



DAVITA

133 Limestone Road - Kenansville, NC 28349

EXCLUSIVELY MARKETED BY



JACK LIBERATORE

SC #140365
843.510.0551 | DIRECT
jliberatore@SIGnnn.com



ADAM BRIDGES

SC #112622
843.405.9391 | DIRECT
abridges@SIGnnn.com



CLIFTON MCCRORY

SC #99847
540.255.5496 | DIRECT
clifton@SIGnnn.com



CHRIS SANDS

NC #300021
310.870.3282 | DIRECT
chris@SIGnnn.com

In Cooperation With Sands Investment Group North Carolina, LLC - Lic. #29362
BoR: Chris Sands - Lic. NC #300021

TABLE OF CONTENTS

1	INVESTMENT OVERVIEW	4	AREA OVERVIEW
5	Executive Summary	16	City Overview
6	Investment Highlights		
2	LEASE ABSTRACT	5	TENANT OVERVIEW
8	Lease Summary	18	Tenant Profile
		19	Capital Markets
3	PROPERTY INFORMATION	20	Confidentiality Agreement
10	Location Map		
11	Property Images		
12	Aerial Map		
13	Aerial Map		
14	Demographics Map & Report		

CONFIDENTIALITY & DISCLAIMER

© 2025 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 8,538 SF DaVita Located at 133 Limestone Road in Kenansville, NC. This Deal Includes Over 10 Years Remaining on a Long-Term Lease With 10% Rent Increases Every 5 Years and Limited Landlord Responsibilities, Providing For a Secured Investment.

Sale Price	\$2,514,108
------------	-------------

OFFERING SUMMARY

Cap Rate:	6.50%
NOI:	\$163,417
Price / SF:	\$294.46
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	133 Limestone Road
City, State, Zip:	Kenansville, NC 28349
County:	Duplin
Building Size:	8,538 SF
Lot Size:	1.68 Acres



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Over 10 Years Remaining on a Long-Term Double Net (NN) Lease
- 10% Rent Increases Every 5 Years
- DaVita Dialysis is a Fortune 500 Company and Leading Provider of Kidney Care in the United States With Over 3,113 Locations Serving 250,000+ Patients
- Corporately Guaranteed Lease Backed By DaVita Inc (NYSE: DVA); DaVita Generated \$12.14 Billion in Revenue (2023)
- 2019 Build-to-Suit
- Nearby Tenants Include: Food Lion, NAPA, Subway, Papa Johns Pizza, Family Dollar, Hardee's, Bank of America, United States Postal Service, McDonald's, CVS and ECU Health Hospital



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

Tenant:	DaVita Dialysis
Premises:	8,538 SF
Base Rent:	\$163,417
Rent Per SF:	\$19.14
Lease Commencement:	05/28/2020
Rent Commencement:	06/01/2020
Lease Expiration:	05/31/2035
Lease Term:	10+ Years Remaining
Renewal Options:	3 x 5 Year Options
Rent Increases:	10% Every 5 years
Lease Type:	Double Net (NN)
Use:	Medical
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Parking Lot:	Landlord's Responsibility
Roof & Structure:	Landlord's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Landlord's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	Yes
Guarantor:	Corporate



