



DAVITA DIALYSIS CENTER

411 Westside Drive - Durant, OK 74701

DAVITA - DURANT, OK

EXCLUSIVELY MARKETED BY

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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 5,448 SF DaVita Dialysis Center Located at 411 Westside Drive in Durant, OK. DaVita is a Fortune 300 Company and is the Largest Dialysis Operator in the U.S. Providing For a Unique Investment.

Sale Price	\$860,000
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OFFERING SUMMARY

Cap Rate:	6.28%
NOI:	\$54,000
Price / SF:	\$157.86
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	411 Westside Drive
City, State, Zip:	Durant, OK 74701
County:	Bryan
Building Size:	5,448 SF
Lot Size:	0.59 Acres
Year Built:	1995



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Strong Corporate Guarantee - DaVita is a Fortune 300 Company, and the Largest Dialysis Operator in the U.S.
- DaVita Has a Long Term Operating History at This Site (Since 2003)
- Very Replaceable Rent at \$10.80 Per SF
- 21.75% Rent Bump in 2023
- 2.00% Rental Annual Increases Through Option Periods
- Only Dialysis Clinic to Service the Greater Durant Metro Area Which is Home to Over 37,000 People
- Less Than 7 Minutes From the Durant Medical Center



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



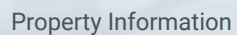
LEASE ABSTRACT

Tenant:	DaVita Dialysis Center
Premises:	5,448 SF
Base Rent:	\$54,000
Rent Per SF:	\$9.91
Lease Commencement:	01/01/2010
Lease Expiration:	04/30/2024
Lease Term:	~2 Years Remaining
Renewal Options:	2 x 5 Years
Rent Increases:	21.75% Rent Bump in 2023 2.00% Annually Through Option Periods
Lease Type:	Double Net (NN)
Use:	Medical
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant'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
Guarantor:	Corporate



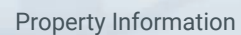
SECTION 3

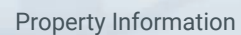
PROPERTY INFORMATION



PROPERTY IMAGES







DEMOGRAPHICS MAP & REPORT

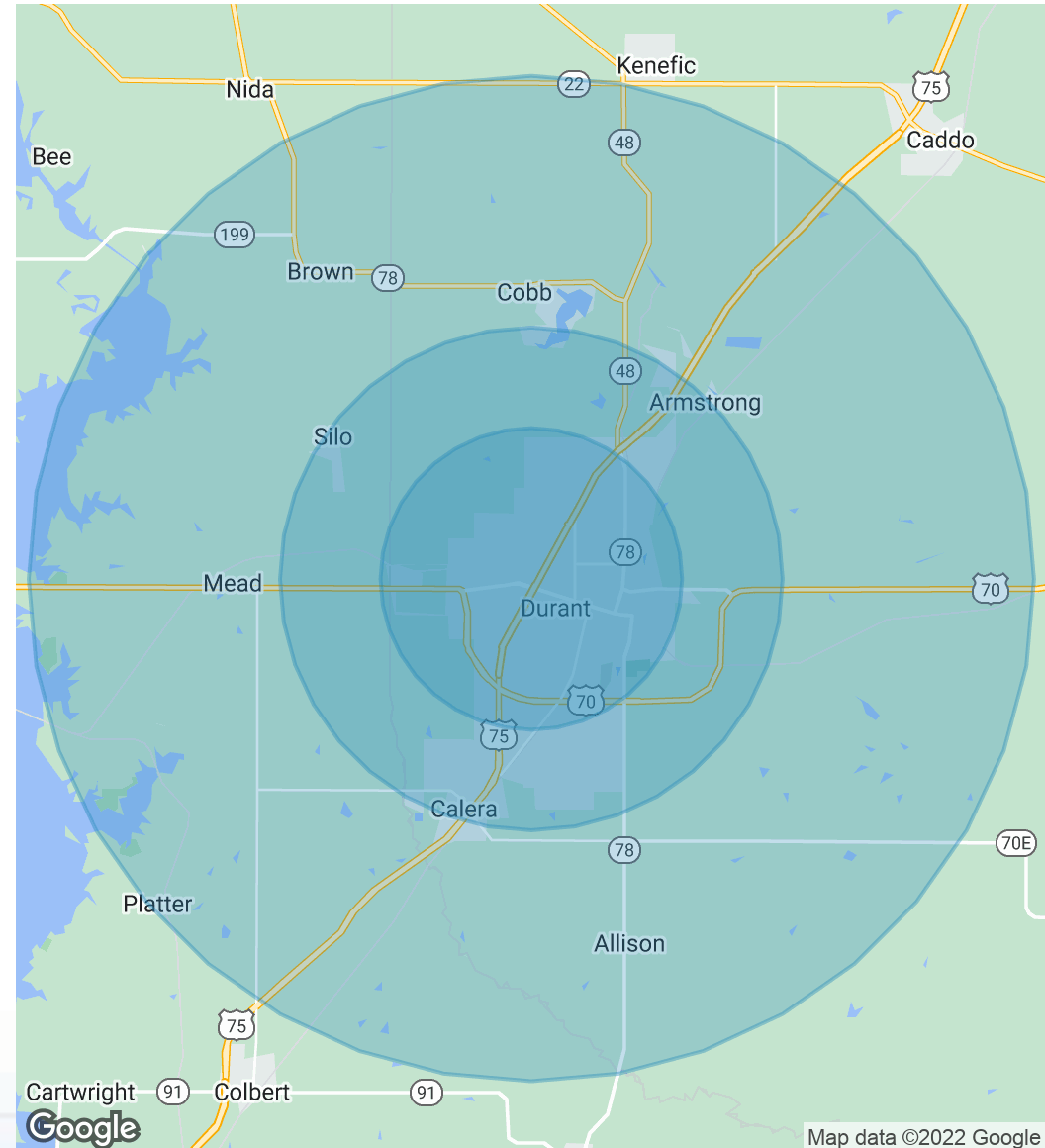
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	17,896	25,081	35,340
Average Age	33.2	34.3	35.9
Average Age (Male)	31.8	33	35.1
Average Age (Female)	35.2	36.4	37.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,456	10,260	14,827
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$54,548	\$57,293	\$57,510
Average House Value	\$127,279	\$136,428	\$136,417

