



DAVITA DIALYSIS

500 MCCARTY LANE
JACKSON, OH 45640

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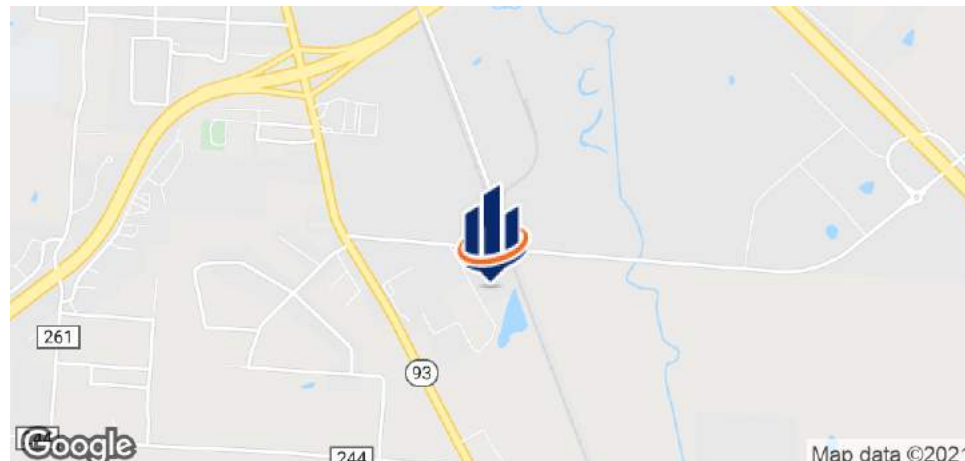


*Davita
Dialysis*

1 PROPERTY INFORMATION

500 McCarty Lane
Jackson, OH 45640

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,741,428
Cap Rate:	7.00%
NOI:	\$121,829
Lot Size:	0.79 Acres
Year Built:	2007
Building Size:	5,800 SF
Price / SF:	\$300.25

PROPERTY OVERVIEW

SVN and The Dialysis Real Estate Experts are proud to present Davita McCarty Lane Dialysis. The subject property is a 5,800 square-foot single-tenant dialysis clinic leased to Davita. The lease is benefited by annual two percent increases. The lease was just renewed for a new five year term, with three additional option periods, demonstrating the strong operations and dedicated longevity to the site. The property was built-to-suit in 2007 for Total Renal Care, which was later bought by Davita. The location of the property has met DaVita's specific criteria for stable economic growth, and high entry barriers for future competitors.

Davita is a major provider of kidney dialysis services and renal care products. It provides products, dialysis care services, education and support for Chronic Kidney Disease [CKD], including treatment options for later stage CKD. Davita is a publicly traded company [NYSE: DVA] with a market capitalization in excess of \$23 billion.

PROPERTY HIGHLIGHTS

- Recent Five-year Lease Extension starting in 2022, providing Six Years of Term
- 2% Annual Rent Increases
- Built-to-Suit in 2007 as a Dialysis Center
- Three, Five-Year Options Remain

Additional Photos



DaVita Tenant Profile



Traded As:	NYSE: DVA [an S&P 500 Component]
Founded:	1999
Net Income:	\$269.7 million
Total Assets:	\$18.5 billion
Total Equity:	\$4.87 billion
Headquarters:	Denver, CO
Website:	www.davita.com

- Fortune 500 company
- Over 2,445 dialysis clinics
- Serves 194,600 patients
- Operates in 11 countries outside of the United States

DaVita, Inc. [NYSE: DVA] – In Italian “DaVita” literally means to “Give Life”, DaVita Kidney Care is a division of DaVita HealthCare Partners Inc., a Fortune 500 company that is one of the largest kidney care companies in the United States, with corporate headquarters located in Denver, Colorado. A leading provider of dialysis services in the United States, DaVita Kidney Care treats patients with chronic kidney failure and end stage renal disease. DaVita Kidney Care strives to improve patients' quality of life by innovating clinical care, and by offering integrated treatment plans, personalized care teams and convenient health-management services.

Over 2,000,000 patients worldwide need regular dialysis treatment. Due to the aging baby boomer population and “captive audience” client base, the demand for DaVita services looks favorable.

