

SINGLE TENANT NET LEASED INVESTMENT OFFERING

Davita Hopkinsville

115 N. Virginia Street, Hopkinsville, KY



DAVITA HOPKINSVILLE

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NAI Fortis Group

DAVITA HOPKINSVILLE

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

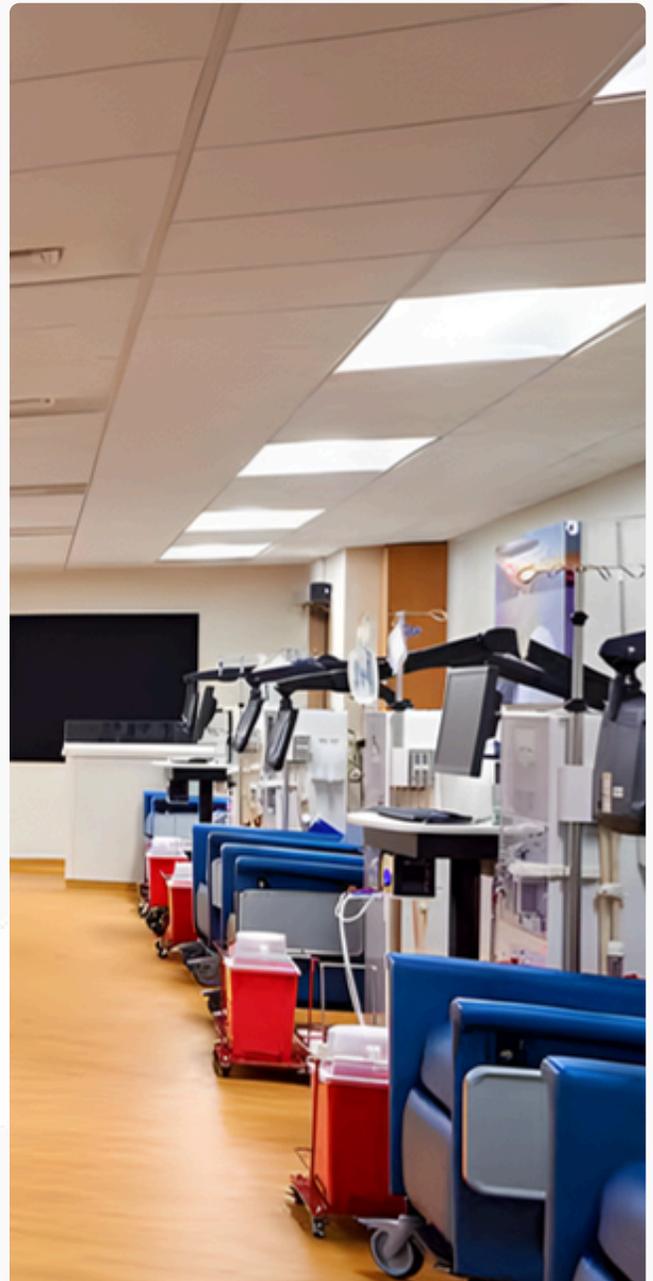
The Hopkinsville DaVita clinic is a 2017 build-to-suit, state-of-the-art medical facility that is 100% leased to DaVita on an initial 15-year lease term, with rent commencement in April 2017. The lease is corporately guaranteed by DaVita, and includes scheduled rent increases of 10% every five years during the primary term and both renewal option periods.

This location provides kidney dialysis services, and consists of 7,869 square feet housing 16 patient stations, plus 1 private station located in a separate room. The clinic features an excellent location in Downtown Hopkinsville and is just one mile from the 139 bed Jennie Stuart Medical Center. Furthermore, the population within a 5-mile radius of the facility exceeds 35K residents.

- Landlord responsibilities limited to roof, structure, and parking lot.
- 2017 Build-to-Suit For Davita Dialysis
- Just one mile from the 139 bed Jennie Stuart Medical Center.
- Located in Downtown Hopkinsville and surrounded by residential and commercial buildings with excellent access and visibility from both Virginia and Main Street.

PROPERTY FEATURES

Property Address	115 N. Virginia Street, Hopkinsville, KY
Building Size	7,869 sf
Land Area	1.04 ac
Year Built	2017



DAVITA HOPKINSVILLE

TENANT OVERVIEW



DAVITA INC.

