

# SINGLE TENANT NN

Investment Opportunity



5414 Farm to Market 1960 Road E

**ATASCOCITA** TEXAS

ACTUAL SITE





**EXCLUSIVELY MARKETED BY**



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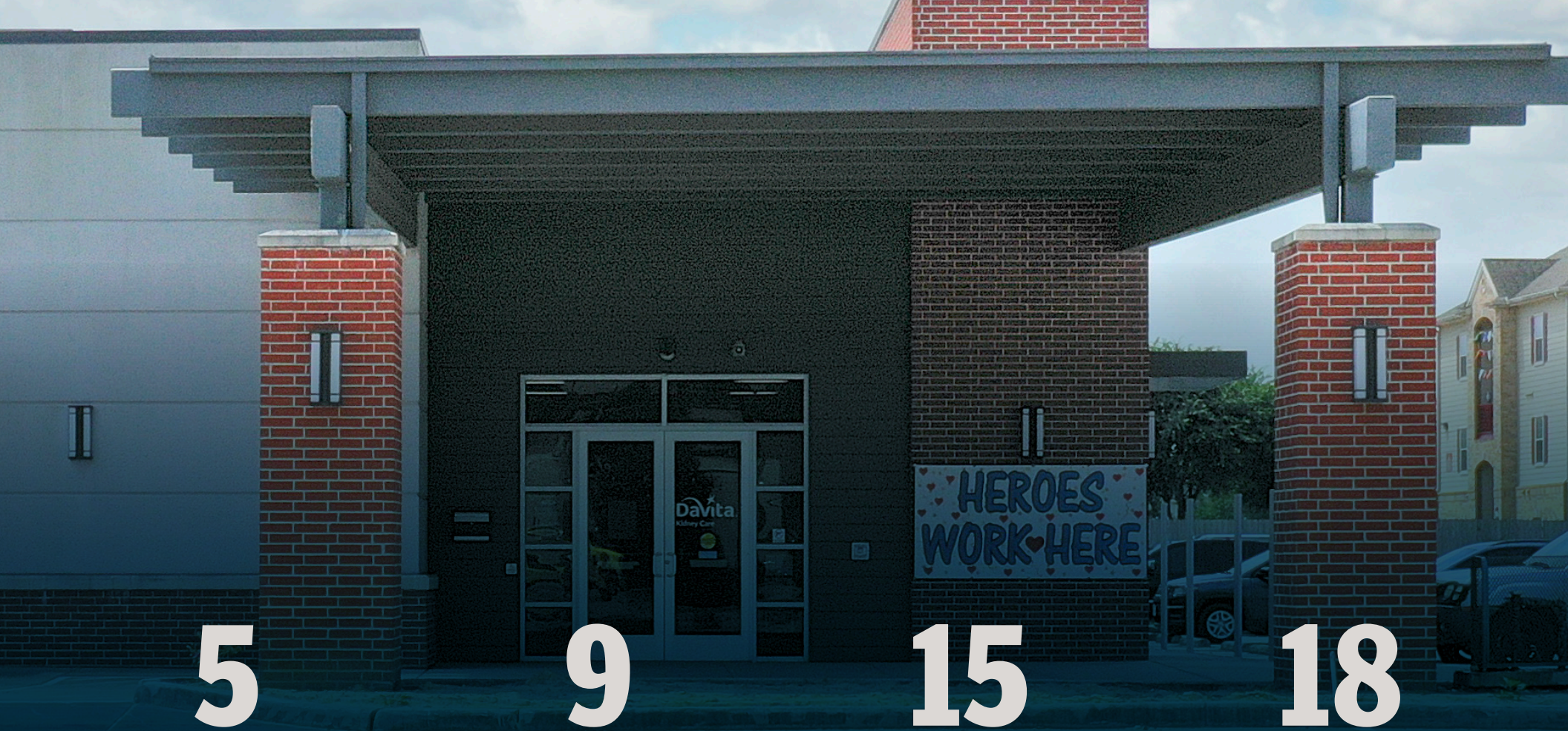
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Rent Roll  
Pricing Summary  
Brand Profile



PROPERTY PHOTO







SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an NN leased, freestanding, DaVita Dialysis investment property located in Atascocita, Texas (Houston MSA). The lease is guaranteed by DaVita Healthcare Partners Inc., a wholly owned subsidiary of DaVita Inc. The tenant, Sloss Dialysis, LLC, has recently signed an early lease extension and now has approximately 11 years remaining in their initial term with 2 (5-year) options to extend, demonstrating their long-term commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is NN with limited landlord responsibilities, making it an ideal, low-management investment opportunity for a passive investor. Founded in 1994, DaVita Dialysis is one of the largest providers of kidney care in the U.S. and has been a leader in clinical quality and innovation for more than 20 years.

