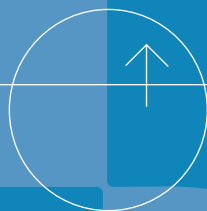




CP PARTNERS



**LONG TERM CORPORATE NET LEASE WITH 7+ YEARS REMAINING WITH
RARE ANNUAL INCREASES AND BELOW MARKET RENT**

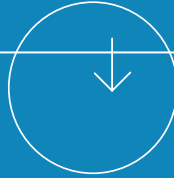
DaVita

CLARKSVILLE, TN

IN ASSOCIATION WITH PARASELL, INC. | P: 949.924.6578 | A LICENSED TN BROKER #264531



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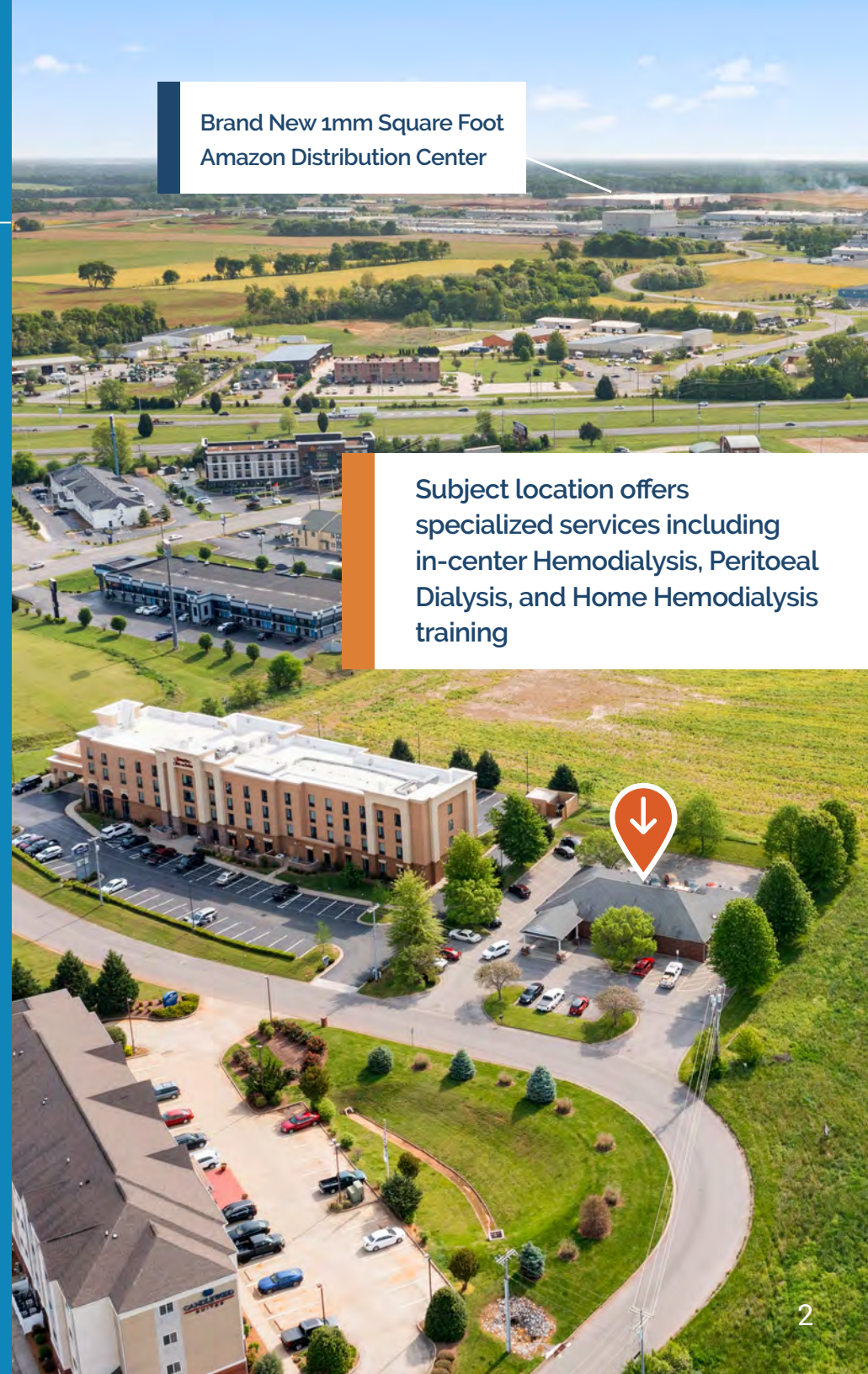
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ADAM MEYER