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

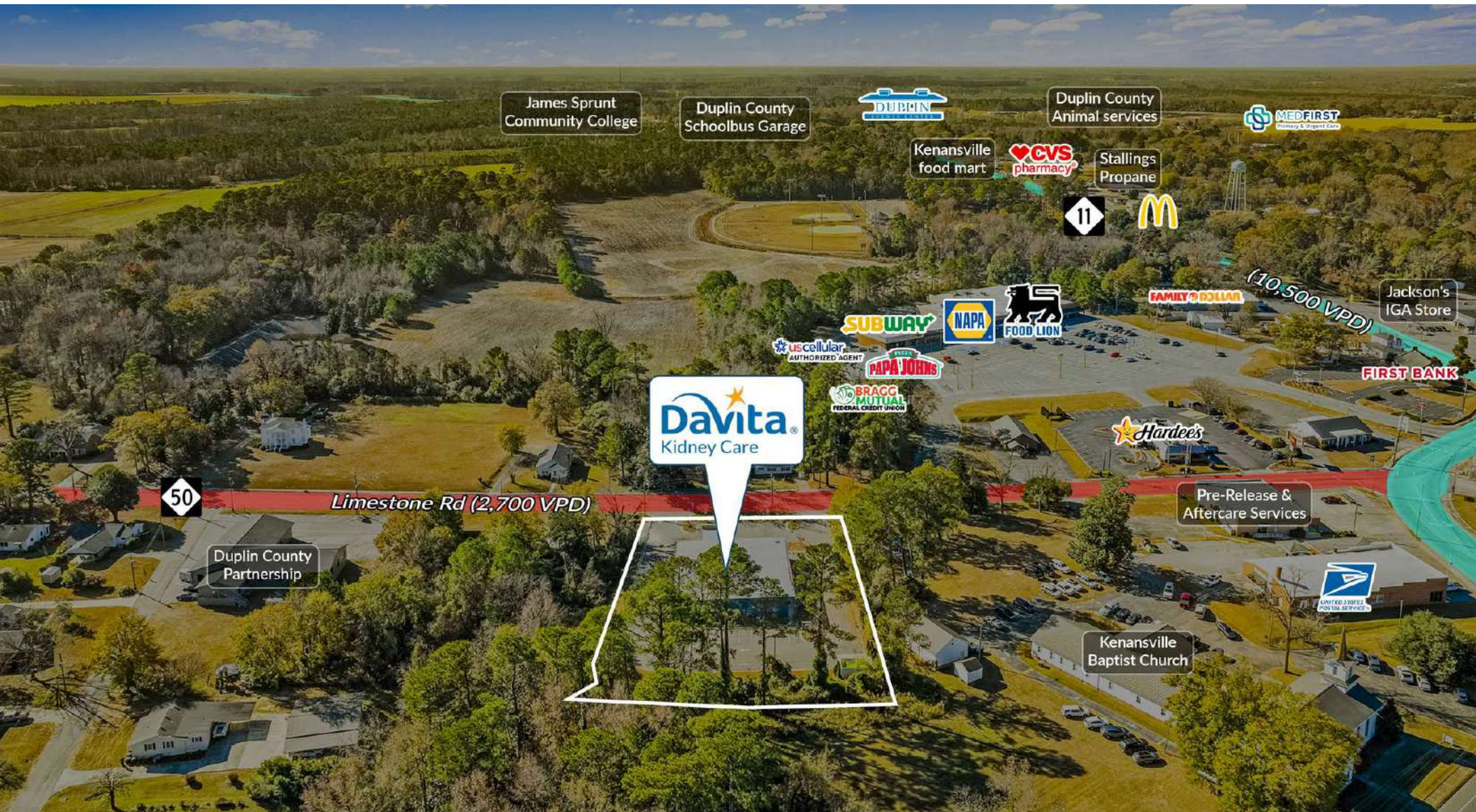


Actual Property Image

AERIAL MAP



AERIAL MAP



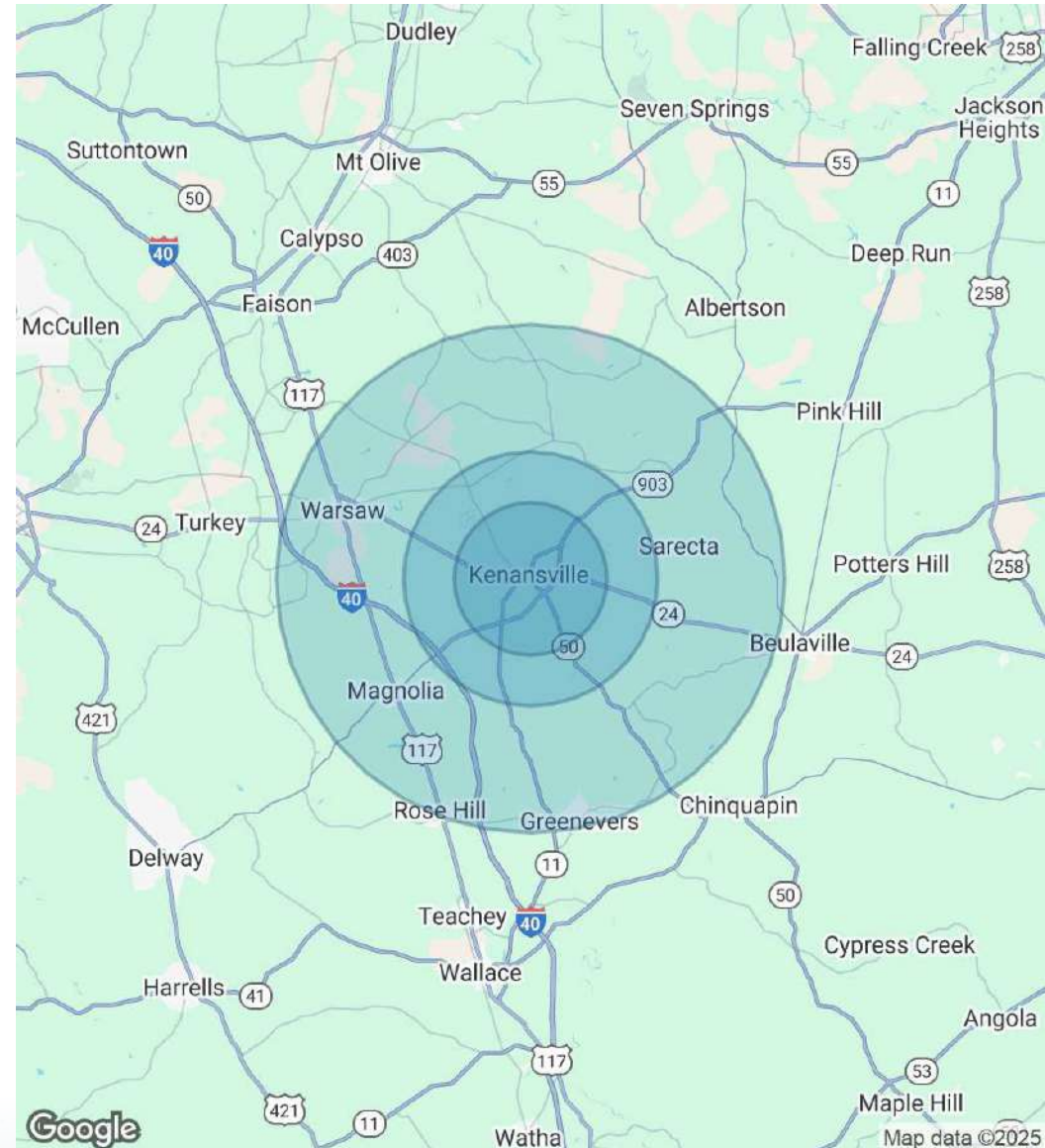
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,883	3,779	19,518
Average Age	44	43	41
Average Age (Male)	42	41	39
Average Age (Female)	46	44	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	757	1,510	7,714
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$67,740	\$68,299	\$68,169
Average House Value	\$151,311	\$147,796	\$139,540