DaVita Dialysis is strategically located at the signalized, hard corner intersection of Farm to Market Road 1960 and Timber Forest Drive, serving a combined 54,000 vehicles per day. FM 1960 spans over 45 miles and is one of the very few FM roads with a business segment, which runs through the middle of Humble, TX. Located in a dense retail corridor, DaVita Dialysis is within close proximity to multiple national/credit tenants including Walmart Supercenter, Target, Lowes, Kroger, TJ Maxx, and more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site. Furthermore, the asset is ideally positioned adjacent to the Wentworth Senior Apartments, a 90-unit 4-story apartment community, providing seniors in need of treatment the luxury of walking to and from appointments. The 5-mile trade area is supported by more than 170,000 residents and 50,000 daytime employees. Residents within a 3-mile radius boast an affluent average income of \$120,000.



PROPERTY PHOTOS







OFFERING

Pricing	\$4,582,000
Net Operating Income	\$240,570
Cap Rate	5.25%
Guarantor	DaVita Healthcare Partners Inc. (a Wholly Owned Subsidiary of DaVita Inc.)
Tenant	Sloss Dialysis, LLC
Lease Type	NN
Landlord Responsibilities*	Roof, Structure, HVAC, Parking Areas, Electrical, Plumbing

\*Note: HVAC replacement and parking area maintenance subject to tenant reimbursement.

PROPERTY SPECIFICATIONS

Rentable Area	8,910 SF
Land Area	1.26 Acres
Property Address	5414 Farm to Market 1960 Road E Atascocita, Texas 77346
Year Built	2017
Parcel Number	1164870020002
Ownership	Fee Simple (Land & Building Ownership)





### **Guaranteed Lease | Approximately 11 Years Remaining | Scheduled Rental Increases | Early Extension | Established Brand**

- The lease is guaranteed by DaVita Healthcare Partners Inc., a wholly owned subsidiary of DaVita Inc.
- The tenant has recently signed an early lease extension and now has approximately 11 years remaining in their initial term with 2 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation
- Founded in 1994, DaVita Dialysis is one of the largest providers of kidney care in the U.S. and has been a leader in clinical quality and innovation for more than 20 years

### **Strong National/Credit Tenants | Wentworth Senior Apartments (90 Units) | New Master Planned Communities**

- Located in a dense retail corridor, DaVita Dialysis is within close proximity to multiple national/credit tenants including Walmart Supercenter, Target, Lowes, Kroger, TJ Maxx, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The asset is ideally positioned adjacent to the Wentworth Senior Apartments, a 90-unit 4-story apartment community, providing seniors in need of treatment the luxury of walking to and from appointments
- Balmoral is a new 580-acre community being developed by Land Tejas with 1,637 single family properties
- The Groves is a new-1,000 acre master planned community built by ten of Houston's top home builders and offers 1,391 single family properties
- Speaks to ongoing growth and housing demand within the submarket

### **Signalized, Hard Corner Intersection | FM 1960 (40,400 VPD) | Excellent Visibility & Access**

- DaVita Dialysis is strategically located at the signalized, hard corner intersection of Farm to Market Road 1960 and Timber Forest Drive, serving a combined 54,000 vehicles per day
- FM 1960 spans over 45 miles and is one of the very few FM roads with a business segment, which runs through the middle of Humble, TX
- The site excellent visibility and multiple points of ingress/egress

### **NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities**

- Tenant pays for CAM, taxes, and insurance
- Landlord responsibilities limited to roof, structure, HVAC, parking areas, electrical, and plumbing (HVAC replacement and parking area maintenance subject to tenant reimbursement)
- Ideal, low-management investment for a passive investor