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Brand New 1mm Square Foot
Amazon Distribution Center

Subject location offers
specialized services including
in-center Hemodialysis, Peritoneal
Dialysis, and Home Hemodialysis
training



HIGHLIGHTS

- > Minimal landlord requirements providing owner a hands off investment
- > Tenant extended lease early proving commitment to this location
- > Clarksville named #1 Best Place to Live in 2019 by Money.com, due to rapid growth and ideal place to work, live, and play
- > Amazon is currently constructing a brand new one-million-square-foot fulfillment and sortation facility in Clarksville, 2 miles from the subject property, adding an additional 1,000 jobs to the area

Fortune 500 company with
7+ years remaining on their
recently extended lease

DaVita

3071 CLAY LEWIS RD, CLARKSVILLE, TN 37040

\$1,854,619

PRICE

5.25%

CAP

NOI:	\$97,367.52
PRICE/SF:	\$376.19
LEASE TYPE:	Corporate NN
LEASE COMMENCEMENT:	4/1/2021
LEASE TERM REMAINING:	7.2 Years
LEASABLE AREA:	4,930 SF
LAND AREA:	0.84 AC
PARKING:	29 Spaces
YEAR BUILT:	2007
TENANT SINCE:	2007
FEE SIMPLE:	Yes

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INVESTMENT HIGHLIGHTS



Corporate Lease with 7.2 Years Remaining

INVESTMENT HIGHLIGHTS

- > 2% annual increase throughout initial term and options hedges investment against inflation
- > Tenant covers all expenses outside of roof and structure, providing landlord with minimal responsibilities
- > DaVita requested an early extension through 2029 demonstrating commitment to the site
- > Certificate of Need State creating a higher demand for medical facilities like this
- > Tenant rent at below market rate

TENANT HIGHLIGHTS

- > Site provides In-Center Hemodialysis, Peritoneal Dialysis, and Home Hemodialysis training service with a desirable 13 patient stations
- > One of the largest dialysis companies in the world with over \$11.5B in annual revenue
- > DaVita is a Fortune 500 Company, with Warren Buffett's Berkshire Hathaway being their largest shareholder

LOCATION HIGHLIGHTS

- > Located two miles from both Tennova Healthcare-Clarksville and Clarksville VA Clinic
- > 40 miles north of Nashville International Airport (BNA) with direct access to Interstate 24 and Wilma Rudolph Blvd, a main thoroughfare
- > Within a day's drive from 76 percent of all major U.S. cities
- > Neighboring retailers such as Walmart, Governor's Square Mall, Sam's Club
- > LG Electronics, located 2.5 miles away from subject site, announced a \$20mm expansion to their existing manufacturing facility in 2021



INCOME & EXPENSE

PRICE **\$1,854,619**

Capitalization Rate: 5.25%

Building Size (SF): 4,930

Lot Size (SF): 36,590

STABILIZED INCOME **PER SQUARE FOOT**

Scheduled Rent \$19.75 \$97,368

EFFECTIVE GROSS INCOME **\$97,368**

LESS **PER SQUARE FOOT**

Taxes NNN Tenant

Insurance* NNN Tenant

Utilities NNN Tenant

Landscaping NNN Tenant

Janitorial NNN Tenant

Roof and Structure NN Landlord

Operating Expenses NNN Tenant

EQUALS NET OPERATING INCOME **\$97,368**





RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
DaVita Dialysis	4,930	4/1/2021	9/12/2022	\$8,114	\$8,114	\$97,368	\$1.65	\$19.75
		9/13/2022	9/12/2023		\$8,276	\$99,315	\$1.68	\$20.15
		9/13/2023	9/12/2024		\$8,442	\$101,301	\$1.71	\$20.55
		9/13/2024	9/12/2025		\$8,611	\$103,327	\$1.75	\$20.96
		9/13/2025	9/12/2026		\$8,783	\$105,394	\$1.78	\$21.38
		9/13/2026	9/12/2027		\$8,958	\$107,502	\$1.82	\$21.81
		9/13/2027	9/12/2028		\$9,138	\$109,652	\$1.85	\$22.24
		9/13/2028	9/12/2029		\$9,320	\$111,845	\$1.89	\$22.69
	Option 1	9/13/2029	9/12/2034		*	*		
	Option 2	9/13/2034	9/12/2039		*	*		
TOTALS:	4,930			\$8,114	\$8,114	\$97,368	\$1.65	\$19.75