Standard and Poor's Ratings Services is affirming its 'BB' corporate credit rating on DaVita Inc., in light of its plan to acquire Torrance, California based HealthCare Partners LLC, a provider of managed health care, for approximately \$4.4 billion.



The image shows a single-story, light-colored building with a gabled roof. A dark blue SUV is parked under a small portico supported by two columns. The words "Davita Dialysis" are written in a stylized font above the portico. The building is surrounded by a paved parking lot and some landscaping.

*Davita
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2 LOCATION INFORMATION

500 McCarty Lane
Jackson, OH 45640

City Information



LOCATION DESCRIPTION

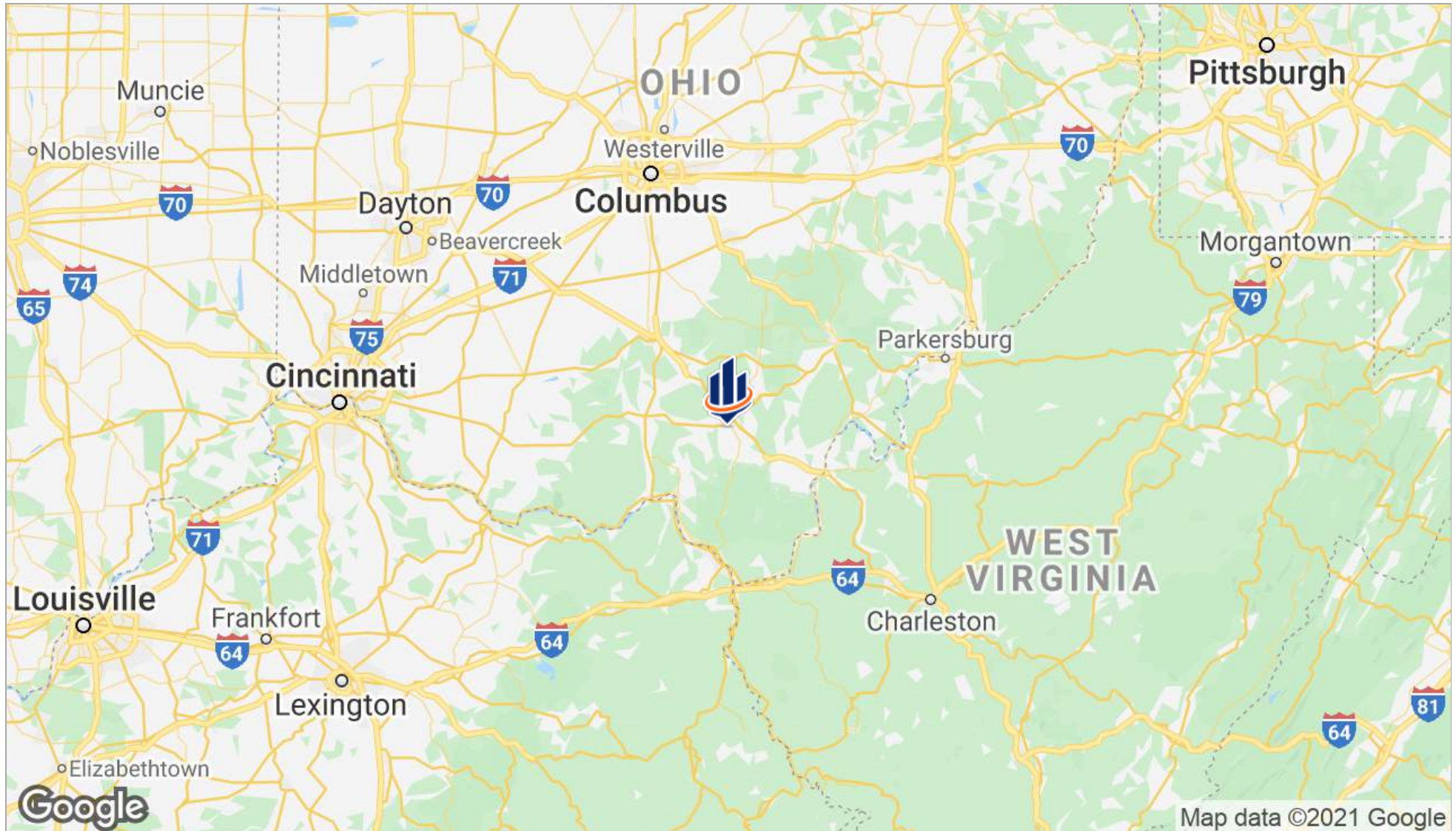
Jackson is the county seat of Jackson County in the state of Ohio. The city's 2017 estimate population is about 6,252 residents. Jackson County, as a whole, has a 2017 estimate population of about 32,449 residents. Jackson is a friendly community with a heartfelt Appalachian lifestyle, where neighbors know neighbors making the city a perfect place to raise a family. The city council strives to make everyone's life a little better and makes sure the citizens get a greater return than the investments they make. The city is located 27 miles southeast of Chillicothe and 75 miles to Columbus, the state's capital.