### **Atascocita, TX- Growing Submarket | Six-Figure Incomes | Strong Demographics in 5-Mile Trade Area |**

- Between 2018 and 2019 the population of Atascocita, TX grew from 79,019 to 81,557 a 3.21% increase and its median household income grew from \$97,465 to \$100,292 a 2.9% increase
- Since 2000 the population of Atascocita has experienced an 130.9% increase
- In 2019, 80.1% of the housing units in Atascocita, TX were occupied by their owner
- More than 170,000 residents and 50,000 employees support the subject trade area
- Residents within a 3-mile radius boast an affluent average income of \$120,000



## PROPERTY OVERVIEW



### LOCATION



Atascocita, Texas  
Harris County  
Houston MSA

### ACCESS



Farm to Market 1960 Road E: 1 Access Point  
Timber Forest Drive: 1 Access Point

### TRAFFIC COUNTS



Farm to Market 1960 Road E: 40,400 VPD  
Timber Forest Drive: 13,600 VPD

### IMPROVEMENTS



There is approximately 8,910 SF of existing building area

### PARKING



There are approximately 31 parking spaces on the owned parcel.  
The parking ratio is approximately 3.47 stalls per 1,000 SF of leasable area.

### PARCEL



Parcel Number: 1164870020002  
Acres: 1.26  
Square Feet: 55,082

### CONSTRUCTION



Year Built: 2017

### ZONING



GC: General Commerical









ATASCOCITA COMMONS

**TJ-maxx**  
**HomeGoods**  
**KOHL'S**  
expect great things  
**petco**  
**Party City**  
**FAMOUS**  
footwear  
**TARGET**  
**LOWE'S**  
**ROSS**  
DRESS FOR LESS  
**Office DEPOT**

