



RECESSION PROOF HEALTHCARE FACILITY

# DAVITA MERIWEATHER GREENVILLE DIALYSIS

ESSENTIAL BUSINESS IN WARM SPRINGS, GA



10% RENT INCREASES  
EVERY FIVE YEARS



15-YR. NNN LEASE,  
EXPIRING JUNE 2030



STATE OF THE ART CLINIC  
BUILT IN 2015





 4130 WHITEHOUSE PARKWAY  
WARM SPRINGS, GA

**\$1,900,357**

**7.00% CAP RATE**



RENTABLE BLDG AREA  
**7,125 SF**



LOT SIZE  
**2.0 ACRES**



NEW CLINIC | BUILT  
**2015**



NOI  
**\$133,026**

#### LEASE SUMMARY

LEASE TYPE	NNN (Parking, Roof, HVAC subject to lessee reimbursement)
OWNERSHIP TYPE	Fee Simple
TENANT	DaVita
LEASE TERM	15 years
REMAINING LEASE TERM	9.75 years
RENT COMMENCEMENT	June 16, 2015
RENT EXPIRATION	June 15, 2030
INCREASES	10% every five years
OPTIONS	Two, five-year options

#### RENT SUMMARY

TERM	ANNUAL	MONTHLY
JUNE 16, 2015 - JUNE 15, 2020	\$120,932.55	\$10,077.71
JUNE 16, 2020 - JUNE 15, 2025	<b>\$133,025.81</b>	<b>\$11,085.48</b>
JUNE 16, 2025 - JUNE 15, 2030	\$146,328.39	\$12,194.03





The DaVita in Warm Springs is a 2015 build-to-suit, state-of-the-art medical facility that is 100% leased to DaVita via a 15-year lease term, with 9.75 years left on the lease. 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 7,125 square feet housing 10 patient stations, plus 1 private station located in a separate room.

The facility is located within a half-mile of Warm Springs Medical Center, which provides 104 patient beds. The clinic is 42 miles north of Columbus, GA and 71 miles south of Atlanta.

Furthermore, the average household income within a 1-mile radius exceeds \$85K and exceeds \$80k within a 3-mile radius.

## SECURE INCOME STREAM

- **9.75 years remaining** on a 15-year lease term
- Scheduled **10% annual rent increases every five years plus two, 5-year options** provide attractive rent growth during the lease term
- **2015 Built-to-suit construction for DaVita, Inc.**, a state-of-the art dialysis clinic

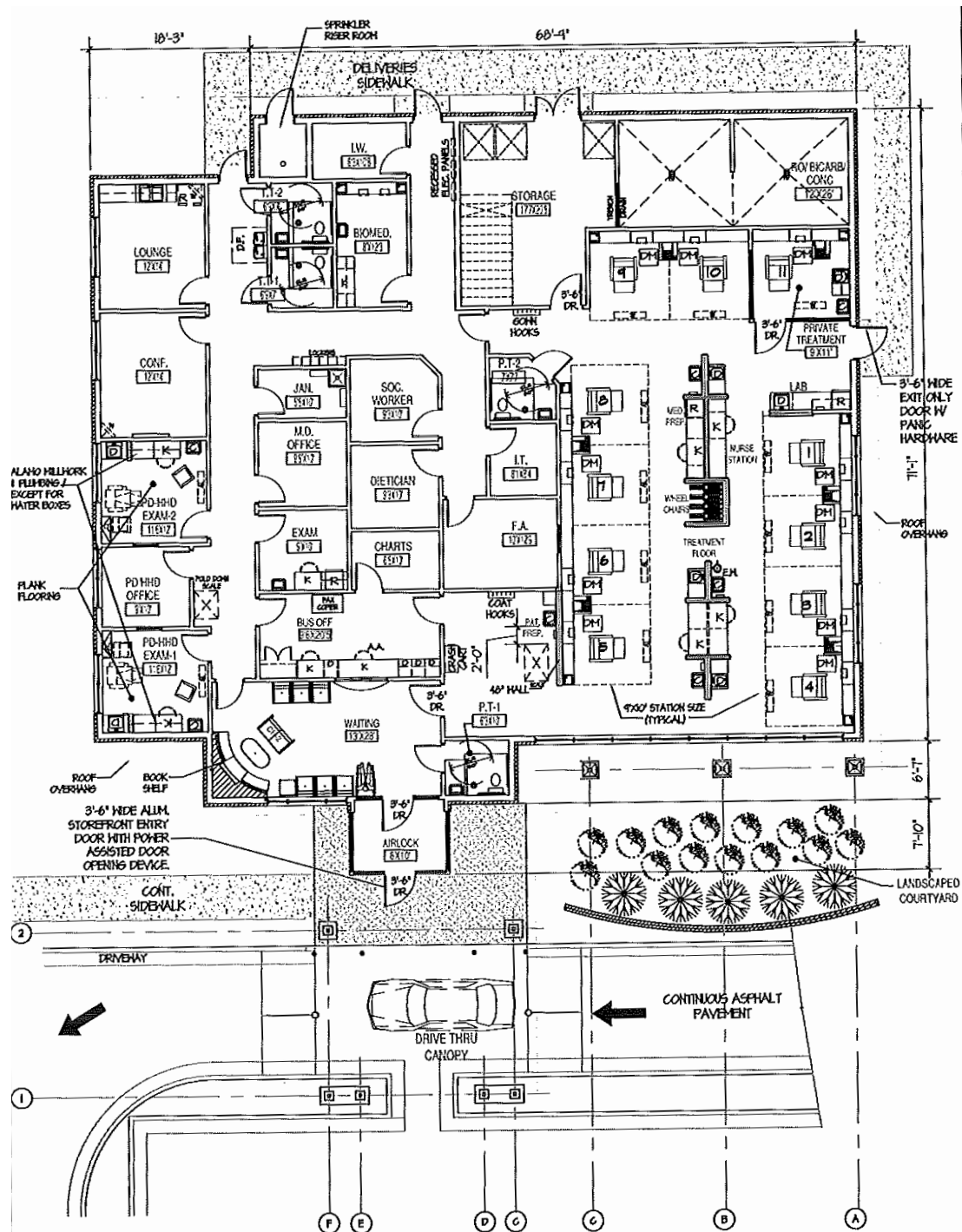
## ESSENTIAL, RECESSION-RESISTANT TENANT