The economy of Jackson employs about 3,042 people and is specialized in Educational Services, Retail Trade, and Manufacturing. The city is within 90 minutes of major universities as Ohio State University, Ohio University and Marshall University, which help its economy. Due to the cities close proximity Columbus' economy also affects Jackson's. Columbus has four U.S. Fortune 500 companies, including Nationwide Mutual Insurance Company, American Electric Power, L Brands, and Big Lots. Other major employers in the area include the Battle Memorial Institute, OCLC and Chemical Abstracts, and JP Morgan Chase, as well as Speyside Bourbon Cooperage.

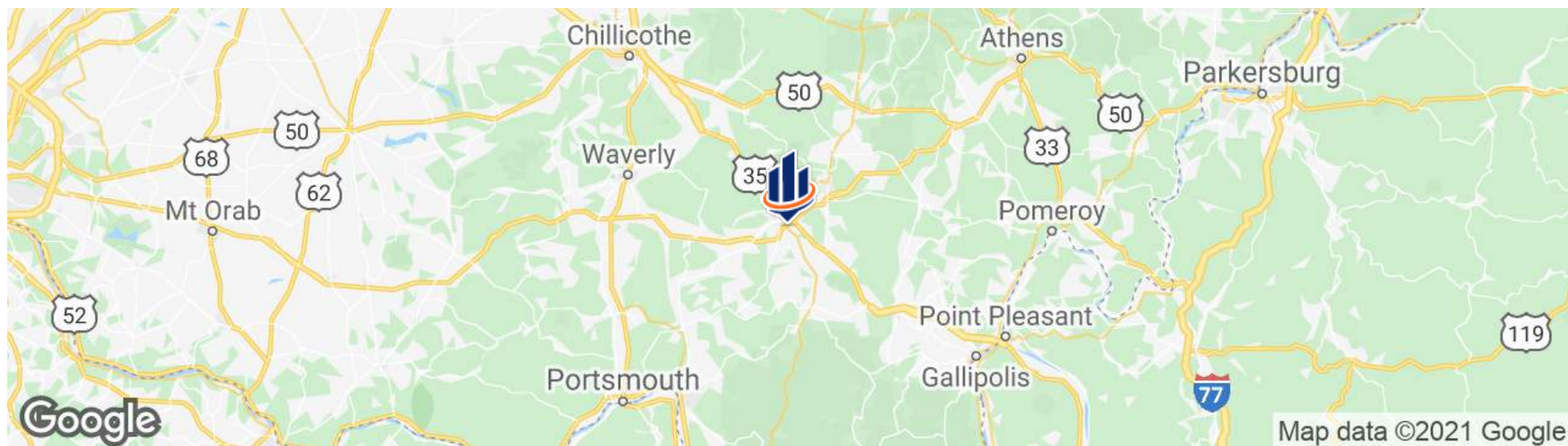
The Jackson County Apple Festival is an annual festival dedicated to apples. The festival was created to promote the county's leading agricultural product, which is grown by over forty farms in the area. The county is also home to the Lake Katharine State Nature Preserve, which is a magnificent natural area in southeast Ohio. The focal point of this preserve is a clear water lake surrounded by towering sandstone cliffs. The city is also home to the Markay Cultural Arts Center which contains a 280-seat theater, and art gallery. The theatre offers theatrical performances, concerts, art exhibits and opportunities for rentals.