**Kroger**  
**Hallmark**  
**ups**  
**Chick-fil-A**

**ALDI**  
**DOLLAR TREE**  
**goodwill**  
**99¢ only**

**H-E-B**

**Walgreens**

**CRUNCH**  
**POTBELLY**  
BAKERY 1997

**Walmart**  
Supercenter

**LIFETIME**

**Holiday Inn Express**  
& Suites

**CALIBER COLLISION**

**TAKE 5**  
TIRE SERVICE

**WARREN'S**  
Earth Friendly

**HOUSTON GARDEN CENTERS**

**WENTWORTH SENIOR APARTMENTS**  
(90 UNITS)

**Davita**

**40,400**  
VEHICLES PER DAY

**13,600**  
VEHICLES PER DAY



**FARM TO MARKET RD. 1960**



**TIMBER FOREST DR.**

**Jason's**  
TIRE & AUTOMOTIVE

**ELITE**

**DOLLAR GENERAL**











40,400  
VEHICLES PER DAY



**Davita**

HOUSTON  
GARDEN CENTERS

13,600  
VEHICLES PER DAY

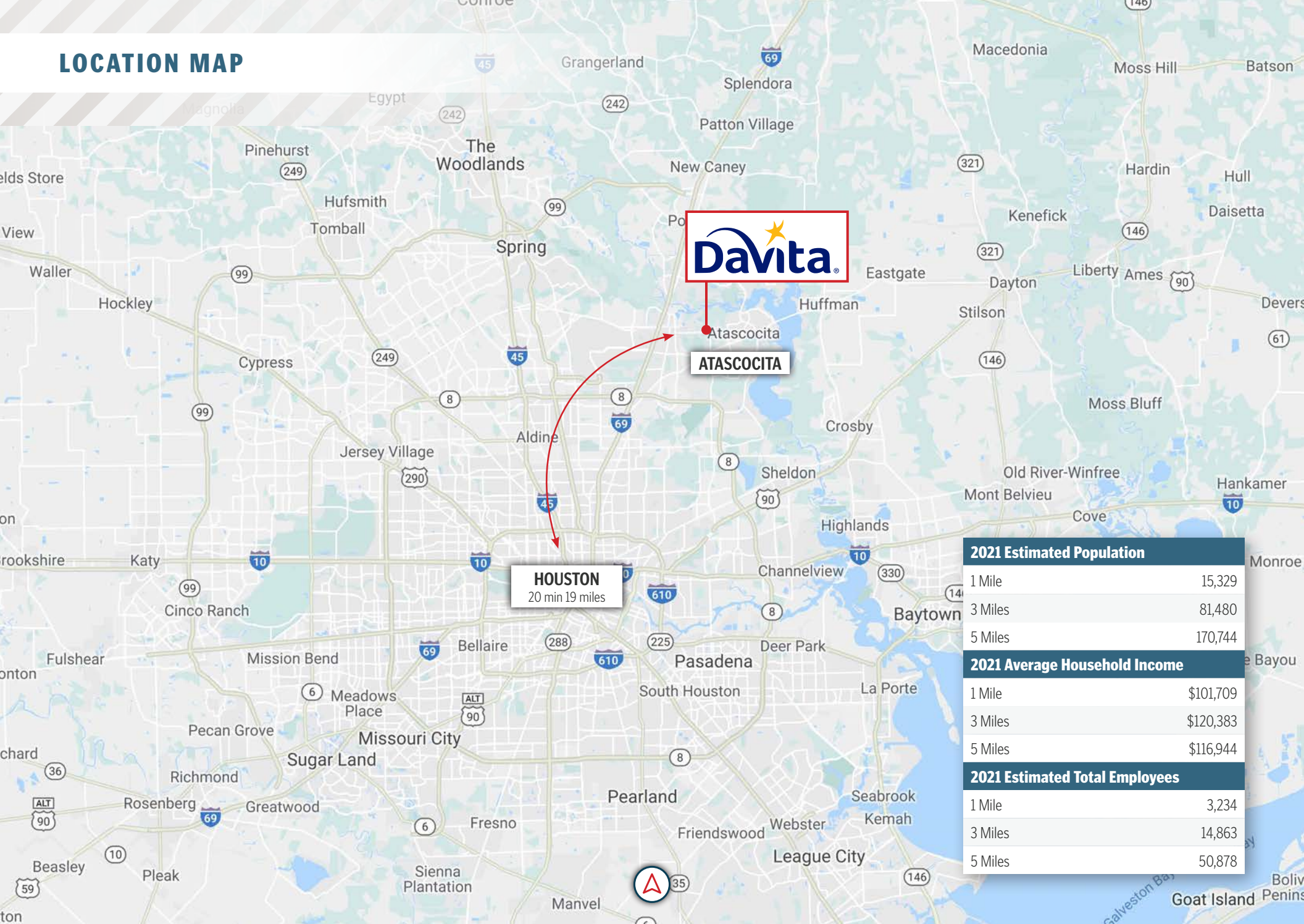


WENTWORTH  
SENIOR APARTMENTS

TIMBER FOREST DR.



## LOCATION MAP

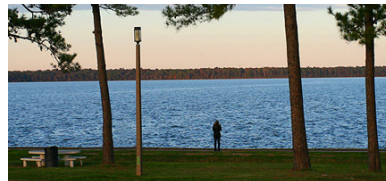


Atascocita  
**ATASCOCITA**

**HOUSTON**  
20 min 19 miles

2021 Estimated Population	
1 Mile	15,329
3 Miles	81,480
5 Miles	170,744
2021 Average Household Income	
1 Mile	\$101,709
3 Miles	\$120,383
5 Miles	\$116,944
2021 Estimated Total Employees	
1 Mile	3,234
3 Miles	14,863
5 Miles	50,878





## ATASCOCITA, TEXAS

Atascocita (Greater Houston MSA) is a census-designated place (CDP) in an unincorporated area of Harris County, Texas, United States. The Atascocita Census Designated Place had a population of 79,922 as of July 1, 2017. It is located north and south of Farm to Market Road 1960 about 6 miles east of Humble and 18 miles northeast of downtown Houston in northeastern Harris County.

Bordered on its eastern shore by the 12,000-acre (4,900 ha) Lake Houston, the community contains several parks, country clubs, and golf courses, including Atascocita Country Club, Walden on Lake Houston Golf and Country Club, and Tour 18, a recreation of some of the United States' most celebrated golf holes.

