



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



DaVita Dialysis

1123 Hennepin Avenue N
Glencoe, MN 55336

EXCLUSIVELY MARKETED BY:

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 5,800 SF DaVita Dialysis Located at 1123 Hennepin Avenue N in Glencoe, MN. This Deal Includes a Single Tenant Medical Building Occupied By a National Dialysis Provider, Providing For a Secure Investment.

OFFERING SUMMARY

| | |
|--------------|------------------------|
| PRICE | \$800,000 |
| NOI | \$31,900 |
| PRICE PER SF | \$137.93 |
| GUARANTOR | Total Renal Care, Inc. |

PROPERTY SUMMARY

| | |
|---------------|---|
| ADDRESS | 1123 Hennepin Avenue N Glencoe, MN 55336 |
| COUNTY | McLeod |
| BUILDING AREA | 5,800 SF |
| LAND AREA | 1.33 AC |



HIGHLIGHTS

- Single Tenant Medical Building Occupied By National Dialysis Provider
- Tenant Paid Rent on Time Throughout All of 2020
- Vastly Below Market Rent For a Dialysis Practice
- Internet, Recession and Pandemic Resistant Tenant
- Conveniently Located on the Main Thoroughfare to Maximize Patient Access
- Glencoe is Located Only 45-Miles From Minneapolis
- Easy Access to Highway 212 Which Sees Over 12,937 Vehicles Per Day
- The Average Household Income is \$70,486 Within a 5-Mile Radius
- Nearby Tenants Include: NAPA Auto Parts, Family Dollar, Burger King, Dairy Queen, Subway, Snap Fitness, Super 8 and More



LEASE SUMMARY

| | |
|------------------------|--------------------------------------|
| TENANT | Total Renal Care, Inc. |
| PREMISES | A Building of Approximately 5,800 SF |
| LEASE COMMENCEMENT | January 24, 2014 |
| LEASE EXPIRATION | January 31, 2024 |
| LEASE TERM | ~3 Years Remaining |
| RENEWAL OPTIONS | 3 x 5 Years |
| RENT INCREASES | Flat |
| LEASE TYPE | Double Net (NN) |
| PERMITTED USE | Medical |
| PROPERTY TAXES | Tenant's Responsibility |
| INSURANCE | Tenant's Responsibility |
| COMMON AREA | Tenant's Responsibility |
| ROOF & STRUCTURE | Landlord's Responsibility |
| REPAIRS & MAINTENANCE | Tenant's Responsibility |
| HVAC | Landlord's Responsibility |
| UTILITIES | Tenant's Responsibility |
| RIGHT OF FIRST REFUSAL | No |

| SQUARE FOOTAGE | ANNUAL BASE RENT | RENT PER SF |
|-------------------|---------------------|----------------|
| 5,800 SF | \$31,900 | \$5.50 |





MINNEAPOLIS



Grand Meadows
SENIOR LIVING
AT ITS FINEST!

PRO AUTO
GLENCOE

COBORN'S

CHEVROLET

Hydrex
Dollar
& Fresh

FAMILY DOLLAR

Casey's

BUURGER KING

SUBWAY

Glencoe City
Library

Glencoe Area
CHAMBER OF COMMERCE AND TOURISM

UNITED STATES
POSTAL SERVICE

St Pius X Catholic
Church

Buffalo Creek
BMX

NAPA
AUTO PARTS

MINNESOTA
JUDICIAL BRANCH

Alsleben
Meats LLC

Gert &
Erma's

McLeod For
Tomorrow

HANTGE-MCBRIDE-HUGHES
Dobratz • Dulin • Egensdal • Hauser • Pool
FUNERAL CHAPELS & CREMATORY
"Celebrating Life"

Independent
Elev.

Gingerly
Healing

HOME
SOLUTIONS

Sunshine
Floral

11th St E

Hennepin Ave N

Davita



SECURITY
BANK & TRUST CO.

Thrift Shop of Common
Cup Ministry

Allina Health

La
Zacatecana

CHINA WOK

Glencoe Fitness
24/7

Auto Value
Parts Stores

Schindler
ELECTRICAL REBUILDING

MAIN STREET
SPORTS BAR



SENECA

Glencoe Used Engines Warehouse

Izzy's Auto Parts

CENEX

BERNIE'S

DQ

ADM

Schatz Construction Inc.