TRAFFIC COUNTS

Route 70	8,548 VPD
US Hwy 69	32,634 VPD
W Hwy 70	17,083 VPD

* Demographic data derived from 2020 ACS - US Census





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Choctaw Casino & Resort-Durant



Southeastern Oklahoma State University

DURANT, OK

Durant is located in south-central Oklahoma only ten miles from Lake Texoma, one of the largest man-made lakes in the United States. Durant was ranked as the fastest growing rural city in Oklahoma in 2004, having the fastest growth rate outside of the Oklahoma City and Tulsa metropolitan areas. Today, the city is ranked as one of the fastest growing cities in the country. Durant is also part of the Dallas–Fort Worth Combined Statistical Area, anchoring the northern edge. City is 56 miles N of McKinney, Texas and 86 miles N of Dallas, Texas. City is a progressive community with a thriving, diversified local economy. The City of Durant had a population of 18,430 as of July 1, 2022.

Durant is home to Southeastern Oklahoma State University and also the Headquarters of the Choctaw Nation of Oklahoma, though the historic capitol building is in Tuskahoma. Less than ten miles away, Lake Texoma has between 8-10 million tourists every year and is the 12th largest man-made lake in the United States, and also one of the largest reservoirs in the country, contributing to Durant's economic and population growth. While Durant's location puts major markets within easy reach, a multimodal logistical menu provides flexibility and effective cost control. Providing a rich cultural foundation and a powerhouse economic and workforce resource, the Choctaw Nation of Oklahoma strengthens and vitalizes the Durant community in myriad ways, not least in its role as a major employer through multiple community enterprises including its newly expanded headquarters and healthcare campus. Some of the major employer of the City are Alliancehealth Durant And Madill, Southeastern Oklahoma State University, Brucepac, Big Lots Distribution Centercmc Metals, Cardinal Glass Fg Etc. It's economy has been sustained by oil, gas, and industry.

Durant has a number of parks and playgrounds, including the Durant Park, the Carl Albert Memorial Park and the Durant Multi-Sports Complex. Lake Texoma has scenic campsites and is a popular local recreational spot as well. The Durant Golf and Country Club, the Chickasaw Pointe Golf Course and the Silverado Golf Course provide facilities for golfers. A downtown that's up on the latest. Listed on the National Register of Historic Places, the 28-acre Durant Downtown Historic District offers charm and character by the block. However, residents and visitors also love it for its up-to-the-minute eclectic shopping and delicious dining, not to mention the refreshing vibe of brew pubs and live music at venues like the Old Ice House Beer Garden and the Lost Street Brewing Company. Durant and nearby Attractions are Briarwood Shopping Center, Fort Washita Historic Site, Three Valley Museum, Indian Territory Art Gallery, Choctaw Casino & Resort-Durant, Forest Park Skateboard Park and Red River Railroad Museum



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	NYSE: DVA
Founded:	1979
Locations:	2,809+
Headquarters:	Denver, CO
Website:	davita.com

DAVITA INC.

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. DaVita cares for patients at every stage and setting along their kidney health journey—from slowing the progression of kidney disease to helping to support transplantation, from acute hospital care to dialysis at home. As of March 31, 2022, DaVita served 200,800 patients at 2,809 outpatient dialysis centers in the United States. The company also operated 346 outpatient dialysis centers in 11 other 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.

CONFIDENTIALITY AGREEMENT

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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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