



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



DaVita Dialysis
720 Village Road
Kenner, LA 70065

EXCLUSIVELY MARKETED BY:



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TABLE OF CONTENTS

04

06

07

12

14

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the DaVita Dialysis in Kenner, LA. DaVita Has Been at the Location For 20 Years and Has Three (5) Year Renewal Options Available With Annual Rent Increase, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,637,000
CAP	8.00%
NOI	\$130,950
PRICE PER SF	\$272.83

PROPERTY SUMMARY

ADDRESS	720 Village Road Kenner, LA 70065
PARISH	Jefferson Parish
BUILDING AREA	6,000 SF
LAND AREA	0.61 AC
YEAR BUILT	2002



HIGHLIGHTS

- Approximately 3 Years Remaining on a Triple Net (NNN) Lease
- Annual Rent Increases During the Initial Term and Option Periods
- Three (5) Year Options Remaining
- Davita Has a Long Operating History at the Location, Showing a Commitment to the Site
- Conveniently Located Near Area Hospitals
- Over 78,800 Residents Live Within a 3-Mile Radius Making an Average Household Income of \$80,210
- Located Near Interstate 10 Which Sees Over 89,900 Vehicles Per Day
- Nearby Tenants Include: Target, Walgreens, Dollar Tree, Walmart Supercenter, Goodwill, Olive Garden, CVS Pharmacy, Taco Bell and More