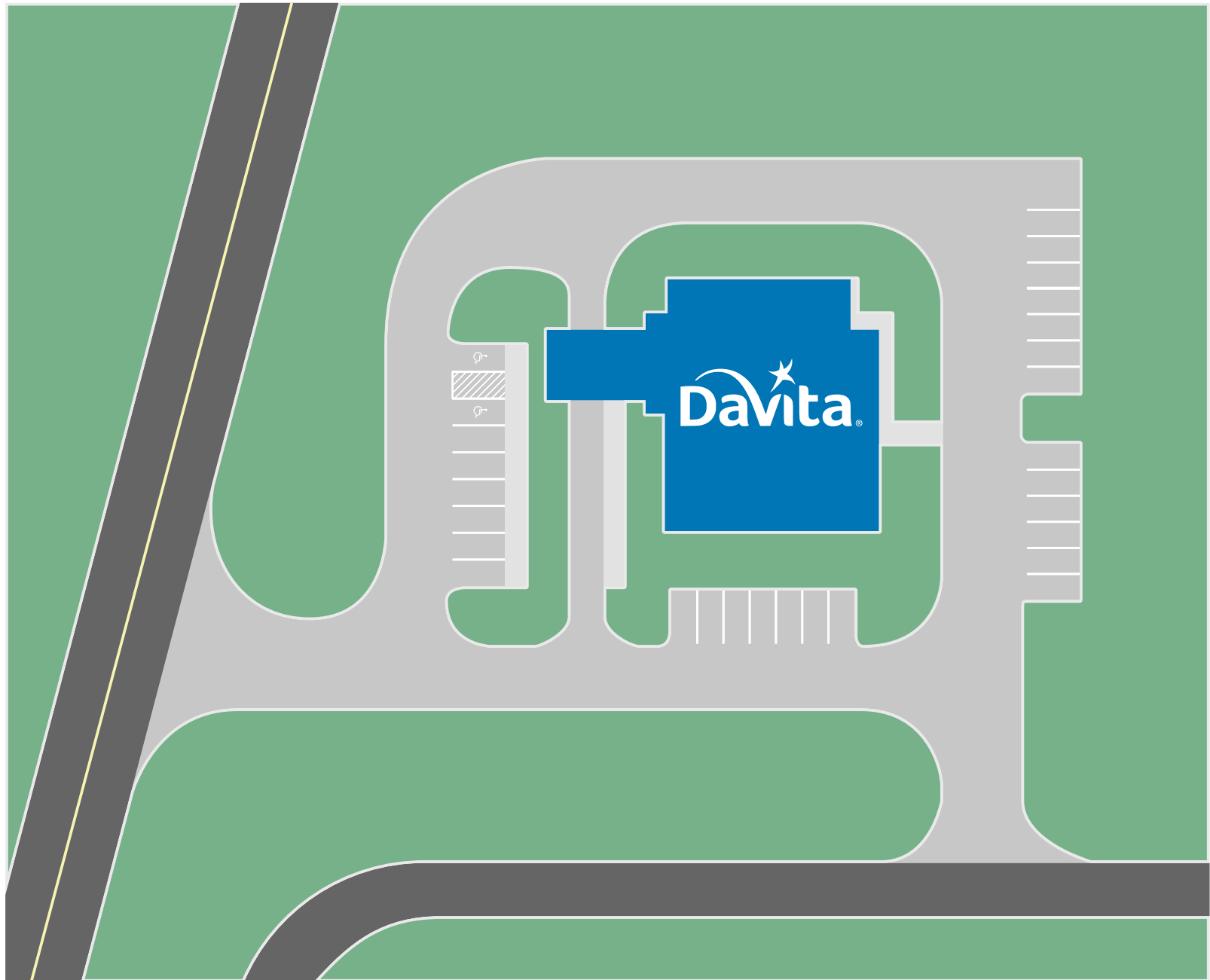
- Given the nature of the product, **healthcare related real estate has been the least affected by economic recession** and demand of e-commerce
- **Lease Guarantee** by Fortune 200 / Publicly Traded Company; DaVita, Inc.
- DaVita is the fastest growing corporation on the Fortune 200 list, with **2016 revenues exceeding \$14 Billion and net income of \$880 million.**
- **DaVita Inc. has a net worth of \$4.6 Billion** and holds a Ba2 credit rating from Moody's

