

SINGLE TENANT NET LEASED INVESTMENT OFFERING

Davita Hopkinsville

115 N. Virginia Street, Hopkinsville, KY



DAVITA HOPKINSVILLE

CONTENTS

Executive Summary	03
Tenant Overview	05
Property Features	05
Financial	18

NALFortis 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

Location **08**

Floor Plan **11**

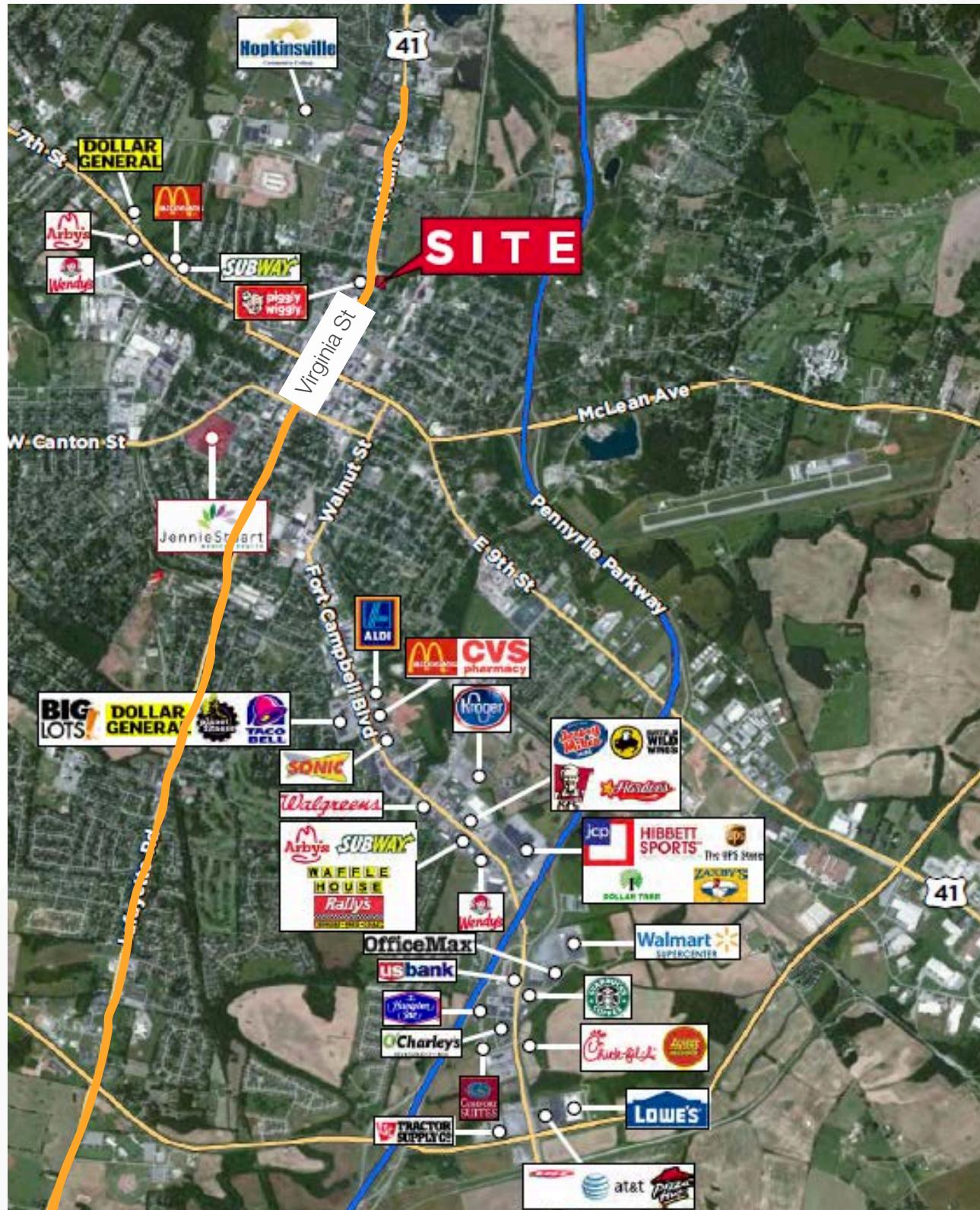
Demographics **12**



DAVITA HOPKINSVILLE
LOCATION



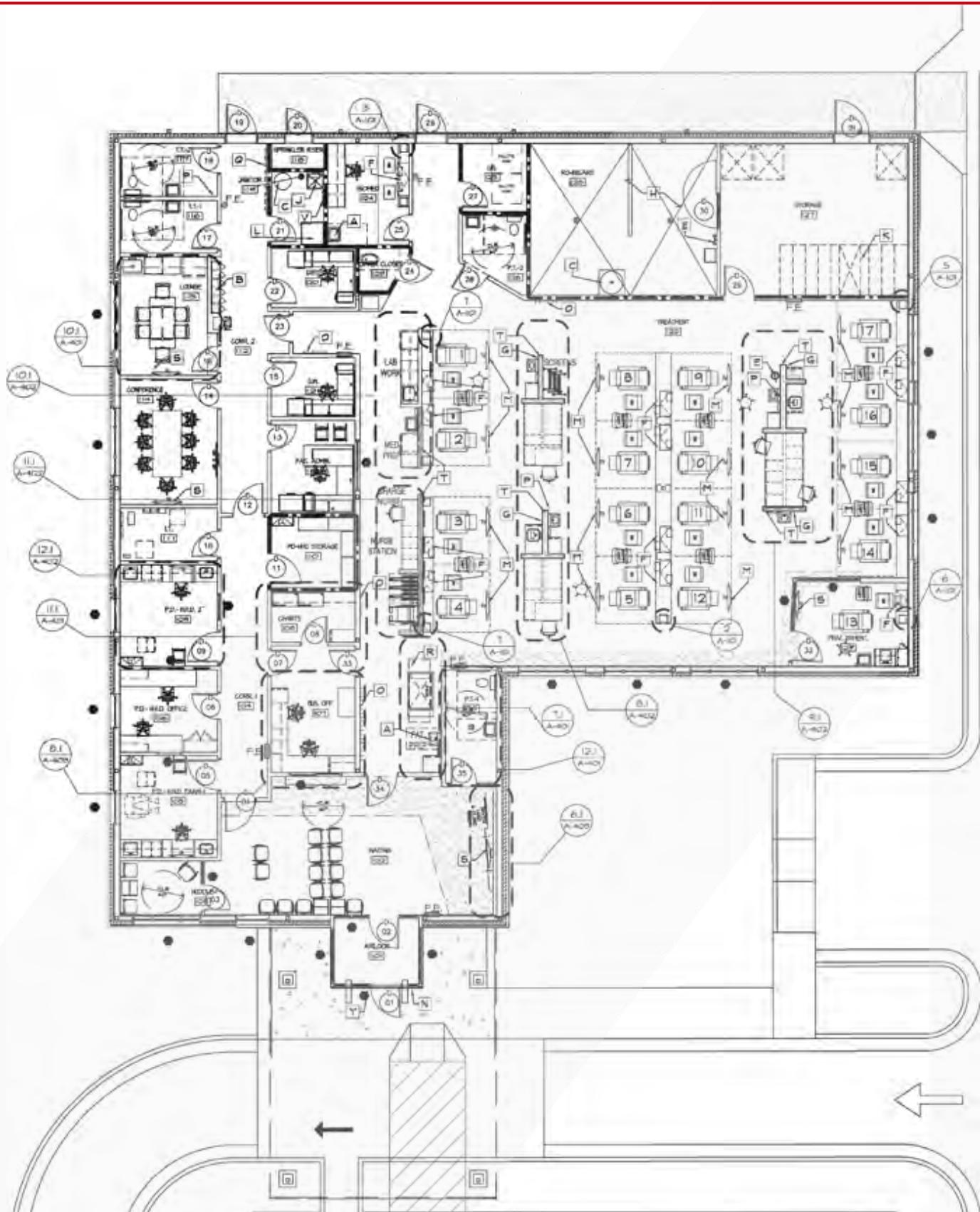
DAVITA HOPKINSVILLE
LOCATION



HOPKINSVILLE LOCAL AERIAL



DAVITA HOPKINSVILLE
FLOOR PLANS



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

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

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%

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

DAVITA HOPKINSVILLE

FINANCIAL

Financial Summary

19



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
YEAR 9-10:	\$186,762.58	\$15,563.55	10.00%
YEAR 11-15	\$205,438.83	\$17,119.90	10.00%



LEASE SUMMARY

\$3,012,300	PURCHASE PRICE
6.20%	CAP RATE
7,869 sf	RENTABLE BUILDING AREA
15 yrs	INITIAL LEASE TERM
NNN (LL responsible for roof, structure, and parking lot)	LEASE TYPE
DAVITA	Tenant
FEE SIMPLE	Ownership Type
2017	Year Built
APRIL 30, 2017	Lease Commencement
April 29, 2032	Lease Expiration
6+ YEARS	Term Remaining
2-5 YEAR OPTIONS	Renewal Options
10% EVERY 5 YEARS	Rent Increases



Disclaimer

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