DaVita, Inc. provides kidney dialysis services for patients suffering from chronic kidney failure or end stage renal disease (ESRD). The company operates in two divisions, Kidney Care and HealthCare Partners. It operates kidney dialysis centers and provides related lab services primarily in outpatient dialysis centers and in contracted hospitals. The company offers outpatient, hospital inpatient, and home- based hemodialysis services; owns clinical laboratories that provide routine laboratory tests for dialysis and other physician-prescribed laboratory tests for ESRD patients; and management and administrative services to outpatient dialysis centers, as well as patient and physician focused integrated health care delivery and management services.

In addition, the company operates DaVita Rx, a pharmacy that provides oral medications to patients with ESRD; disease management services; vascular access services; clinical research programs; physician services; and direct primary care services.

As of December 31, 2024, the company provided dialysis, administrative, and related laboratory services through approximately 2,657 outpatient dialysis centers across 46 states and the District of Columbia, serving about 200,800 patients. It also delivered inpatient dialysis services in roughly 760 hospitals nationwide.

Internationally, the company operated or managed 509 outpatient dialysis centers across 13 countries, serving approximately 80,300 patients. In addition, the company provided integrated kidney care services to more than 82,000 patients through risk-based and other care arrangements in the United States.

Founded in 1994, DaVita Inc. is headquartered in Denver, Colorado.



COMPANY	DaVita, Inc
OWNERSHIP	Public
TICKER SYMBOL	NYSE: DVA
HEADQUARTERS	Denver, Colorado
WEBSITE	www.davita.com
REVENUE	\$13.31B
EARNINGS	1.37B
LOCATIONS	2,605

DAVITA HOPKINSVILLE

PROPERTY FEATURES

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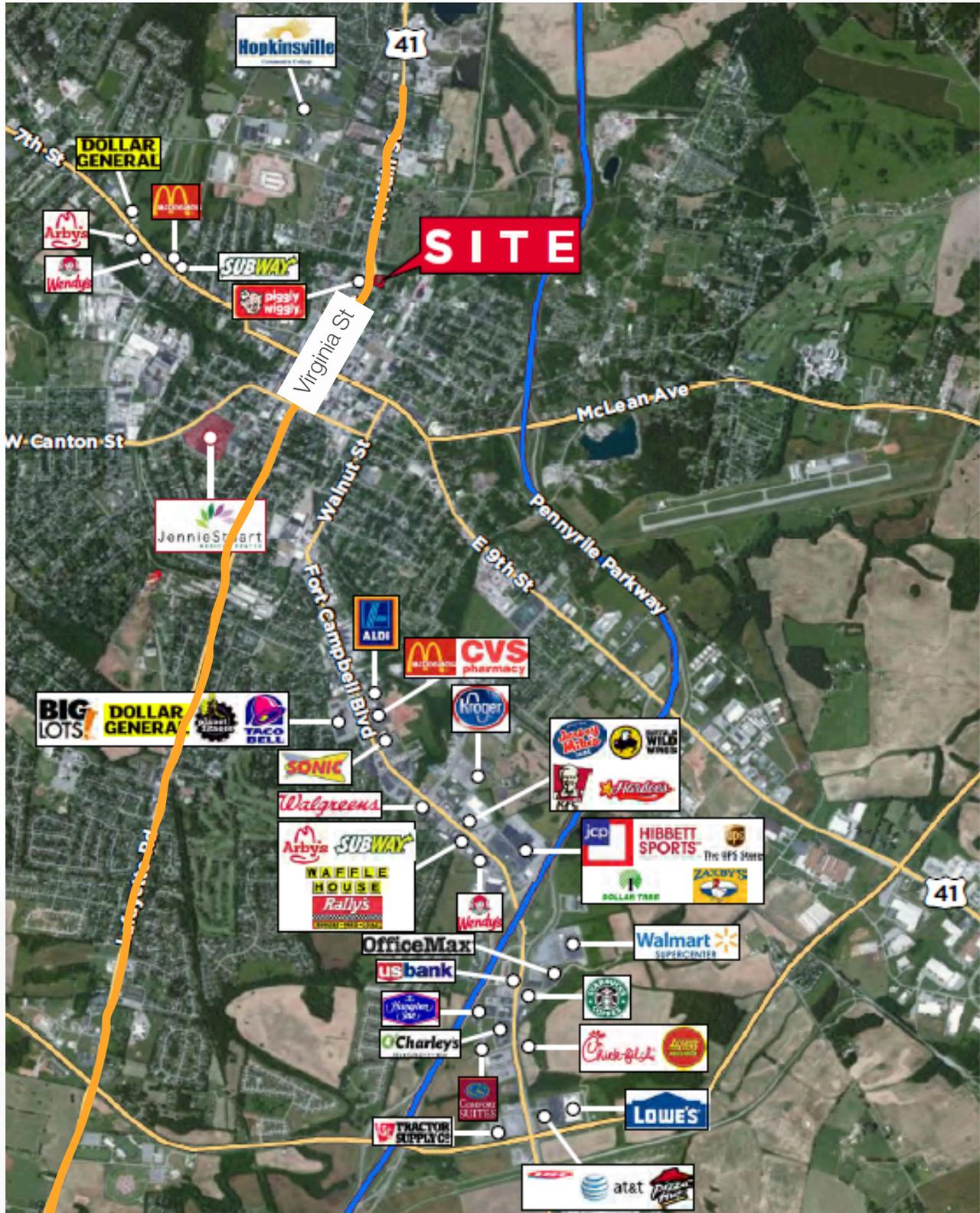
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DAVITA HOPKINSVILLE
LOCATION