*Option Base Rent at 95% FMV, however not less than prior years Base Rent



Premises & Term

TENANT	Total Renal Care, Inc., a California corporation
LEASE TYPE	Corporate NN
LEASE TERM	7.2 Years Remaining
RENT COMMENCEMENT	4/1/2021
OPTIONS	Two, 5-Year Options



Expenses

TAXES

Tenant

INSURANCE

Tenant

UTILITIES

Tenant

ROOF AND EXTERIOR STRUCTURE

Landlord

CAM

Tenant

MAINTENANCE

Tenant

Additional Lease Provisions

ASSIGNMENT/SUBLETTING

None without Landlord's consent (related entity exceptions apply)

ESTOPPELS

15 days

ROFR

None



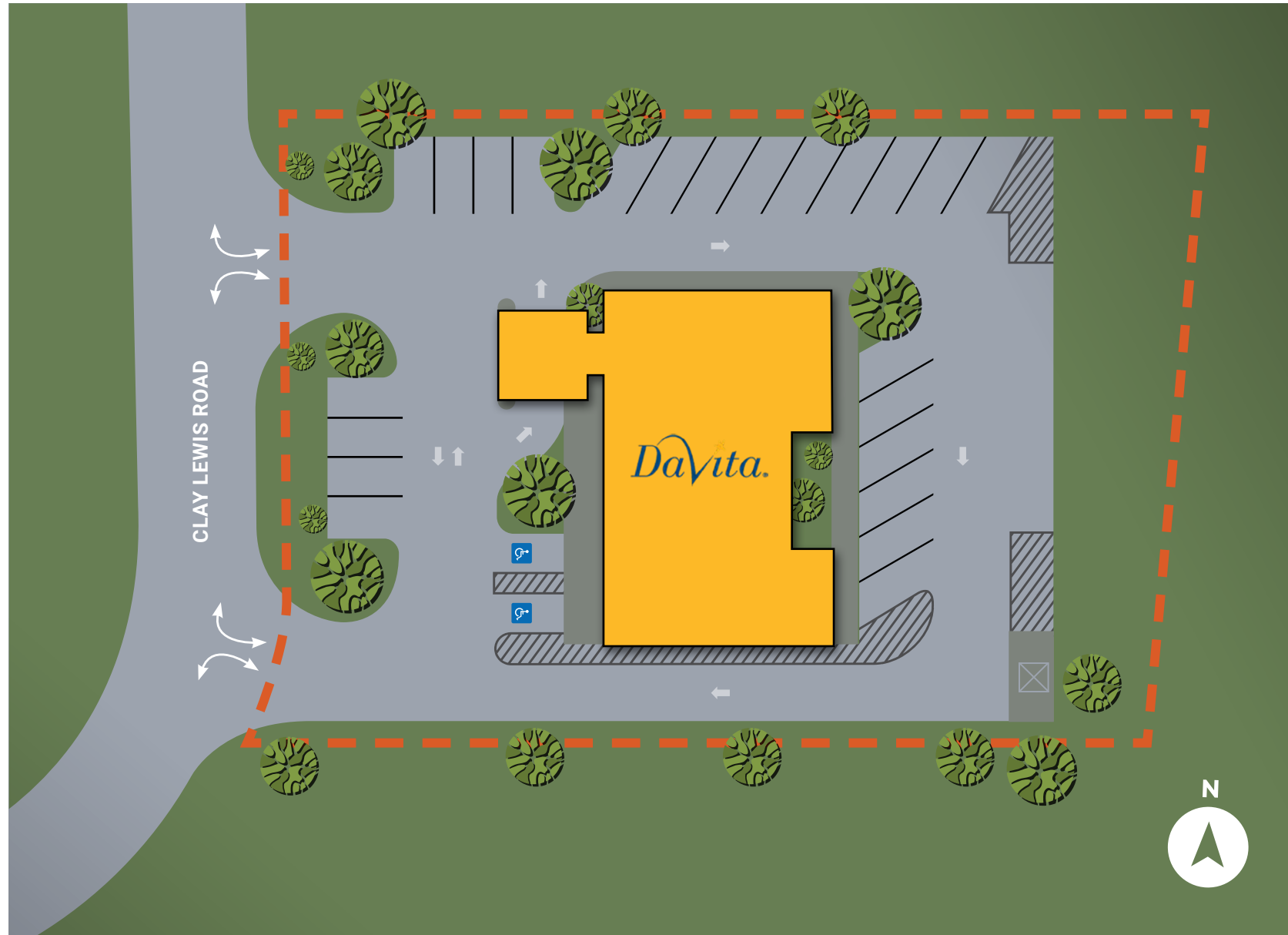
SITE PLAN

sf

4,930
RENTABLE SF

ac

0.84
ACRES



**203,000+****CURRENT DIALYSIS
PATIENTS****\$11.6B****TOTAL REVENUE
(FY, 2020)**

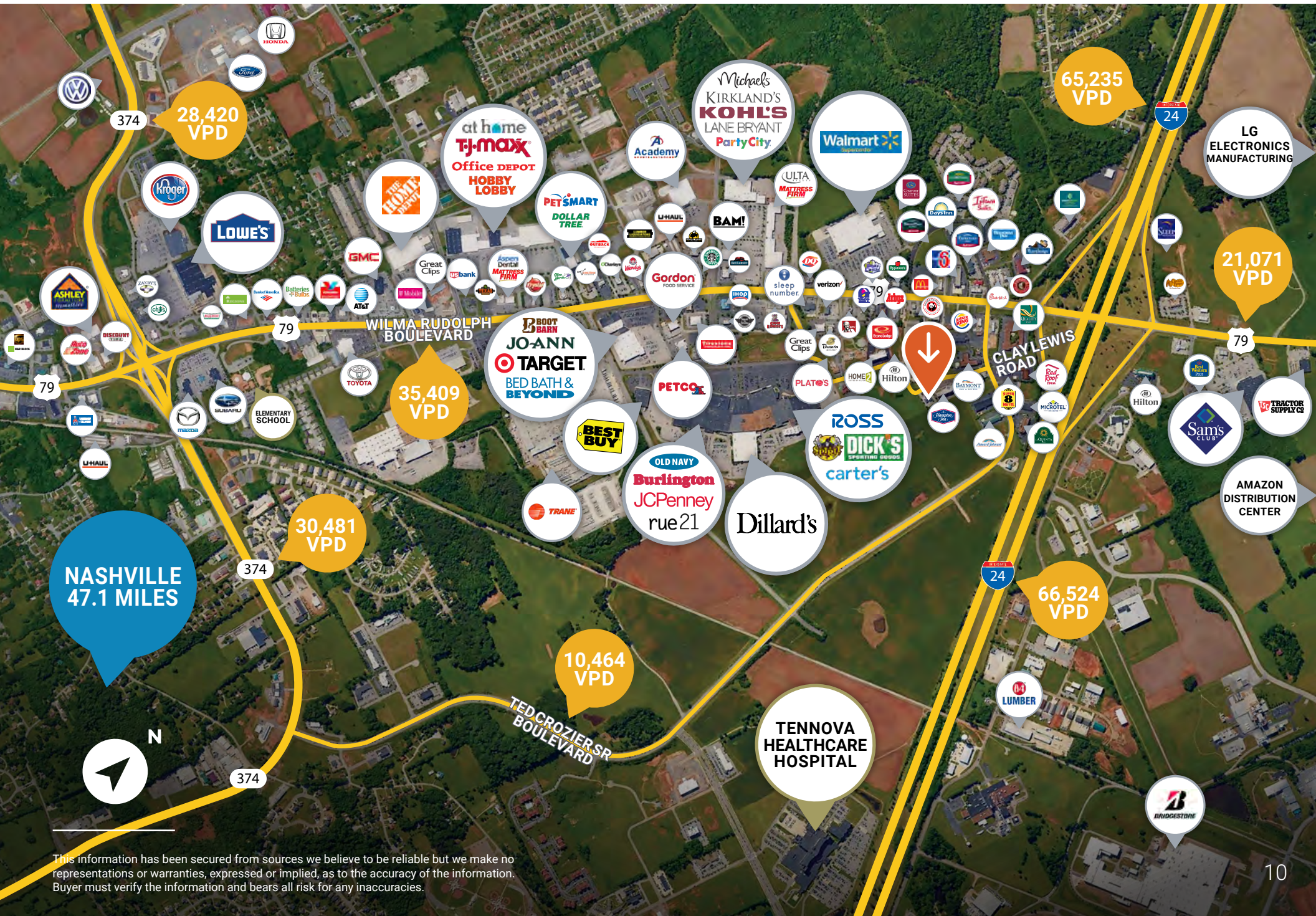
The Largest Kidney Care Provider

ABOUT DAVITA DIALYSIS

- > DaVita HealthCare Partners INC. (NYSE: DVA), a Fortune 500 company, is a leading provider of kidney care in the United States, delivering dialysis services and education to patients with chronic kidney disease and end stage renal disease.
- > The company is the largest provider of kidney care services in the U.S. and has been a leader in clinical quality and innovation for 20 years.
- > As of September 30, 2021 DaVita served 203,000 patients at 2,822 outpatient dialysis centers in the United States. The company also operated 333 outpatient dialysis centers in ten countries across the world.
- > DaVita controls more than 37% of the U.S. dialysis market.
- > An American company that is an affiliate of the private equity firm Roark Capital Group
- > For the fiscal year ending in December 31, 2021, total revenues were \$11.6 billion
- > DaVita is rated "Ba2 Stable" by Moody's



