

In Cooperation With ParaSell, Inc., A Licensed Kentucky
Broker Lic. # 260997 BoR: Scott Reid - Lic. # 260934



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



DaVita Dialysis
4750 S KY Route 321
Hagerhill, KY 41222

EXCLUSIVELY MARKETED BY:

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the DaVita Dialysis Located at 4750 S KY Route 321 in Hagerhill, KY. This Property Would Be a Great Owner-User Opportunity or a Value-Add Play, With an Additional $\pm 2,125$ Square Feet of Medical Office Space. DaVita Has Been at This Location Since 2004, Continuing to Extend Their Lease and Has 3 x 5 Year Renewal Options With 2% Annual Increases Kicking in at the Beginning of 2024.

OFFERING SUMMARY

PRICE	\$850,000
CAP	7.06%
NOI	\$60,016
PRICE PER SF	\$127.25

PROPERTY SUMMARY

ADDRESS	4750 S Ky Route 321 Hagerhill, KY 41222-9012
COUNTY	Johnson
BUILDING AREA	6,680 SF
LAND AREA	2.227 AC
BUILT	1980



HIGHLIGHTS

- Great Value-Add or Owner/User Opportunity With 2,125 Additional Rentable Square Feet
- Pro Forma Cap Rate of 9.56% With Additional Area Rented at \$10/SF NNN
- Lease Contains 3 Additional Renewal Options For 5 Years Each
- Tenant Has 18 Years of Tenure at the Location Showing Commitment to the Site
- DaVita Has Investment Grade Credit Rating of Ba2 (Moody's) and is Listed in the NYSE Under DVA
- DaVita Has Over 200,000 Patients and is Located in 10 Countries
- This Location Has 18 Operating Dialysis Stations
- Additional Space Has Two Exam Rooms, One Lab, One Office, One Conference Room, Bathrooms and a Reception Desk/Waiting Area
- Approximately 4-Miles to Paintsville ARH Hospital
- The Next Closest DaVita is 29-Miles Away



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	DaVita Dialysis
PREMISES	A Building of Approximately 4,555 SF
LEASE COMMENCEMENT	June 1, 2004
LEASE EXPIRATION	December 31, 2023
LEASE TERM	~2 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	2% Annually Starting January 1, 2024
LEASE TYPE	Net Lease
PERMITTED USE	Medical
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Landlord's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Landlord's Responsibility
HVAC	Landlord's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

INCOME	
Annual Base Rent	\$64,089.88
EXPENSES	
Insurance	(\$2,689.55)
Pro-Rated Share of Taxes	(\$1,098.69)
Utilities on Other Unit	(\$285.24)
TOTAL EXPENSES	(\$4,073.48)
NET OPERATING INCOME	\$60,016.40

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
4,555 SF	\$64,089.88	\$14.07





LEXINGTON



Faith-Harvest
Church

Capital
Tire



U-HAUL

ATLANTIC INDIA
RUBBER COMPANY



WILDCAT
TIRE AND AUTO

Concord
Independent Church

Patco
Pools

Hudson Giant
Tire Inc

Murphy's
Wholesale

321



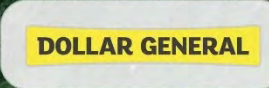
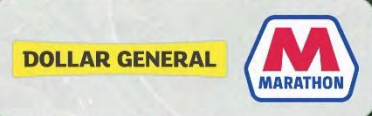


Apple Valley
Sanitation, Inc.