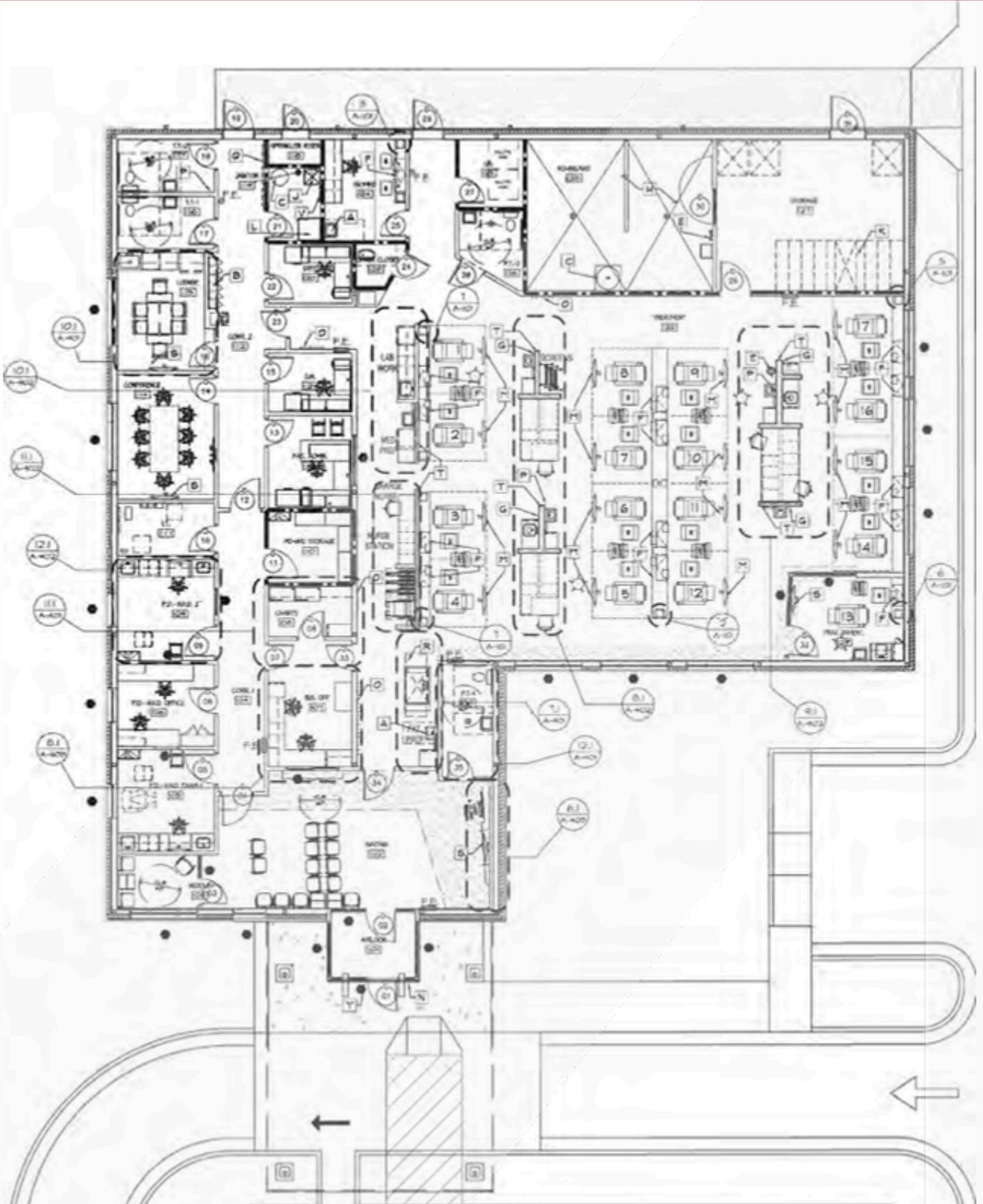




HOPKINSVILLE

LOCAL AERIAL





DEMOGRAPHIC OVERVIEW

2025	1 MILE	3 MILES	5 MILES
Total Population	6,153	26,077	35,183
Total Households	2,522	10,892	14,702
Median Age	36.6	38.9	39.3
Median Household Income	\$38,597	\$50,187	\$52,283

HOUSING UNITS

Total Housing Units	3,263	12,334	16,454
Occupied Housing Units <small>OWNER</small>	820	5,234	7,903
Occupied Housing Units <small>RENTER</small>	1,702	5,658	6,799

HOUSEHOLD INCOME

Income \$0 - \$9,999	295	843	1,046
\$10,000 - \$19,999	469	1,631	1,965
\$20,000 - \$29,999	299	1,144	1,444
\$30,000 - \$39,999	225	859	1,097
\$40,000 - \$49,000	195	940	1,293
\$50,000 - \$59,000	369	1,327	1,681
\$60,000 - \$74,999	272	1,301	1,758
\$75,000 - \$99,999	177	1,146	1,686
\$100,000 - \$124,999	67	686	1,056
\$125,000 - \$149,000	30	243	463
\$150,000+	123	773	1,206
Average Household Income	\$51,314	\$60,552	\$66,950
Per Capita Income	\$21,174	\$25,472	\$27,878

POPULATION TREND	1 MILE	3 MILES	5 MILES
2020	-0.3%	-0.2%	-0.2%
2025	0.2%	0.2%	0.2%
Change 2020 to 2025	+0.5%	+0.4%	+0.4%

HOUSING TREND	1 MILE	2 MILES	5 MILES
2020	-0.2%	-0.2%	-0.2%
2025	0.3%	0.3%	0.2%
Change 2020 to 2025	+0.5%	+0.5%	+0.4%

DAVITA HOPKINSVILLE

FINANCIAL