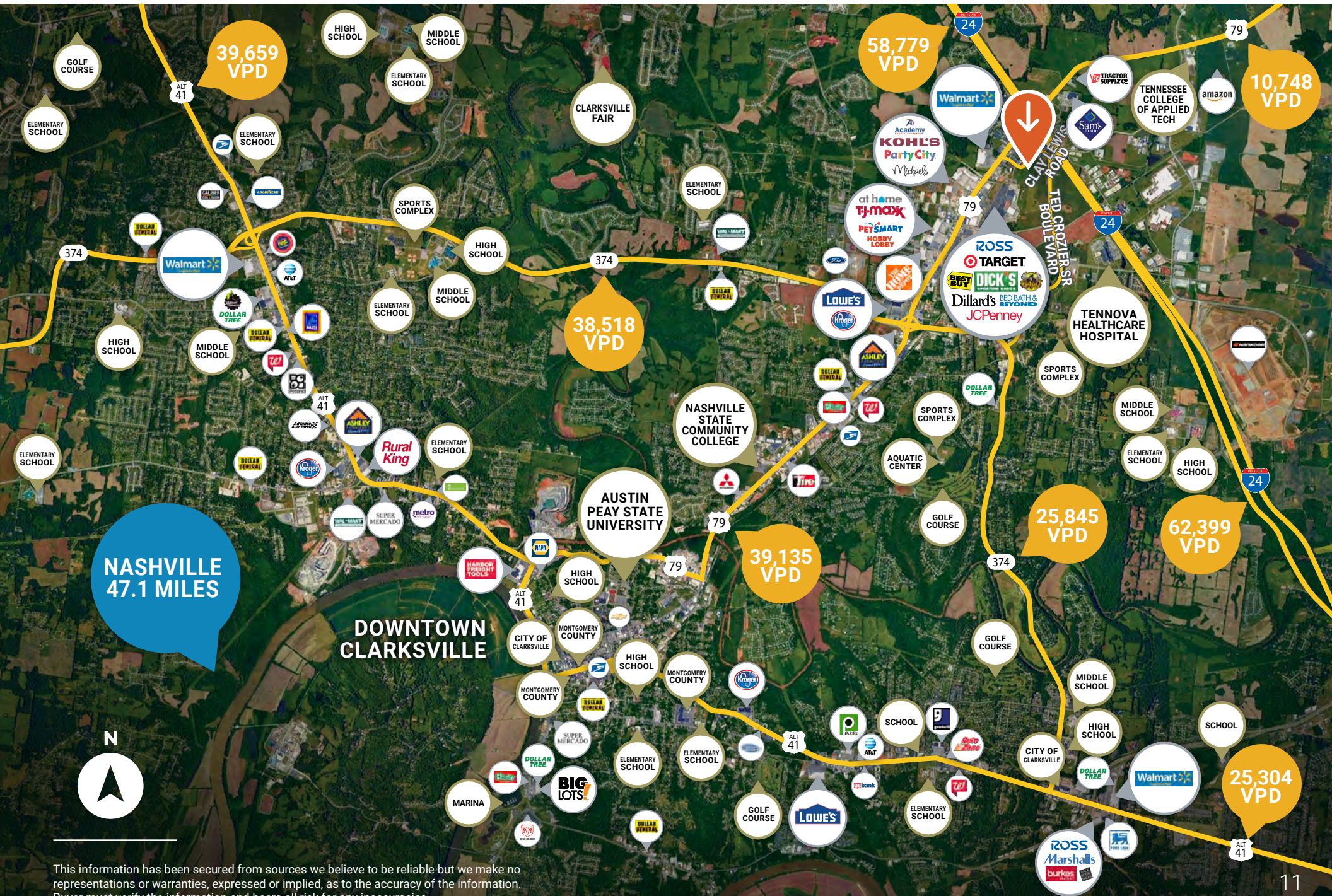
IMMEDIATE TRADE AREA



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REGIONAL TRADE AREA

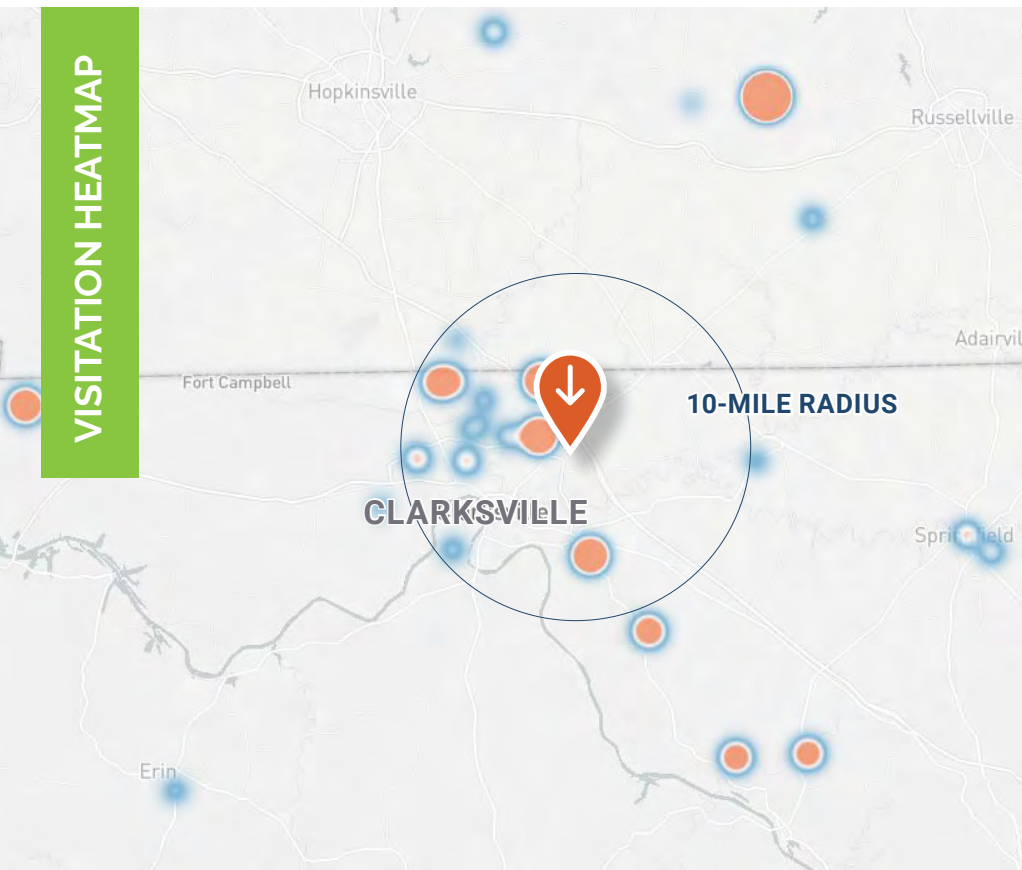


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TRADE AREA & DEMOGRAPHICS

VISITATION HEATMAP



THE SHADING ON THE MAP ABOVE SHOWS THE **HOME LOCATION OF PEOPLE WHO VISITED THE SUBJECT PROPERTY OVER THE PAST 12 MONTHS**. ORANGE SHADING REPRESENTS THE HIGHEST CONCENTRATION OF VISITS.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