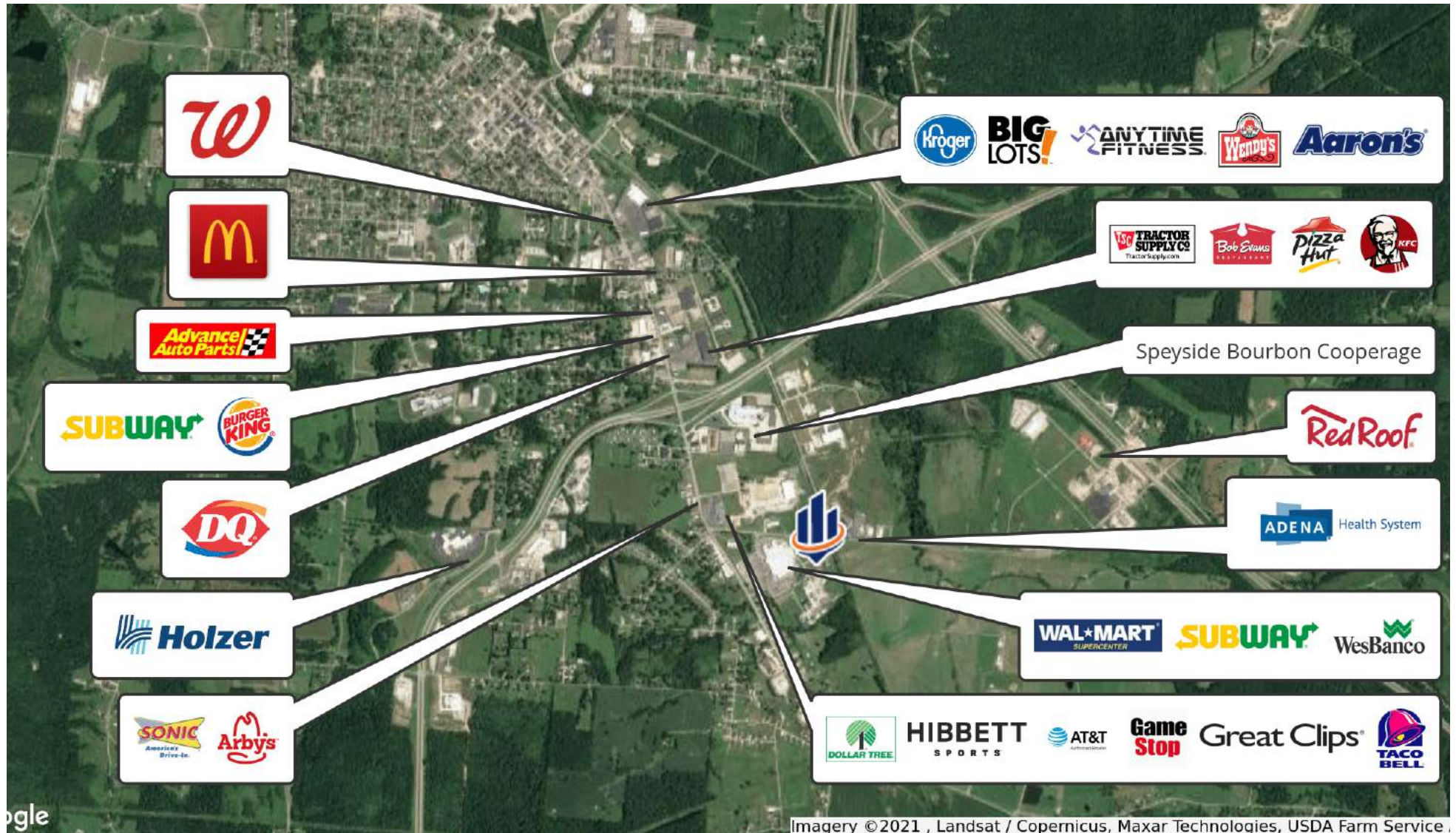
Regional Map



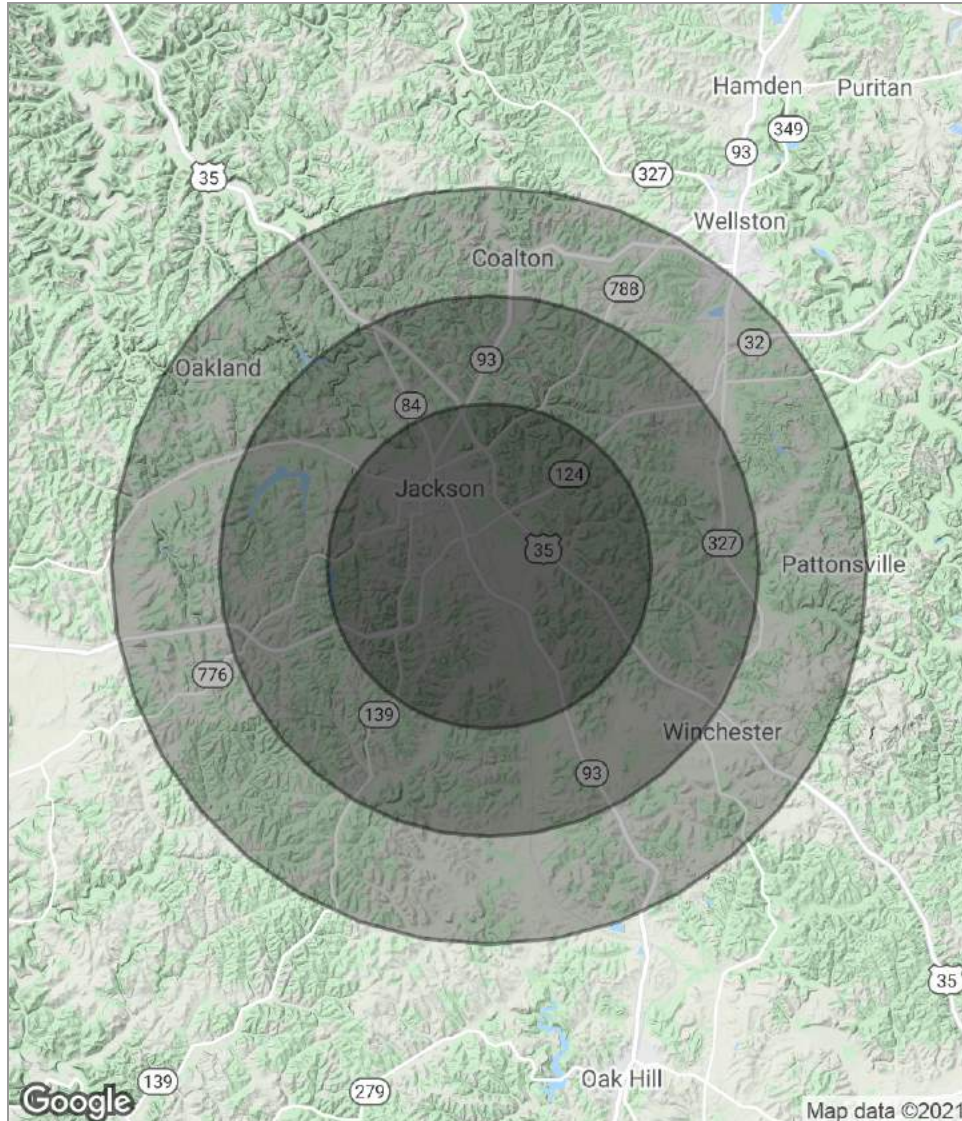
Location Maps



Retailer Map



Demographics Map



POPULATION	3 MILES	5 MILES	7 MILES
Total population	5,269	12,866	19,647
Median age	41.7	41.1	40.3
Median age [Male]	39.3	38.9	38.3
Median age [Female]	42.8	42.1	41.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	2,194	5,306	8,036
# of persons per HH	2.4	2.4	2.4
Average HH income	\$47,859	\$47,405	\$46,812
Average house value	\$128,262	\$126,075	\$124,169