Atascocita was named one of the "Best Places to Retire" by U.S. News & World Report, citing Lake Houston's boating and fishing opportunities and Atascocita's numerous golf courses. Lake Houston is in the Atascocita area. Syd Kearney, author of *A Marmac Guide to Houston and Galveston*, said that Atascocita was "synonymous with golf, tennis, and other great recreational features on Lake Houston." Harris County Precinct 4 operates the 136 acres (55 ha) Lindsay/Lyons Park and Sports Complex. The complex has barbecue grills, one barbecue pavilion, 10 lighted baseball fields, 2 lighted American football fields, picnic tables, 2 playgrounds (one is an all-inclusive playground and toilet facility for children of all physical abilities), 4 lighted softball fields, 18 unlighted soccer (football) fields, and toilet facilities.

Harris County is a county located in the U.S. state of Texas. As of July 1, 2016, the population was 4,589,928, making it the most populous county in Texas and the third-most populous county in the United States. Its county seat is Houston, the largest city in Texas and fourth-largest city in the United States. The county was founded in 1836 and organized in 1837. It is named for John Richardson Harris, an early settler of the area. By the July 2016 Census Bureau estimate Harris County's population had grown to 4,589,928.





## HOUSTON, TEXAS

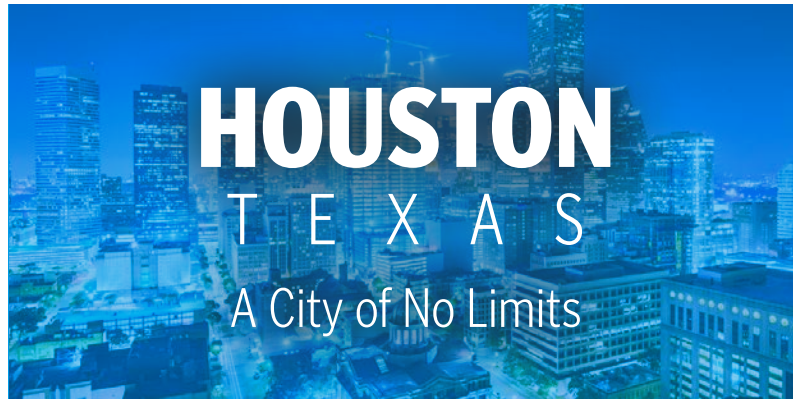
Houston, the largest city in Texas and seat of Harris County, is located in the southeast part of the state near the Gulf of Mexico. The City of Houston is the largest city in Texas with a population of 2,402,820 as of July 1, 2021. It is the principal city of Houston–The Woodlands–Sugar Land, which is the fifth-most populated metropolitan area in the United States.

Known as the Bayou City for its waterway system, Houston thrives because it is a great place to work and a great place to live. For business and fun, for living and visiting, Houston is one of the dynamic frontiers on the world stage. With its proximity to the Southern Hemisphere and having the infrastructure to accommodate the growing needs of numerous global interests, Houston has become an international destination and one of the world's great cities.

As a major corporate center, Houston is home to 23 Fortune 500 companies. The port of Houston ranks high among U.S. ports in foreign tonnage handled. The city is a major business, financial, science, and technology center. Houston is outstanding in oil and natural-gas production and is the energy capital of the world. It is the home of one of the largest medical facilities in the world: the Texas Medical Center, and the focus of the aerospace industry. The Lyndon B. Johnson Space Center is the nation's headquarters for staffed spaceflight.

Southwest Houston is a primary business and residential hub of the city which includes the world-renowned Texas Medical Center to the vibrant Galleria area to dozens of terrific neighbourhoods in-between. Southwest Houston covers almost 60 square miles of charming neighbourhoods, thriving businesses districts, exciting entertainment venues, and world-class medical care and educational institutions. With over 14,000 business establishments Southwest Houston adds significantly to the Houston area economy. South Houston's convenient; close-in location is traversed by most major thoroughfares in the city.