TRAFFIC COUNTS

Ste Rte 11	10,500 VPD
Ste Hwy 24	9,477 VPD
Limestone Rd	2,700 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Vidant Duplin Hospital



Duplin Winery

KENANSVILLE, NC

Kenansville is the county seat of Duplin County. Kenansville is located at the center of Duplin County and is known regionally as a peaceful town, rich in history and proud of its heritage. Kenansville, is located in the fertile Coastal Plains of southeastern North Carolina. The town is just 55 miles north of Wilmington and 80 miles southeast of Raleigh when using Interstate 40. According to the United States Census Bureau, Kenansville has a total area of 2.1 square miles. Interstate 40 is accessible via six exits across Duplin County and provides easy connections to I-95, I-85, I-77 and I-26. The County is also traversed by a well-maintained network of U.S. and state highways. The Town of Kenansville had a population of 834 as of July 1, 2024.

Kenansville serves as the governmental, legal, medical and educational center of Duplin County. The largest industries in Kenansville, NC are Educational Services, Health Care & Social Assistance, and Manufacturing. The Duplin General Hospital is also located in Kenansville and serves as the primary and specialty healthcare for residents in Duplin County. The Duplin County Airport is located three miles from Kenansville. The Duplin Commons, a multi-purpose agribusiness center, is just outside Kenansville. While Duplin County is a regional leader in agriculture, livestock, textiles and manufacturing, the County has a broadly diversified economy and is an excellent choice for many types of enterprises. Vidant Duplin Hospital in Kenansville provides primary and secondary care including medical/surgical, maternity services, psychiatric services, cancer care and 24-hour emergency care. Major Employers in the economy include: Butterball, LLC, Smithfield Foods, Inc, Duplin County Schools, House of Raeford, Inc and Murphy Family Ventures, LLC.

Historic Kenansville is home to The Cowan Museum in the Kelly-Farrior House, Murry House Country Inn, Grove Presbyterian Church, and more. The Historic District comprises approximately sixty per cent of the town area. Duplin County boasts several historic attractions, among them the Kenansville Historic District, with notable examples of Greek Revival architecture, and the Dickson Farm, dating from the early nineteenth century. Kenansville is the site of Liberty Hall Plantation, ancestral home of the Kenan family. County cultural institutions include the Tar Heel Fine Arts Society. The Duplin Winery is the oldest winery in North Carolina, established in the 1960s. The county also hosts many annual festivals and events, such as the Warsaw Veterans Day Celebration (the nation's oldest continuously celebrated Veterans Day event), the North Carolina Pickle Festival, the North Carolina Poultry Jubilee, and Beach Music at the Winery.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Public
Founded:	1979
Locations:	3,113
Headquarters:	Denver, CO
Website:	davita.com

DAVITA

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. 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. As of September 30, 2024, DaVita had 3,113 outpatient dialysis centers, with 2,660 in the United States and 453 in 13 other countries.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



Miguel Jauregui

Managing Director

Capital Markets

310.421.0374

miguel@SIGnnn.com



Ty Reiley

Senior Associate

Capital Markets

512.649.2421

treiley@SIGnnn.com



Harrison Timberlake

Associate

Capital Markets

404.282.3047

htimberlake@SIGnnn.com

CONFIDENTIALITY AGREEMENT

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 and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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 Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



Davita
Kidney Care

DAVITA

133 Limestone Road - Kenansville, NC 28349

Exclusively Marketed by:

Jack Liberatore // SC #140365

843.510.0551 // jliberatore@SIGnnn.com

Adam Bridges // SC #112622

843.405.9391 // abridges@SIGnnn.com

Clifton McCrory // SC #99847

540.255.5496 // clifton@SIGnnn.com

Chris Sands // NC #300021

310.870.3282 // chris@SIGnnn.com