ACTUAL PROPERTY IMAGE

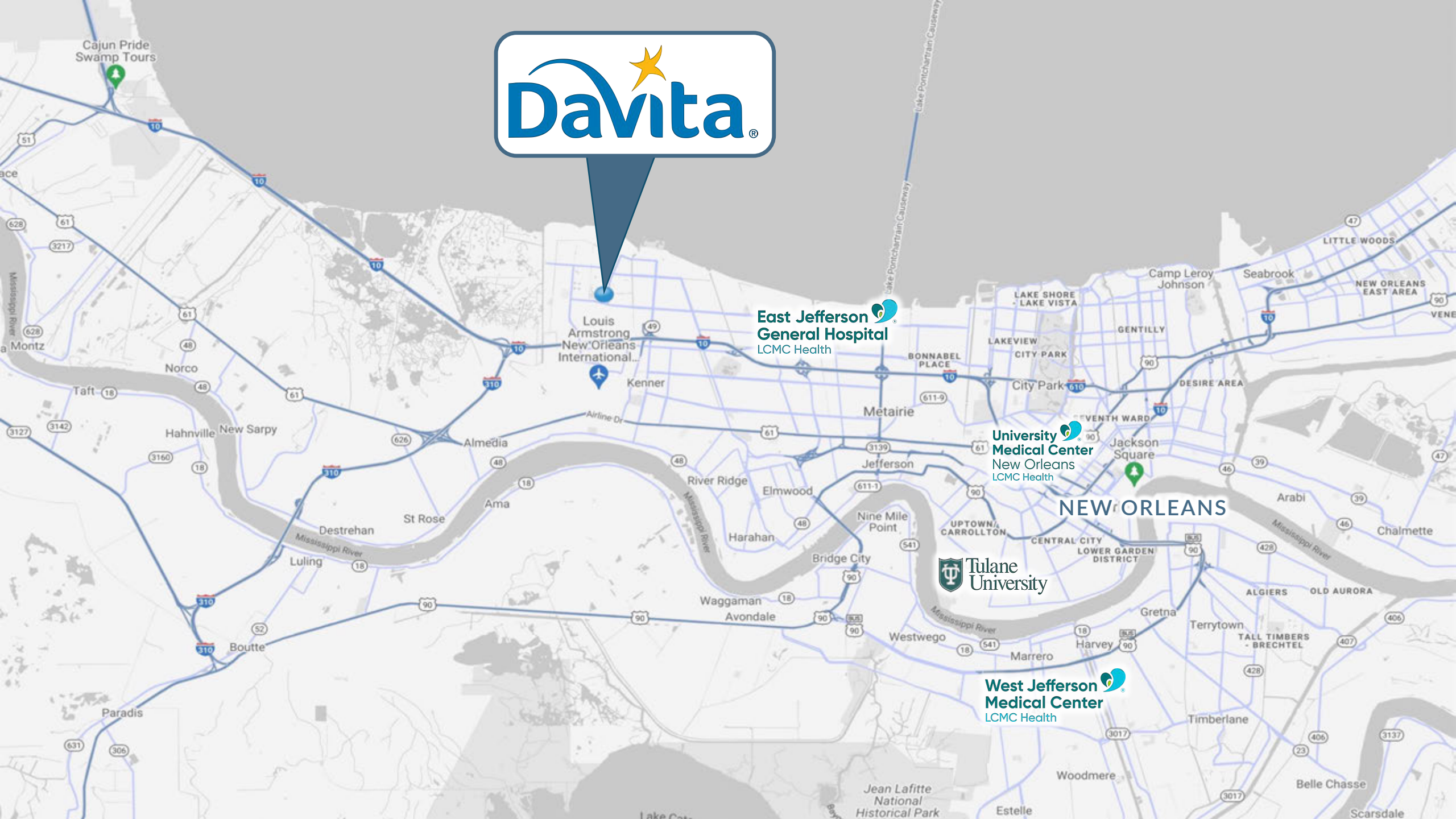
LEASE SUMMARY

TENANT	DVA Healthcare Renal Care
PREMISES	A Building of Approximately 6,000 SF
LEASE COMMENCEMENT	August 15, 2001
LEASE EXPIRATION	February 29, 2024
LEASE TERM	~3 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	2% Annually During Term and Options
LEASE TYPE	Triple Net (NNN) (Roof and Structure)
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	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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6,000 SF	\$130,950	\$21.83
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Louis Armstrong New Orleans International Airport
East Jefferson General Hospital
LCMC Health

University Medical Center
New Orleans
LCMC Health

Tulane University

West Jefferson Medical Center
LCMC Health



J.J. Audubon
Elementary School

DOLLAR TREE
T-Mobile
Domino's
SUBWAY
Pizza Hut
UNIVERSAL FURNITURE

Chinese Baptist
Church

Scaffidi
ORTHODONTICS

IBERIABANK

WAFFLE HOUSE

Walgreens

Ochsner Health

Walmart
Supercenter

Lake Pines
Hospital

Kenner Discovery Health
Sciences Academy

State Farm

TO RENT
OR BUY INFO

Muss Bertolino
Playground

UNITED STATES
POSTAL SERVICE

A.C. Alexander
Elementary School

A J Muss
Bertolino Park

CHATEAU
LIVING CENTER

JPL

Jefferson Parish Library

EJ Urgent Care
- Kenner

Daiquiri Place

Chateau Living Center

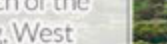
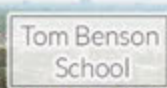
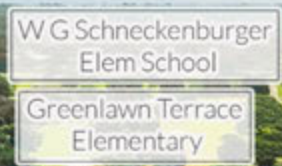
AdvanceAmerica

Model Nails

Chateau
PUB
& RESTAURANT

Village Rd

Davita®



Village Rd





W Esplanade Ave



KENNER | JEFFERSON PARISH | LOUISIANA

Kenner is the largest incorporated area in Jefferson Parish, a suburban parish (county) in the New Orleans Standard Metropolitan Statistical Area. It is bounded on the north by Lake Pontchartrain, on the south by the Mississippi River, on the east by unincorporated Jefferson Parish, and on the west by St. Charles Parish. The City reflects a total area of approximately 15 square miles. Since 1946, the City has contained the site for the New Orleans International Airport. Kenner, Louisiana is 10 miles W of New Orleans, Louisiana. The city is in the New Orleans area. The city has a 2020 population of 65,852.

With its excellent housing and schools as well as its highly engaged, business-friendly government, Kenner has much to offer in terms of quality-of-life amenities balanced with a healthy business climate. Major industries located within the City's boundaries or in close proximity include retail, air carriers, gaming, telephone, energy and telecommunications providers, and manufacturing. The oil-and-gas industry as well as manufacturing, wholesale operations, and transportation and warehousing sectors are significant contributors to the local economy. The health services cluster is the largest employer in Jefferson Parish with Ochsner Medical Center—Kenner being a major employers in Kenner City. Kenner has an advantageous and accessible location, with Interstate-10 bisecting the city and U.S. Highway 61 (Airline Highway) running parallel to the interstate in the southern portion of the city. The Port of New Orleans is located within 12 miles of Kenner.