HOUSTON IS A METROPOLITAN CITY MADE UP OF SEVEN NEIGHBORHOODS,  
**EACH UNIQUE IN ITS OWN WAY.**



NORTHWEST OF DOWNTOWN  
HISTORIC NEIGHBORHOOD THAT DATES BACK TO THE LATE 1800S  
**HOUSTON HEIGHTS**



THE CENTRAL BUSINESS HUB FOR  
THE NATION'S FOURTH LARGEST CITY  
**DOWNTOWN**



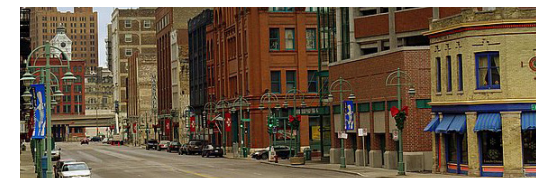
EXCLUSIVE AND PREMIER SHOPPING DISTRICT.  
OFFERING MORE THAN 700 RETAILERS, FINE DINING AND HOTELS  
**GALLERIA/UPTOWN**



NEAR THE CONVENTION CENTER AND PNC STADIUM  
KNOWN FOR ITS ART, MUSIC, RESTAURANTS, AND BREWERIES  
**EADO/EAST END**



CELEBRATE ART, CULTURE, FOOD AND NIGHTLIFE AT THE ECCENTRIC  
MONTROSE NEIGHBORHOOD JUST WEST OF DOWNTOWN  
**MONTROSE**



ADJACENT TO WILLIAM P. HOBBY AIRPORT,  
ONE OF THE CITY'S TWO PASSENGER AIRPORTS  
**THIRD WARD**



HOME TO HERMANN PARK, THE HOUSTON ZOO  
AND 19 WORLD-CLASS MUSEUMS  
**MUSEUM DISTRICT**

# Houston

Home to 2,325,353  
ONE OF THE FASTEST GROWING REGIONS IN THE UNITED STATES

AVERAGE  
HOUSEHOLD  
INCOME  
**\$84,179**



MEDIAN  
HOUSTON  
AGE  
**33**



NEW JOBS  
SINCE  
2020  
**300,000+**



MEDIAN  
HOUSE  
VALUE  
**\$171,800**



RETAIL  
VACANCY  
RATE  
**8.8%**



CITY OF BEND  
RETAIL  
INVENTORY:  
**\$305.5M SF**



ANNUAL  
RENTALRATE  
GROWTH  
**5.6%**

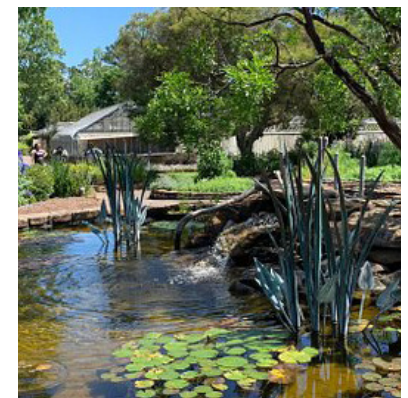
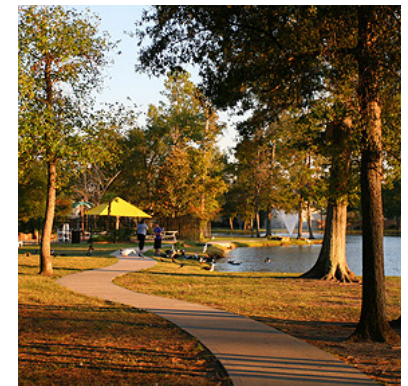




# AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2021 Estimated Population	15,329	81,480	170,744
2026 Projected Population	16,158	90,200	186,818
2010 Census Population	14,022	62,331	134,402
Projected Annual Growth 2021 to 2026	1.06%	2.05%	1.82%
Historical Annual Growth 2010 to 2021	1.17%	2.88%	2.23%
<b>Households &amp; Growth</b>			
2021 Estimated Households	5,014	27,062	57,751
2026 Projected Households	5,263	29,863	62,822
2010 Census Households	4,583	20,672	46,160
Projected Annual Growth 2021 to 2026	0.97%	1.99%	1.70%
Historical Annual Growth 2010 to 2021	1.13%	2.80%	2.07%
<b>Race &amp; Ethnicity</b>			
2021 Estimated White	63.21%	64.07%	67.68%
2021 Estimated Black or African American	20.66%	20.19%	17.73%
2021 Estimated Asian or Pacific Islander	3.59%	3.75%	3.73%
2021 Estimated American Indian or Native Alaskan	0.40%	0.40%	0.44%
2021 Estimated Other Races	8.27%	8.01%	8.23%
2021 Estimated Hispanic	28.76%	27.48%	27.05%
<b>Income</b>			
2021 Estimated Average Household Income	\$101,709	\$120,383	\$116,944
2021 Estimated Median Household Income	\$89,294	\$100,607	\$91,921
2021 Estimated Per Capita Income	\$33,171	\$39,423	\$39,608
<b>Businesses &amp; Employees</b>			
2021 Estimated Total Businesses	376	1,716	5,337
2021 Estimated Total Employees	3,234	14,863	50,878