** Demographic data derived from 2010 US Census*



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3 FINANCIAL ANALYSIS

500 McCarty Lane
Jackson, OH 45640

Financial Summary

INVESTMENT OVERVIEW

Price	\$1,741,428
Price per SF	\$300.25
CAP Rate	7.00%
Cash-on-Cash Return (yr 1)	7.00 %
Total Return (yr 1)	\$121,829

OPERATING DATA

Gross Scheduled Income	\$133,400
Other Income	-
Total Scheduled Income	\$133,400
Vacancy Cost	\$0
Gross Income	\$133,400
Operating Expenses	\$11,570
Net Operating Income	\$121,829
Pre-Tax Cash Flow	\$121,829

Rent Roll

TENANT NAME	UNIT SIZE (SF)	LEASE END	RENT INCREASE	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR	CAP RATE
DaVita	5,800	11/30/2027	Current	\$133,400	100.0	\$23.00	7.00%
			12/1/2023	\$136,068		\$23.46	
			12/1/2024	\$138,794		\$23.93	
			12/1/2025	\$141,578		\$24.41	
			12/1/2026	\$144,420		\$24.90	
Totals	5,800			\$133,400		\$23.00	

Income & Expenses

INCOME SUMMARY

PER SF

Davita	\$133,400	\$23.00
Gross Income	\$133,400	\$23.00

EXPENSE SUMMARY

PER SF

Tax	\$9,326	\$1.61
Insurance	\$2,244	\$0.39
Gross Expenses	\$11,570	\$1.99
Net Operating Income	\$121,829	\$21.01

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

Sperry Van Ness / InvesTek Realty, LLC

We are pleased you have selected Sperry Van Ness / InvesTek Realty, LLC to help you with your real estate needs. Whether you are selling, buying or leasing real estate, Sperry Van Ness / InvesTek Realty, LLC can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services agents can offer and their options for working with you.

For more information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or on their website www.com.state.oh.us.

Representing Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care and, account for any money they handle in the transaction. In rare circumstances, a listing broker may offer "subagency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and, account for any money they handle in the transaction.

Dual Agency

Occasionally the same agent and brokerage who represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client, or disclose any personal or confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidential information of both parties.

Working With Sperry Van Ness / InvesTek Realty, LLC

Sperry Van Ness / InvesTek Realty, LLC does offer representation to both buyers and sellers. Therefore, the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own client, but Sperry Van Ness / InvesTek Realty, LLC and its managers will act as a dual agent. This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. However, Sperry Van Ness / InvesTek Realty, LLC will still supervise both agents to assure that their clients are being fully represented.



While it is the policy of Sperry Van Ness / InvesTek Realty, LLC to allow a buyer and seller in the same transaction to be represented by two agents in our brokerage, it does not permit one agent to represent both parties. Therefore, a listing agent working directly with a buyer will represent only the seller's interests. In this situation the agent will still be able to provide the buyer with non-confidential information, prepare and present offers at their direction and assist the buyer in the financing and closing process. However, the buyer will be a customer, representing their own interests. Because the listing agent has a duty of full disclosure to the seller, a buyer in this situation should not share any information with the listing agent that they would not want the seller to know. If a buyer wishes to be represented, another agent in Sperry Van Ness / InvesTek Realty, LLC can be appointed to act as their agent or they can seek representation from another brokerage.

Working With Other Brokerages

Sperry Van Ness / InvesTek Realty, LLC does offer representation to both buyers and sellers. When Sperry Van Ness / InvesTek Realty, LLC lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. Sperry Van Ness / InvesTek Realty, LLC does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because Sperry Van Ness / InvesTek Realty, LLC shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that buyer's brokerage. Instead that company will be looking out for the buyer and Sperry Van Ness / InvesTek Realty, LLC will be representing your interests.

When acting as a buyer's agent, Sperry Van Ness / InvesTek Realty, LLC also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Because it is important that you have this information, Ohio law requires that we ask you to sign below, acknowledging receipt of this Consumer Guide. Doing so will not obligate you to work with our company if you do not choose to do so.

Name (Please Print)

Signature Date



Name (Please Print)

Signature Date

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