The City of Kenner welcomes all visitors to enjoy many attractions and amenities. The City of Kenner is a thriving city renowned for its rich history and cultural facilities. Kenner's 16-block historic district that hugs the mighty Mississippi River is named Rivertown. This quaint setting includes Heritage Park where one will find replicas of Kenner's earlier days with the old Hardware Store & St. Mary's Church. Right next door is the award-winning Rivertown Theaters for the Performing Arts. It is also home to the region's only Planetarium & MegaDome Cinema. Just a short drive along bustling Williams Boulevard, Kenner's Veterans Park features the Century of Sentries monument and a mighty display of military aircraft. Continuing north through the serene suburban streets nearing Lake Pontchartrain shore, Kenner's City Park Pavilion is set atop a stretch of green space complete with playground equipment; lending itself as the ideal location for family reunions, parties, and informal meetings. Each spring, Kenner shows off their rich Italian heritage at the Italian Heritage Festival in Rivertown. The Mercedes-Benz Superdome, often referred to simply as the Superdome, is a domed sports and exhibition stadium located in the Central Business District of New Orleans

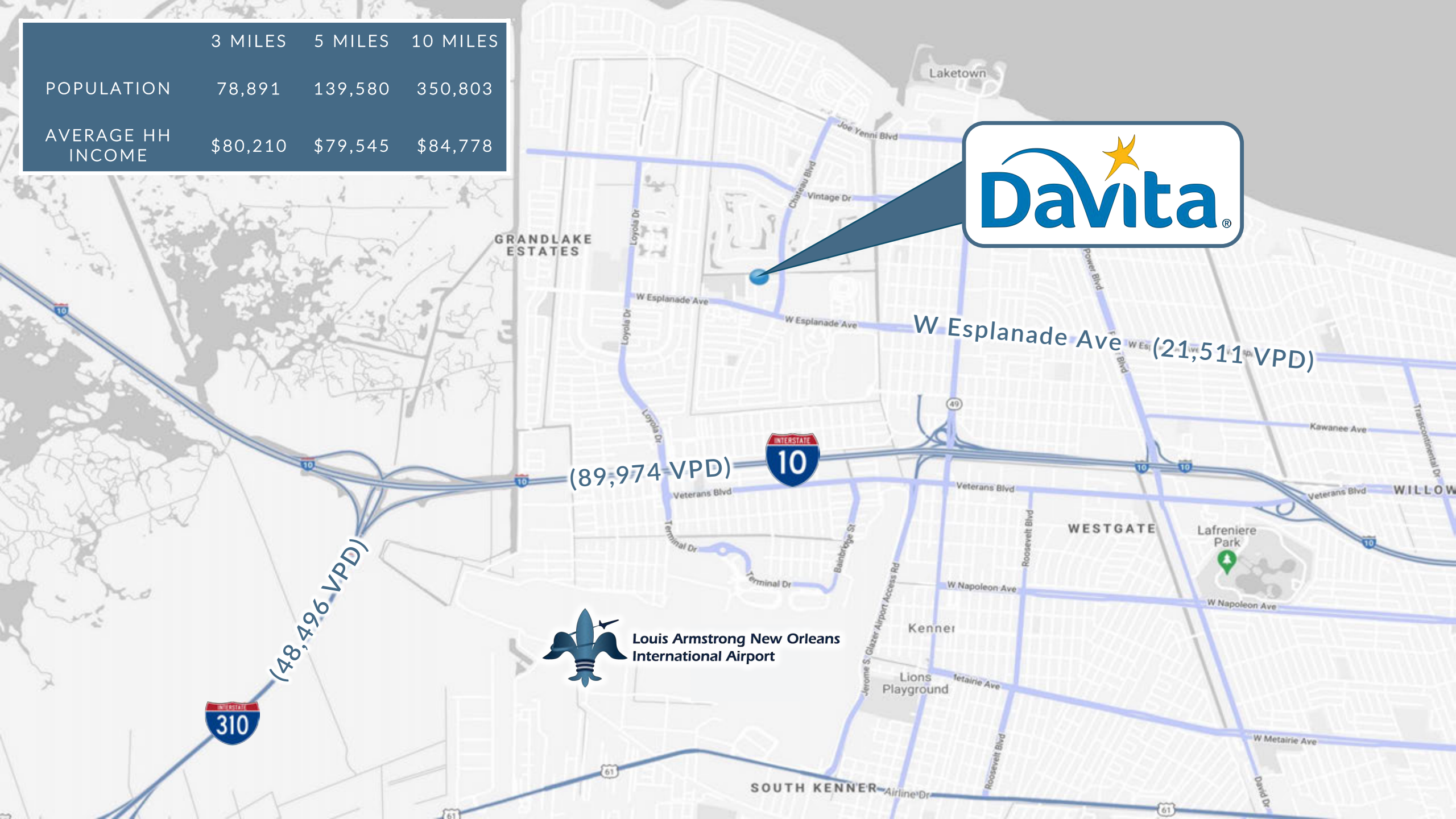
NEW ORLEANS INTERNATIONAL AIRPORT



MERCEDES-BENZ SUPERDOME



	3 MILES	5 MILES	10 MILES
POPULATION	78,891	139,580	350,803
AVERAGE HH INCOME	\$80,210	\$79,545	\$84,778



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.





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