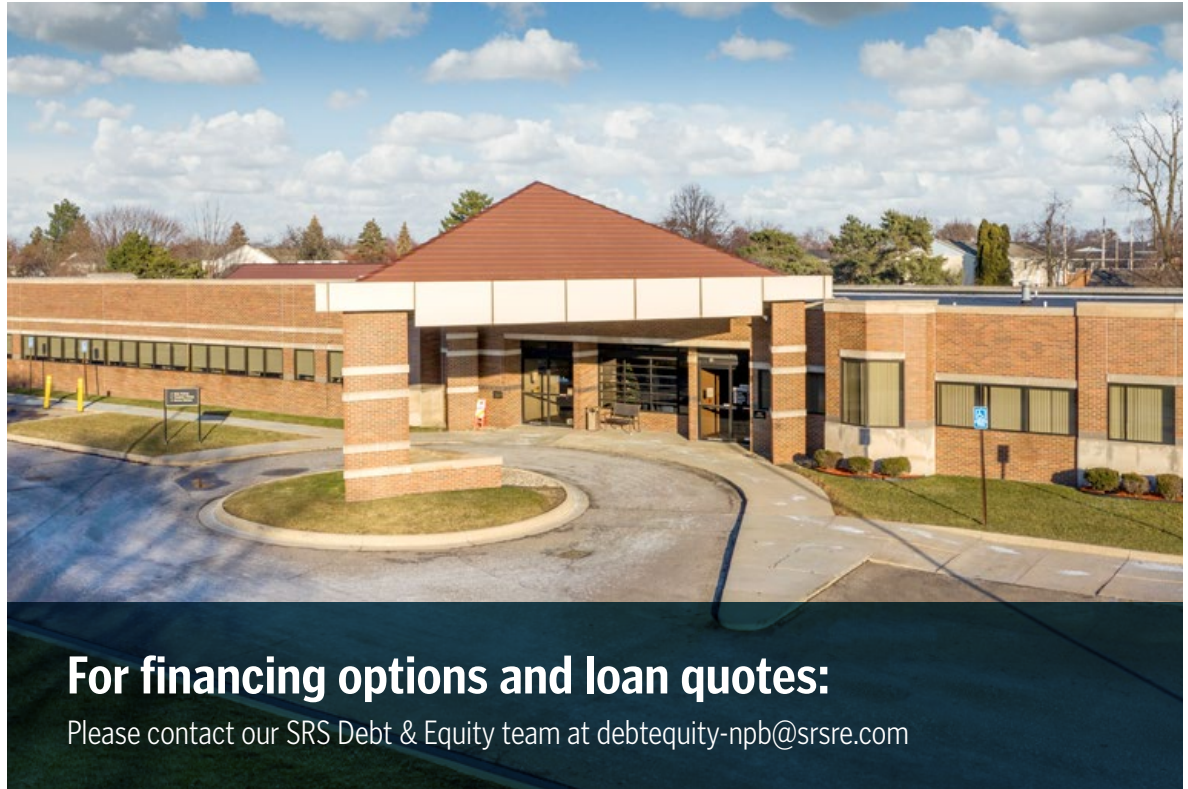
LEASE TERM						RENTAL RATES					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
DVA Healthcare Renal Care, Inc.	12,000	Aug-18	Jun-32	Current	-	\$22,213	\$1.85	\$266,550	\$22.21	NNN	None
(Corporate Guaranteed)					Jul-21	\$22,657	\$1.89	\$271,881	\$22.66		
2% Annual Rental Increases Thereafter											

## FINANCIAL INFORMATION

Price	\$4,531,000
July 2021 NOI	\$271,881
Cap Rate	6.00%
13-Year Blended Cap Rate	6.57%
Lease Type	NNN

## PROPERTY SPECIFICATIONS

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Land Area	2.75 Acres
Address	14752 Northline Road, Southgate, MI 48195







### DAVITA

**davita.com**

**Company Type:** Public (NYSE: DVA)

**2018 Employees:** 77,700

**2018 Revenue:** \$11.41 Billion

**2018 Net Income:** \$159.39 Million

**2018 Assets:** \$19.11 Billion

**2018 Equity:** \$3.70 Billion

**Credit Rating:** S&P: BB

DaVita (NYSE: DVA) is a Fortune 500 health care provider focused on transforming care delivery to improve quality of life for patients around the globe. DaVita is the largest provider of kidney care services in the U.S. and has been a leader in clinical quality and innovation for 20 years. Through DaVita Kidney Care, DaVita treats patients with chronic kidney failure and end stage renal disease. DaVita is committed to bold, patient-centric care models, implementing the latest technologies and moving toward integrated care offerings for all. As of September 30, 2019, DaVita served approximately 204,900 patients at 2,736 outpatient dialysis centers in the United States. DaVita also operated 249 outpatient dialysis centers in nine countries across the world. DaVita has reduced hospitalizations, improved mortality, and worked collaboratively to propel the kidney care industry to adopt an equitable and high-quality standard of care for all patients, everywhere. was founded in 1994 and is headquartered in Denver, Colorado.





## THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS

275+

**RETAIL  
PROFESSIONALS**

25+

**OFFICES**

#1

**LARGEST REAL ESTATE  
SERVICES FIRM**  
in North America  
exclusively dedicated  
to retail

2K+

**RETAIL  
TRANSACTIONS**  
company-wide  
in 2020

485

**NET LEASE  
PROPERTIES SOLD**  
in 2020

\$1.5B

**NET LEASE  
TRANSACTION VALUE**  
in 2020

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