## PROXIMITY

- **Half-mile distance to Warm Springs Medical Center** which provides 104 patient beds
- **Easy Access to Roosevelt Highway (Route 27)** which provides direction into Columbus
- **Warm Springs is 42 miles north of Columbus and 71 miles south of Atlanta.**
- **Average household income within a 1-mile radius exceeds \$85K and exceeds \$80k within a 3-mile radius and population exceeds 85K residents.**









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**



# LOCATION AERIAL

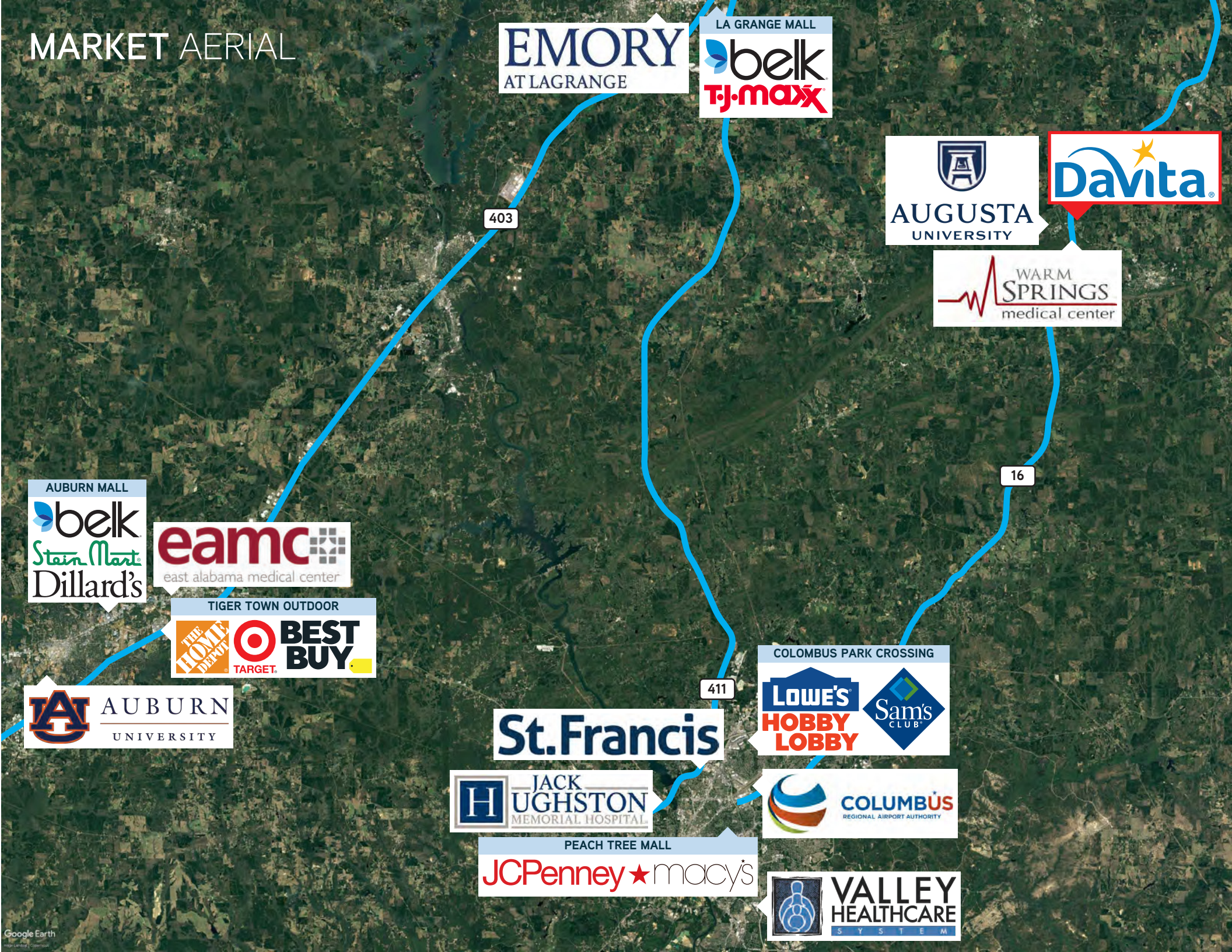


WHITEHOUSE PKWY: 2,600 CPD

The Davita logo, which includes a stylized white star above the word "Davita" in a bold, white, sans-serif font, all contained within a dark green rectangular box with a white border.



# MARKET AERIAL



EMORY  
AT LAGRANGE

LA GRANGE MALL  
belk  
TJ·maxx

AUGUSTA  
UNIVERSITY

Davita

WARM  
SPRINGS  
medical center

403

16

AUBURN MALL  
belk  
Stein Mart  
Dillard's

eamc  
east alabama medical center

TIGER TOWN OUTDOOR  
THE HOME DEPOT  
TARGET  
BEST BUY

AUBURN  
UNIVERSITY

411

St. Francis

JACK  
UGHSTON  
MEMORIAL HOSPITAL

COLOMBUS PARK CROSSING  
Lowe's  
HOBBY LOBBY  
Sam's CLUB

COLUMBUS  
REGIONAL AIRPORT AUTHORITY

PEACH TREE MALL  
JCPenney ★ macy's

VALLEY  
HEALTHCARE  
SYSTEM





## OVERVIEW

Columbus is a city in western Georgia with a population of approximately 194,000 residents. It is ranked the third largest city in Georgia – after Atlanta and Augusta – in the fourth largest Metropolitan Statistical Area (MSA) in the state. Columbus is located in Chattahoochee County along the Chattahoochee River which defines the border of the states of Georgia and Alabama.

