

NAITRI PROPERTIES

MEDICAL OFFICE OFFERING MEMORANDUM

621 McNeil Circle
Thomson, GA 30824



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NAI TRI PROPERTIES

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NAI Tri Properties
5425 Page Road, Suite 100
Durham, NC 27703
triprop.com

EXECUTIVE SUMMARY

NAI Tri Properties is pleased to present for your consideration this fully leased dialysis center located at 621 McNeil Circle, Thomson, GA 30824. The Tenant recently signed a five (5) year extension, showing commitment to continue leasing this property. The lease is corporately guaranteed and has minimal landlord responsibilities.

SALE PRICE:	\$2,152,352
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OFFERING SUMMARY

CAP RATE:	6.00%
NOI:	\$129,141.12
PRICE/SF:	\$330.12/SF
GUARANTOR:	Corporate

BUILDING INFORMATION:

STREET ADDRESS:	621 McNeil Circle Thomson, GA 30824
COUNTY:	McDuffie
BUILDING SIZE:	6,520 SF
LOT SIZE:	1.72 acres
YEAR BUILT:	2012



PROPERTY PROFILE

ADDRESS:	621 McNeil Circle Thomson, GA 30824
SIZE:	6,520 SF
ACRES:	1.72 acres
LEASE EXPIRATION:	JANUARY 1, 2033
REMAINING LEASE TERM:	7.00 Years
ANNUAL ESCALATIONS:	2.75% annually beginning in 2029
LEASE TYPE:	NNN- Parking, Roof, and HVAC subject to Lessee Reimbursement.
RENEWALS:	Two (2), Five (5) year options
PRICE:	\$2,152,352
NOI:	\$129,141.12
CAP RATE:	6.00%
PROPERTY USE & ZONING:	Commercial / OI (Office Institutional)
YEAR BUILT:	2012



An aerial photograph of a property at 621 McNeil Street. The central feature is a large, L-shaped building with a light-colored, corrugated metal roof. The building is surrounded by a paved parking lot. To the north of the building is a long row of parking spaces, with a white van parked in the second space from the left. To the east of the building is another row of parking spaces, with a white car parked in the second space from the left. To the south of the building, three cars (two blue, one white) are parked in a row. To the west of the building, a dark blue car is parked. The property is bordered by a red dashed line. The surrounding area is mostly grass, with some trees and utility poles visible. The text "621 McNeil Street" is overlaid in the center of the building's roof.

621 McNeil Street

LEASE ABSTRACT

TENANT:	DaVita Kidney Care
PREMISES:	6,520 SF
ANNUAL BASE RENT:	\$129,141.12
RENT PER SF:	\$19.81/SF
LEASE COMMENCEMENT:	January 2, 2013
RENEWAL COMMENCEMENT:	January 2, 2028
LEASE EXPIRATION:	January 1, 2033
REMAINING LEASE TERM:	7.00 Years
RENEWAL OPTIONS:	Two (2), Five (5) Year Options
RENT INCREASES:	2.75% annually beginning in 2029 *see rent table on page 8
LEASE TYPE:	Triple Net
USE:	Medical
PARKING LOT:	Tenant shall reimburse on an amortized basis
ROOF & STRUCTURE:	Tenant shall reimburse Landlord up to \$1,000 for repairs. Tenant to reimburse Landlord for replacement on amortized basis.
REPAIRS & MAINTENANCE:	Tenant's responsibility
HVAC:	Tenant shall reimburse on an amortized basis
UTILITIES:	Tenant's responsibility
GUARANTOR:	Corporate



TENANT OVERVIEW



All leases are corporately guaranteed by Davita Kidney Care.

Founded in 1992, Davita Kidney Care is the largest provider of dialysis services in the United States. The company provides integrated dialysis care and health care management for an ever increasing patient population. Davita uniquely caters to patients with chronic kidney failure and end-stage renal disease (ESDR.) Patients receive care through a network of outpatient dialysis centers and related laboratory services.

