



RECESSION PROOF HEALTHCARE FACILITY

DAVITA GASTON DIALYSIS

ESSENTIAL BUSINESS IN GASTON, SC



10% ANNUAL RENT INCREASES
EVERY FIVE YEARS



15-YR. NNN LEASE,
EXPIRING AUGUST 2028



STATE OF THE ART CLINIC
BUILT IN 2012



Davita



5224 HIGHWAY 321
GASTON, SC

\$1,623,223
7.0% CAP RATE



RENTABLE BLDG AREA
5,930 SF



LOT SIZE
1.01 ACRES



NEW CLINIC | BUILT
2012



NOI
\$113,626

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	7.5 years
RENT COMMENCEMENT	August 6, 2013
RENT EXPIRATION	August 5, 2028
INCREASES	10% every five years
OPTIONS	Two, five-year options

RENT SUMMARY

TERM	ANNUAL	MONTHLY
AUGUST 6, 2013 - AUGUST 5, 2018	\$103,296.04	\$8,608.00
AUGUST 6, 2018 - AUGUST 5, 2023	\$113,625.64	\$9,468.80
AUGUST 6, 2023 - AUGUST 5, 2028	\$124,988.21	\$10,415.68





The DaVita Gaston is a 2012 build-to-suit, state-of-the-art medical facility that is 100% leased to DaVita via new 15-year lease term, with 7.5 years remaining on the lease. The lease is corporately guaranteed by DaVita and includes 10% rent increases every five years.

This location provides kidney dialysis services and consists of 5,930 square feet housing 10 patient stations plus 1 private station located in a separate room. The clinic features an outstanding location on US Route 321 and is surrounded by national retailers.

The facility is 15 miles south of Columbia, SC where numerous hospitals are located, as well as Columbia Metropolitan Airport and The University of South Carolina. The clinic is located 10 miles from the 352-bed Palmetto Health Hospital, 13 miles from the 502-bed Lexington Medical Center and 15 miles from the 641-bed Prisma Health Center.

Furthermore, average household income exceeds 60K within a 1-mile radius and 65K within a 3 and 5-mile radius.

SECURE INCOME STREAM

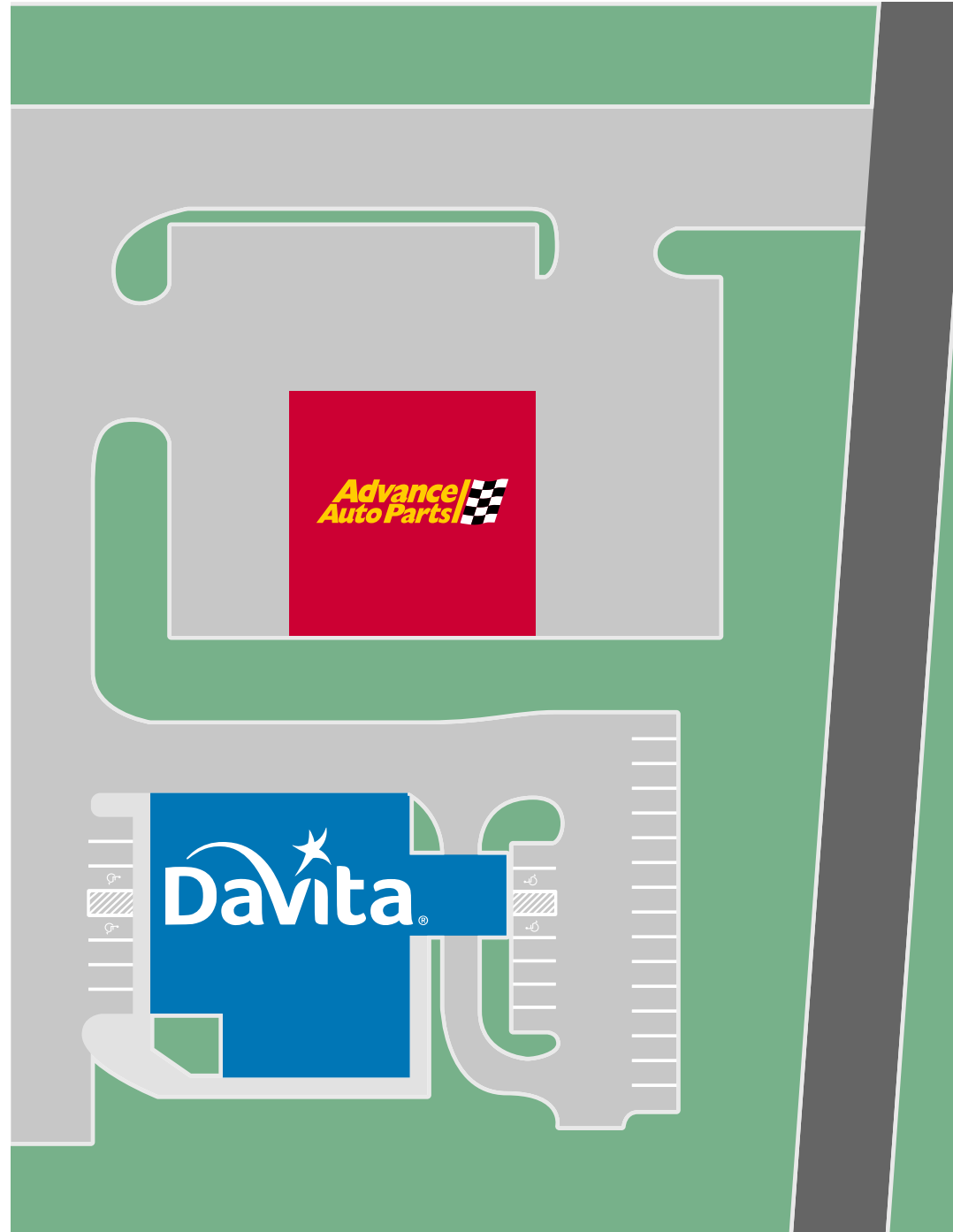
- **7.5 years remaining** on a 15-year lease term
- Scheduled **10% annual rent increases every five years** plus **two, 5-year options** provide attractive rent growth during the lease term
- **2012 Built-to-suit construction for DaVita, Inc.**, a state-of-the-art dialysis clinic