The largest employer in the MSA is the US Army's Fort Benning with 38,958 employees followed by Muscogee County School District (6,300) along with the national headquarters of Total System Services (4,690) and Aflac (3,670).

## DEMOGRAPHICS

Over the past 19 years, Columbus' population has grown by 3.2% and is expected to increase by another 1.3% over the next five years. The median and average household incomes stand at \$44,651 and \$65,392, respectively. The median age of Columbus' population (35.3) is lower than the statewide median age (36.8).

Demand for Columbus' 61.5 million SF of retail space is high as evident by a 96.6% occupancy rate. To meet the strong demand, there is nearly 324,000 SF of retail space under construction within the city.

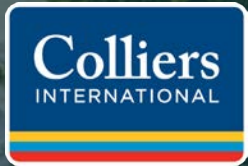
	1 MILE	3 MILES	5 MILES	
2020	POPULATION			
	Total	864	2,281	7,036
	HOUSING UNITS			
	Total	362	1,025	3,409
	Occupied	72.4%	82.0%	83.4%
	Vacant	27.6%	18.0%	16.6%
	INCOME			
	Average Household Income	\$41,186	\$47,108	\$49,758
AGE				
Median Age	45.8	44.9	41.7	
2025	POPULATION			
	Total	863	2,285	7,024
	HOUSING UNITS			
	Total	364	1,036	3,447
	Occupied	72.0%	81.6%	82.6%
	Vacant	28.0%	18.4%	17.4%
	HOUSING UNITS			
	Average Household Income	\$44,946	\$51,733	\$54,551
	AGE			
	Median Age	46.5	45.6	42.8



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