Listed on the New York Stock Exchange (NYSE: DVA) Davita has a network of 2,675 outpatient centers in the United States, serving more than 200,000 patients. Davita also operates 367 outpatient centers in 11 other countries serving an additional 50,000 patients. Davita is currently ranked 341st on the Fortune 500 and is continuing to open new locations, expanding throughout the United States.

Davita reported over twelve billion dollars in revenue in 2023 which was a 23.4% increase from the prior year and as of January 2025 they had a market cap of **fourteen and a half billion dollars**. The majority of Davita's income (approximately two thirds) comes from government reimbursement programs (primarily Medicare) and the remainder comes from private, commercial insurance.

RENT SCHEDULE

REMAINING INITIAL TERM

DATES	PRICE/SF	MONTHLY RENT	ANNUAL RENT
1/2/2025-1/1/2026	\$19.81	\$10,761.76	\$129,141.12
1/2/2026-1/1/2027	\$19.81	\$10,761.76	\$96,855.84*
1/2/2027-1/1/2028	\$19.81	\$10,761.76	\$129,141.12

RENEWAL TERM

DATES	PRICE/SF	MONTHLY RENT	ANNUAL RENT
1/2/2028-1/1/2029	\$19.50	\$10,595.00	\$127,140.00
1/2/2029-1/1/2030	\$20.04	\$10,886.36	\$130,636.35**
1/2/2030-1/1/2031	\$20.59	\$11,185.74	\$134,228.25
1/2/2031-1/1/2032	\$21.15	\$11,493.35	\$137,920.14
1/2/2032-1/1/2033	\$21.74	\$11,809.41	\$141,712.95

TOTALS/ AVERAGES	\$20.32	\$11,040.61	\$1,026,776.38
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*FIRST THREE MONTHS OF BASE RENT IN YEAR FOURTEEN (1/2/2026-1/1/2027) ARE ABATED

**BASE RENT ESCALATES 2.75% ANNUALLY STARTING IN YEAR TWO (1/2/2029-1/1/2030) OF RENEWAL TERM.



DOWNTOWN THOMSON - - - - ->

LOCATION

Located about an hour from Augusta and nestled in the heart of Georgia's McDuffie County, Thomson is a quintessential small, southern town.

This Davita center is located in the western part of the town and is five and a half miles from Piedmont-McDuffie Hospital (part of the Piedmont Healthcare system), a 25 bed medical center that provides twenty-four hours emergency care. The hospital provides services to all of McDuffie county and provides care to over 20,000 residents.

Thomson is home to over thirty manufacturing and distribution companies and is projected to grow fifteen percent over the next ten years.



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
KEY FACTS			
Population	2,071	10,379	14,028
Average Household Size	2.5	2.5	2.5
Median Age	45.2	40.6	41.1
Median Household Income	\$61,283	\$54,613	\$55,107
Median Net Worth	\$143,870	\$109,204	\$123,530
EDUCATION			
Bachelor's/Grad/Prof Degree	18%	20%	21%
Some College	31%	23%	24%
High School Graduate	44%	44%	41%
No High School Diploma	7%	13%	13%
EMPLOYMENT			
Unemployment Rate	7.8%	7.2%	7.0%
White Collar	58%	53%	53%
Blue Collar	29%	29%	30%
Services	13%	17%	17%
BUSINESS			
Total Businesses	169	492	610
Total Employees	2,742	5,835	7,120





30 Miles

Thomson

Augusta

Lincolnton

Edgefield

Washington

Modoc

Aiken

Norwood

Thomson

Appling

Evans

Belvedere

Gloversville

Warrenton

Harlem

Grovetown

Augusta

New Ellenton

Fort Eisenhower

Richmond

Jackson

Hephzibah

Mitchell

Gibson

Wrens

Girard

Warthen

Jefferson

Vidette

Waynesboro

Burke

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