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BASE RENT SUMMARY

DaVita, Inc. (NYSE: DVA) is a Fortune 500 company and a leading provider of comprehensive kidney care in the United States, delivering dialysis services and care management to patients with chronic kidney disease and end-stage kidney disease.

As of December 31, 2024, DaVita provided dialysis, administrative, and related laboratory services to approximately 200,800 patients through a network of about 2,657 outpatient dialysis centers located across 46 states and the District of Columbia. The company also provided inpatient dialysis services in approximately 760 hospitals nationwide.

PERIOD	ANNUAL BASE RENT	MONTHLY BASE RENT	INCREASE
MAY 2022 - APRIL 2027	\$186,762.58	\$15,563.55	10.00%
MAY 2028 - APRIL 2032	\$205,438.83	\$17,119.90	10.00%



LEASE SUMMARY

7,869 sf
RENTABLE BUILDING AREA

15 yrs
INITIAL LEASE TERM

NNN (LL responsible for roof, structure, and parking lot)
LEASE TYPE

Tenant	DAVITA
Ownership Type	FEE SIMPLE
Year Built	2017
Lease Commencement	APRIL 30, 2017
Lease Expiration	April 29, 2032
Term Remaining	6+ YEARS
Renewal Options	2-5 YEAR OPTIONS
Rent Increases	10% EVERY 5 YEARS



Disclaimer

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