

# DaVita Dialysis

1590 Tanner Street | Rockport (Malvern), Arkansas 72104



## OFFERED EXCLUSIVELY BY

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Subject Property



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OFFERING MEMORANDUM**



**\$904,850**

Offering Price



**7.00%**

Cap Rate

## HIGHLIGHTS

- Leading Operator | 2,724 Clinics, 199,400 Patients
- Strong Parent Company | DaVita, Inc.
- Growing Industry
- Insulated from Macroeconomic Changes
- Recent Lease Extension | 5-Year, Bringing Total Operating History to 15 Years
- Rent Growth | 2% Annual Bumps
- Proximity to Little Rock | +/-40 Miles from Downtown

## OTHER AVAILABLE CLINICS



### DaVita Dialysis

Crossett, AR

**Price:** \$892,501

**Cap:** 7.00%



### DaVita Dialysis

Arkadelphia, AR

**Price:** \$806,797

**Cap:** 7.00%