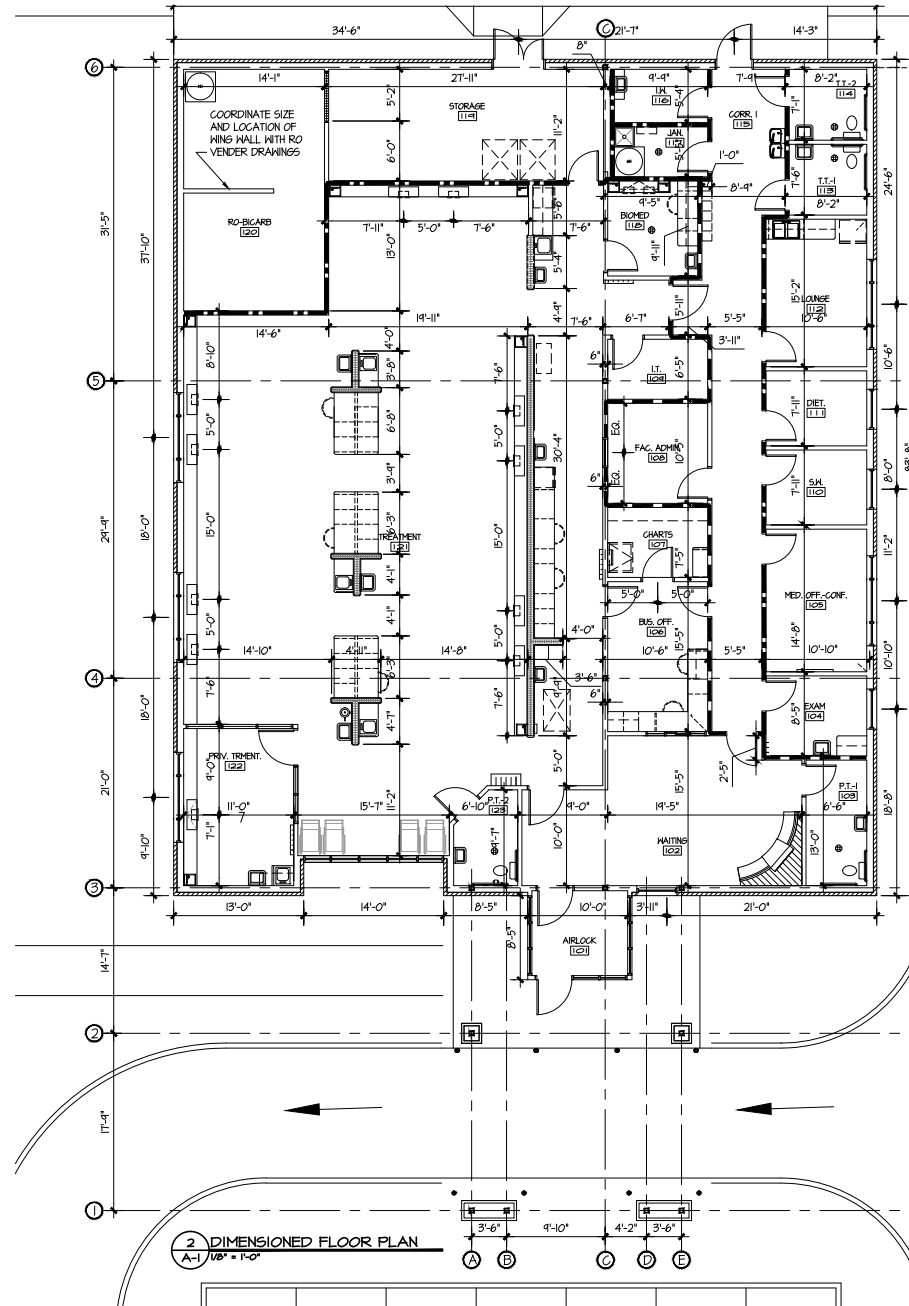
ESSENTIAL, RECESSION-RESISTANT TENANT

- Given the nature of the product, **healthcare related real estate has been the least affected by economic recession** and demand of e-commerce
- DaVita is the fastest growing corporation on the Fortune 200 list, with **2016 revenues exceeding \$14 Billion and net income of \$880 million**

PROXIMITY

- **Excellent location** in an outparcel anchored by Food Lion and Advance Auto Parts
- **Located on major state highway US Route 321**, which provides direct access into Columbia
- **Less than 20-minute commute to major hospitals:** Palmetto Health provides 352 patient beds, Lexington Medical Center provides 502 patient beds, and Prisma Health provides 641 patient beds
- **Surrounded by numerous national retailers** such as Family Dollar, 7-Eleven, Burger King, Wendy's, Shell Gasoline, and Little Caesar's Pizza





