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Offering
Memorandum

Offered Exclusively by

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Stan Johnson Co.

DaVita, Inc. (S&P: BB)

2145 KY-2565 | Louisa, Kentucky 41230



Offering Price:
\$1,893,517



Cap Rate:
7.25%

The Offering

Stan Johnson Company is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in a single-tenant dialysis clinic located in Louisa, KY. It consists of .81 acres and a 6,240-SF clinic built in 2011. It is situated at the intersection of Old U.S. 23 Hwy and Industrial Park Road, less than 1 mile from Three Rivers Medical Center, a 90-bed acute care facility. There are ±35,000 in population in the fifteen-mile radius.

Highlights

- Leading Operator
- Strong Guarantee
- Growing Industry
- Insulated from Macroeconomic Changes
- Passive Lease
- Rent Growth
- Near Regional Hospital
- Certificate of Need State

Certificate of Need State

Provides additional barriers to entry and further tenancy protections