321



Murphy's
Wholesale



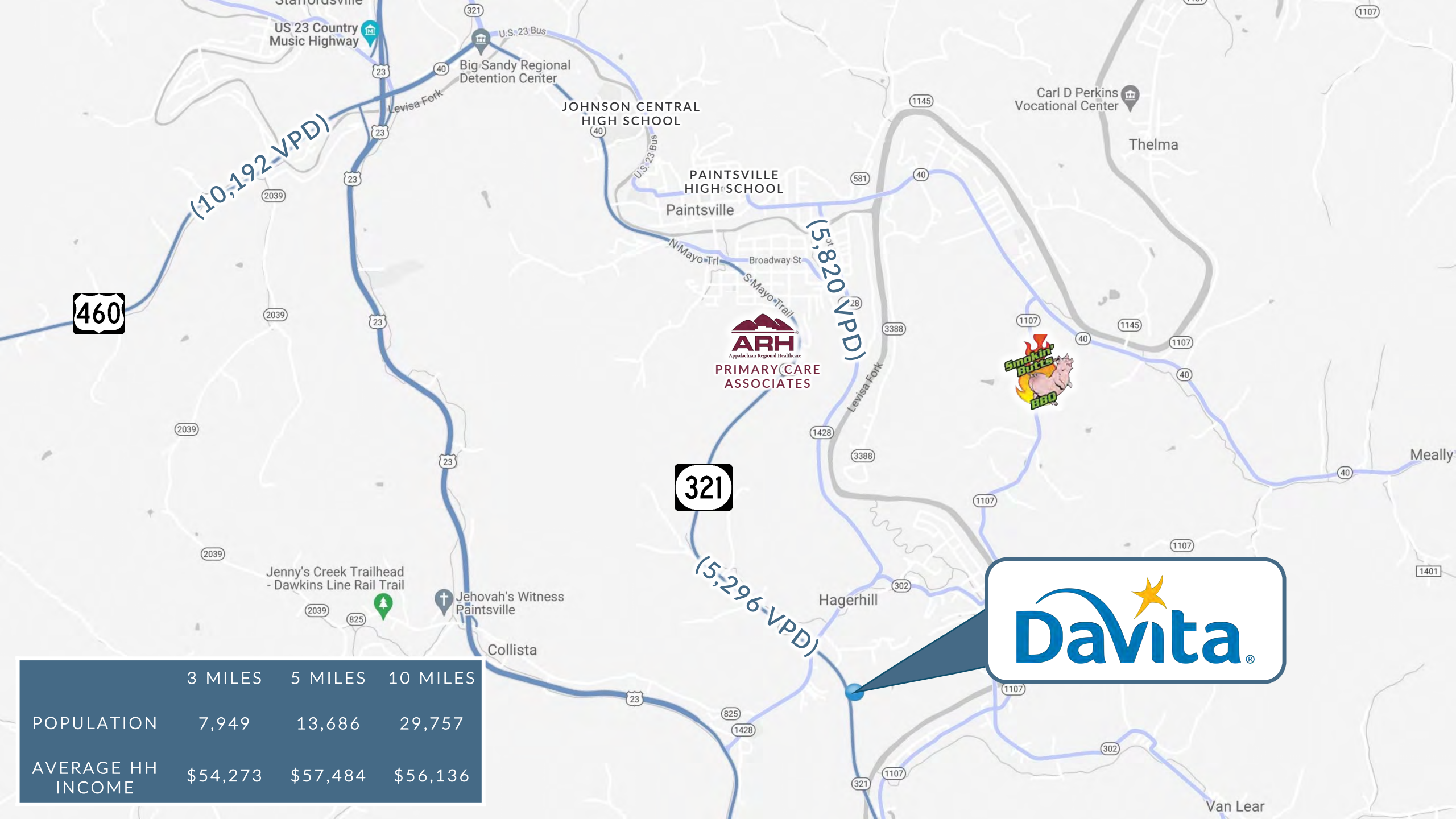
HAGERHILL | SEBASTIAN COUNTY | AR

Hager Hill is an unincorporated community in Johnson County, Kentucky. Hager Hill is located approximately four miles south of Paintsville, the county seat of Johnson County. The county had a population of 23,385 as of July 1, 2021. Hager Hill is 35 miles from the city of Pikeville. Pikeville has a population of approximately 7,000 and is the county seat of Pike County, the largest county in Kentucky. The city prides itself for its high quality of life with good schools, a healthy economic base, a parks system that provides a variety of active and passive recreational opportunities, diverse offerings for shopping, dining, and entertainment with safe neighborhoods, and an emphasis on quality development and protection of the natural environment.

Due to its proximity, Pikeville's economy affects Hager Hill. Pikeville has become a regional hub for healthcare, education, entertainment, and legal and financial services. It has also become a destination retail center for the nearly quarter million people living within our service area. Pikeville Medical Center is a state of the art hospital that employs over three thousand people and offers first rate care. With Interstate-quality highways and the Pike County Regional Airport, the City of Pikeville has quite literally moved mountains to open us up to commerce, retail, industry, and more. Pikeville, Kentucky is in a unique position in Eastern Kentucky because we are the intersection of four interstate-quality highways – U.S. 23, U.S. 119, U.S. 80, and U.S. 460. It is one of the busiest rural intersections. Pikeville Commons is a multi-million dollar investment in the city, which brought in new developments in the retail district. Having a university such as UPIKE, right in the heart of downtown Pikeville, is an asset. UPIKE offers 24 undergraduate majors, 4 pre-professional programs, two masters programs and two doctoral programs.

Pikeville also boasts Appalachian Wireless Arena, a seven thousand seat arena, that regularly hosts conferences, athletic events, and concerts of all types. The Appalachian Center for the Art is located on second street and is the premiere center for visual and performing arts in Eastern Kentucky. And, throughout the summer, Main Street Live features free concerts occur on the Arena Plaza at least one Friday night each month. Visitors to the city can take a trip to the Bituminous Coal Heritage Museum while staying in the city. Tourists can celebrate local festivals with the natives. Some of these include the Hillbilly Days which is held in the month of April, and July Jam which takes place in the month of July. Golf lovers can spend some time in the Green Meadows Country Club.





460

(10,192 VPD)

(5,820 VPD)

321

(5,296 VPD)



	3 MILES	5 MILES	10 MILES
POPULATION	7,949	13,686	29,757
AVERAGE HH INCOME	\$54,273	\$57,484	\$56,136

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, 2021, DaVita served 203,000 patients at 2,815 outpatient dialysis centers in the United States. The company also operated 339 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
3,154+



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 (SIG) and ParaSell and should not be made available to any other person or entity without the written consent of SIG and ParaSell.

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.

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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 SIG and ParaSell 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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