# RENT ROLL



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES							
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Sloss Dialysis, LLC	8,190	11/28/2017	11/30/2032	Current	-	\$20,048	\$2.25	\$240,570	\$27.00	NN	2 (5-Year)
(Corporate Guaranteed)				11/30/2027	10%	\$22,052	\$2.48	\$264,627	\$29.70		10% Increases at the Beg. of Each Option

Note: Tenant's pro rata share of operating expenses (excluding taxes, insurance, and utilities) will not increase more than 4% per annum the immediately preceding calendar year.

## FINANCIAL INFORMATION

Price	\$4,582,000
Net Operating Income	\$240,570
Cap Rate	5.25%
Lease Type	NN

## PROPERTY SPECIFICATIONS

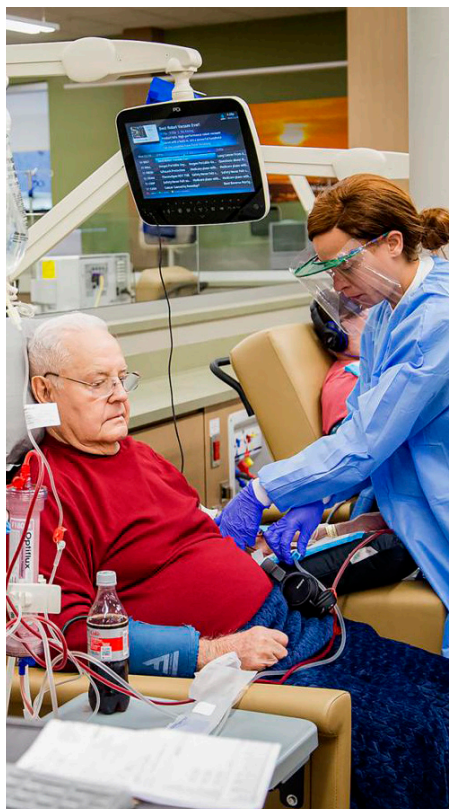
Year Built	2017
Rentable Area	8,910 SF
Land Area	1.26 Acres
Address	5414 Farm to Market 1960 Road E Atascocita, Texas 77346



### FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)





## DAVITA DIALYSIS

**davita.com**

**Company Type:** Public (NYSE: DVA)

**Locations:** 2,815+

**2021 Employees:** 69,000

**2021 Revenue:** \$11.62 Billion

**2021 Net Income:** \$978.45 Million

**2021 Assets:** \$17.12 Billion

**2021 Equity:** \$755.51 Million

**Credit Rating:** S&P: BB

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, 2021, it provided dialysis and administrative services in the United States through a network of 2,815 outpatient dialysis centers serving approximately 203,100 patients; and operated 339 outpatient dialysis centers located in 10 countries outside of the United States serving approximately 39,900 patients. 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 and was founded in 1994 and is headquartered in Denver, Colorado.





SRS

NATIONAL  
NET LEASE  
GROUP

## THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

**275+**

RETAIL  
PROFESSIONALS

**25+**

OFFICES

**#1**

LARGEST  
REAL ESTATE  
SERVICES FIRM  
in North America  
exclusively dedicated  
to retail

**3K+**

RETAIL  
TRANSACTIONS  
company-wide  
in 2021

**840+**

NET LEASE  
TRANSACTIONS  
SOLD  
in 2021

**\$3.1B+**

NET LEASE  
TRANSACTION  
VALUE  
in 2021

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