Light and Power
COMMISSION
Glencoe, MN

MARVIN

Glencoe
FIRE DEPARTMENT

BUFFALO CREEK
COMMUNITY CHURCH

CorTrust Bank

Glencoe Collision Center

SAM'S TIRE SERVICE

LAZY LOON

First Congregational Church

Amiag Service Tires

H&R BLOCK

Temple

Allina Health

CHINA WOK

La Zacatecana

Glencoe Fitness 24/7

Thrift Shop of Common Cup Ministry

11th St E

SECURITY BANK & TRUST CO.



Davita

MAIN STREET
MSB
SPORTS BAR

Auto Value
Parts Stores

Schroeder
ELECTRICAL REBUILDING

Hennepin Ave N



13th St E

Hennepin Ave N

212

GLENCOE | MCLEOD COUNTY | MN

Glencoe is a mature and stable city which serves as the county seat for McLeod County. The City of Glencoe is a growing community of nearly 6,000 people. Located just 50 miles west of Minneapolis/St. Paul on Hwy 212, Glencoe offers a diverse business community, excellent schools, regional health care system, extensive parks, & great people. Glencoe, MN was laid out in 1855, and named after Glen Coe, in Scotland.

Positioned centrally between the Twin Cities metropolitan area, Mankato, Saint Cloud and Willmar, Glencoe's location allows for easy access to important markets. The community's proximity to key transportation networks makes Glencoe an ideal location to conduct business. The Glencoe area has a number of sizable employers with some expecting significant growth over the next few years. The largest employer is Glencoe Regional Health Services followed by McLeod County, the Glencoe-Silver Lake School District, Seneca Foods and Starkey, all employing 150 or more employees. Other Industries in Glencoe include Manufacturing, Wholesale Trade, Retail Trade, Transportation and Warehousing, Finance and Insurance, Real Estate and Rental and Leasing, Health Care and Social Assistance and Professional, Scientific, and Technical Services.

The Glencoe Aquatic Center features a 150-foot flume slide, drop slides, children's frog slide, diving board, zero entrance pool, umbrella fountains, shaded observation areas and a concession area. Located in Glencoe's flagship park, Oak Leaf Park, this state of the art facility is one of the region's top outdoor aquatic parks. The Crow River Sno Pro's grooms and maintains over 150 miles of snowmobile trails in McLeod County, Minnesota. This includes the Luce Line and the Dakota Rail trails. The Field House has the single purpose of serving the local community. Built in 1999, the Panther Field House is a 47,000 square foot facility housing a full-service health & fitness center with state of the art fitness equipment. Other attractions include Wildlife Sanctuary and The Oak Leaf Park Fishing Pond. Annual Events include Annual Banquet, Big Hitter Classic, Dairy Days, Farm Fatigue, Farmers Market, Glencoe Days, Holly Days and Seasonal Sampler.





| | 3 MILES | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| POPULATION | 5,981 | 7,004 | 15,031 |
| AVERAGE HH INCOME | \$66,631 | \$70,486 | \$76,462 |



13th St E (7,511 VPD)

(6,610 VPD)

(12,937 VPD)



TENANT PROFILE

DaVita (NYSE: DVA) is a health care provider focused on transforming care delivery to improve quality of life for patients globally. The company is one of the largest providers of kidney care services in the U.S. and has been a leader in clinical quality and innovation for more than 20 years.

Through DaVita Kidney Care, the company treats patients with chronic kidney failure and end stage kidney disease. DaVita is committed to bold, patient-centric care models, implementing the latest technologies and moving toward integrated care offerings for all. Through these efforts, DaVita has also become the largest provider of home dialysis in the country.

As of December 31, 2020, DaVita served 204,200 patients at 2,816 outpatient dialysis centers in the United States. The company also operated 321 outpatient dialysis centers in ten countries worldwide. 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.



COMPANY TYPE
NYSE: DVA



FOUNDED
1994



OF LOCATIONS
3,137+



HEADQUARTERS
Denver, CO



WEBSITE
davita.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE



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