LOCATION AERIAL



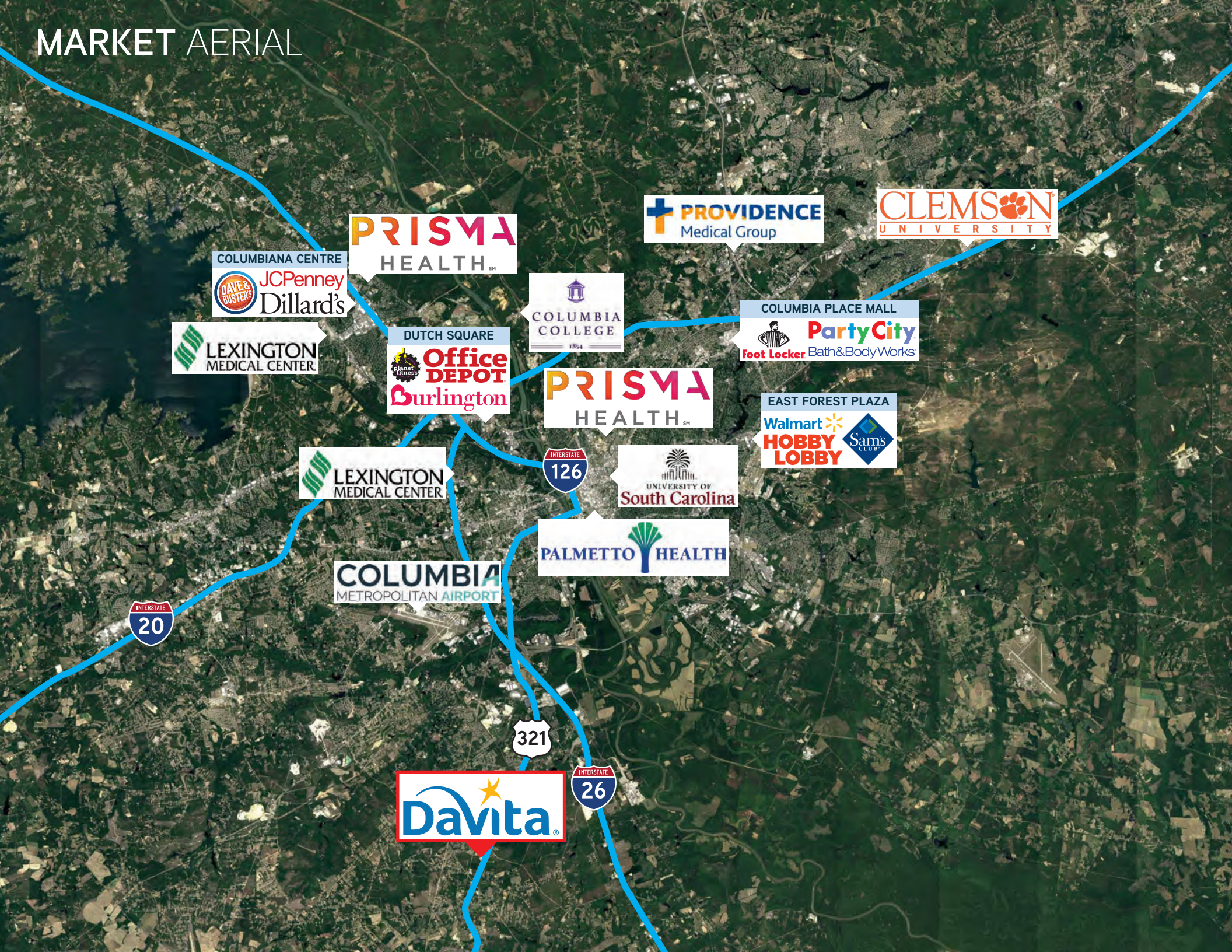
AMENITIES AERIAL



Little Caesars Pizza



MARKET AERIAL



PRISMA
HEALTHSM

PROVIDENCE
Medical Group

CLEMSON
UNIVERSITY

COLUMBIANA CENTRE

JCPenney
Dillard's

LEXINGTON
MEDICAL CENTER

DUTCH SQUARE

Office
DEPOT
Burlington

COLUMBIA
COLLEGE
1854

COLUMBIA PLACE MALL

PartyCity
Foot Locker **Bath&BodyWorks**

PRISMA
HEALTHSM

EAST FOREST PLAZA

Walmart
HOBBY LOBBY **Sam's CLUB**

LEXINGTON
MEDICAL CENTER

INTERSTATE
126

UNIVERSITY OF
South Carolina

COLUMBIA
METROPOLITAN AIRPORT

PALMETTO **HEALTH**

INTERSTATE
20

321

Davita

INTERSTATE
26



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.



CLINICS
2,382

PATIENTS SERVED
189,400

REVENUES
\$14.7 B

OVERVIEW

Gaston is located in Lexington County, South Carolina. Gaston is a community that offers a quiet, friendly, small town atmosphere. It is located less than twenty miles from Downtown Columbia and the University of South Carolina. Columbia, in neighboring Richland County, is the largest city near Gaston. In 1975, the town of Gaston was incorporated into Lexington County, making it one of the 14 municipalities in the county. The Gaston Town Council adopted the Mayor-Council form of government by ordinance on Dec. 2, 1975. The Mayor serves as Chief Executive Officer.

Jasper is located in Walker County, Alabama. As of 2020, the estimated population of Jasper stood at 13,979 residents in an overall county population of 65,939. The populations of Jasper and Walker County are expected to decrease by 2.3% and 1.9%, respectively, by 2025.