[VISIT PLACER.AI](#) →



8.1 K
VISITS

OVER PAST 12 MONTHS



186
MINUTES

AVERAGE DWELL TIME

Ring Radius Population Data

	3-MILE	5-MILES	10-MILES
2019	34,122	63,991	191,274

Ring Radius Income Data

	3-MILE	5-MILES	10-MILES
Average	\$75,212	\$78,338	\$69,188
Median	\$65,460	\$66,807	\$55,607

THE SUBJECT PROPERTY BENEFITED FROM **6.9K VISITORS** FREQUENTING THE ESTABLISHMENT AT **LEAST 5 TIMES** OVER THE PAST 12 MONTHS

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Clarksville, Tennessee

A GROWING METRO

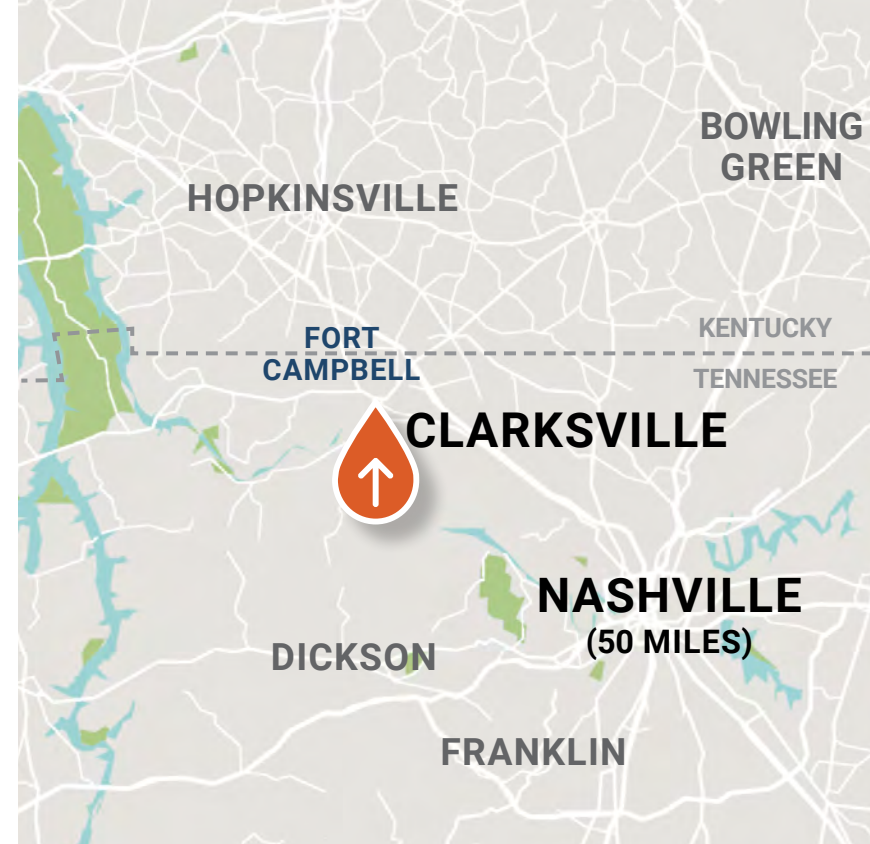
- > The county seat of Montgomery County and the 5th largest city in Tennessee with a population of 166,722 people
- > Clarksville's economic growth in 2021 ranked ninth among small U.S. metros
- > The city is rich in history and has a gorgeous and flourishing downtown area, bordered by the Cumberland River
- > Driving economic elements are Fort Campbell, Austin Peay State University, and a strong manufacturing industry and a growing hospitality sector
- > Home of Austin Peay State University, a public university with an enrollment of over 10,000 students
- > Major industrial employers include Amazon, Bridgestone, Google, LG, American Standard, Trane, SPX Corporation, and Hankook Tires

FORT CAMPBELL

- > A United States Army installation located astride the Kentucky–Tennessee border between Hopkinsville, Kentucky and Clarksville, Tennessee
- > A power projection platform and a major maneuver installation for the Army, and the home of the Army's most-deployed contingency forces
- > Home of the Screaming Eagles, of the 101st Airborne – The Army's only Air Assault Division
- > Supports over 250,532 persons, only 27,000 of which are active military personnel