The area maintains a median household income of \$48,129 which is expected to increase at an annual rate of 1.47% to \$51,779 by 2025, while the median age of 43.3 is expected to increase 1.4% to 44.7. The average household size is projected to remain unchanged at 2.38.

DEMOGRAPHICS

Gaston is located in Lexington County, New York. As of 2020, the estimated population of Gaston stood at 1,921 residents in an overall county population of 306,892. The populations of Gaston and Lexington County are expected to increase by 1.4% and 7.9%, respectively, by 2025.

The population of Gaston is relatively younger compared to Lexington County with the median ages of 35.6 and 39.5 years, respectively. The area maintains a median household income of \$48,129 which is expected to increase at an annual rate of 1.47% to \$51,779 by 2025, while the median age of 43.3 is expected to increase to 44.7. The number of households is expected to increase at an annual rate of 1.39% to 782 by 2025.

According to Costar, Gaston has 337,188 SF of retail space. The overall vacancy stands at a very low 0.4% as of September. There are currently no projects under construction or proposed for near future construction.

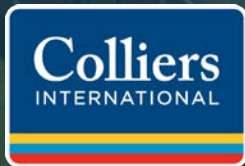


	1 MILE	3 MILES	5 MILES
2020	POPULATION		
	Total	1,661	9,859
	HOUSING UNITS		
	Total	401	4,172
	Occupied	88.4%	89.1%
	Vacant	11.6%	10.9%
	INCOME		
2025	Average Household Income	\$55,304	\$60,393
	AGE		
	Median Age	35.2	35.0
	POPULATION		
	Total	1,761	10,393
	HOUSING UNITS		
	Total	420	4,960
2025	Occupied	93.1%	90.4%
	Vacant	6.9%	9.6%
	HOUSING UNITS		
	Average Household Income	\$60,621	\$65,061
	AGE		
	Median Age	36.7	36.4

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