307,820

**CLARKSVILLE TN-KY MSA
POPULATION
(ESTIMATED)**

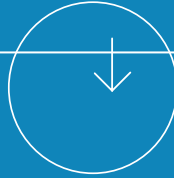


FORT CAMPBELL



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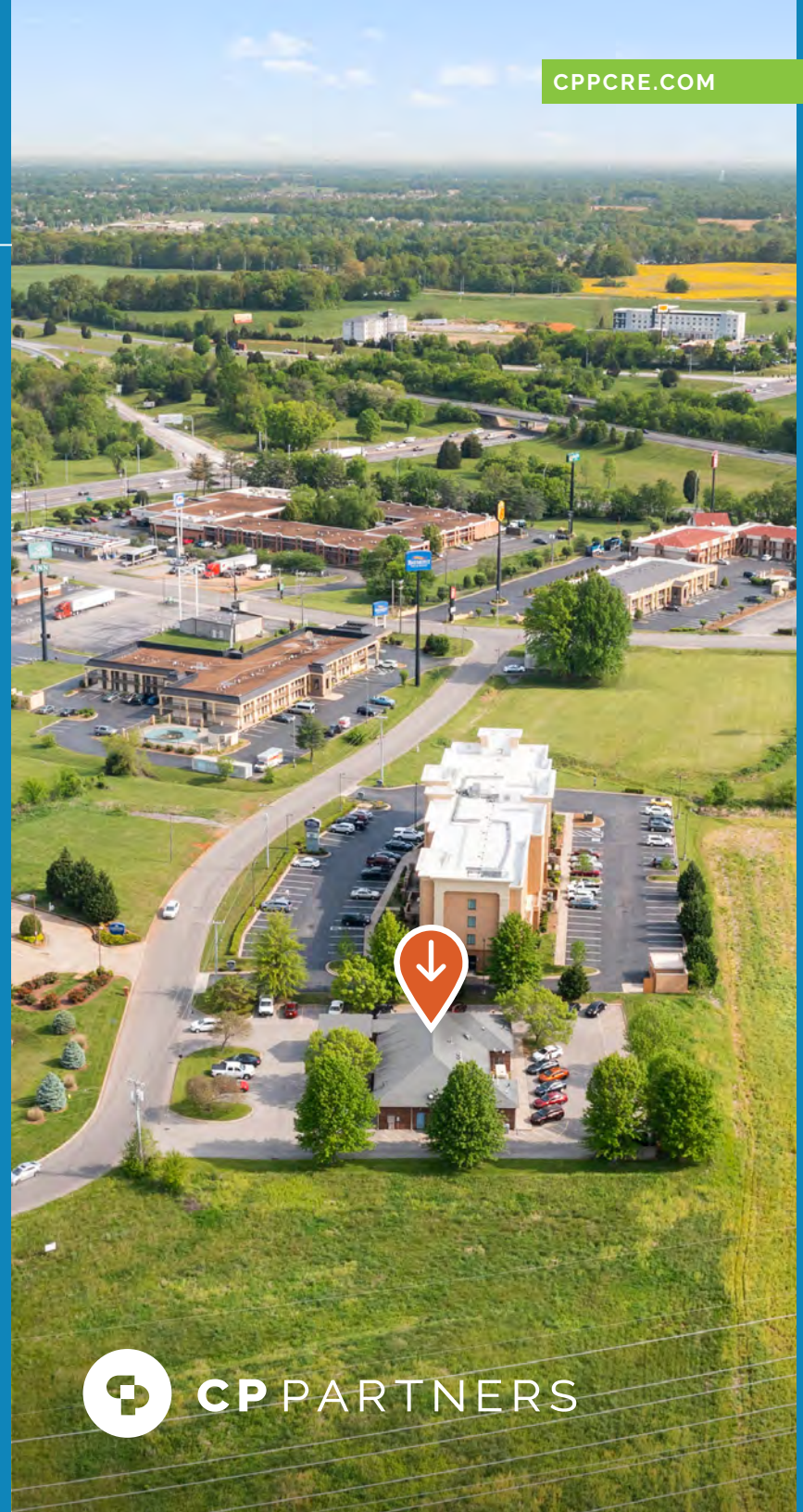
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