

750 PALANI

Honolulu, Hawaii

www.750PalaniAvenue.com



\$6,200,000
ASKING PRICE



\$695/SF
PRICE/BUILDING SF



7.03%
CAP RATE

The Offering

CBRE Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in a single tenant absolute net lease at 750 Palani Avenue ("the Property") located on Oahu in the urban Kapiolani Submarket, Hawaii.

The Property consists of approximately .25 acres of B-2 zoned land and a two-story elevator served concrete tilt up building that is 100% leased to USRC Kapahulu LLC and guaranteed by U.S. Renal Care Inc, its parent company.

U.S. Renal Care ("Company") serves more than 26,000 patients across 32 States and in more than 400 facilities providing in-center and home dialysis. In 2015 DSI Renal, the third largest company in this space, merged with the Company. In 2019 the Company developed a partnership with an investor group including Bain Capital Private Equity, Summit Partners and Revelstoke Capital Partners. Currently the Company has 16-locations throughout the State of Hawaii.

The Property



LAND AREA
10,800 sf



BUILDING AREA
8,925 sf



TMK
1-2-7-34-22



ZONING
B-2
(Community Business District)



YEAR BUILT
1993



FLOORS
(2) Two
(Elevator Served)



PARKING
Twenty-Seven (27)
Covered
Parking Stalls



FLOOD ZONE
X - Beyond 500 Year
Flood Plain



SMA
Not in SMA



LARGE
Elevator cab to accommodate gurneys

Investment Highlights

- A fee simple single tenant absolute net lease medical outpatient and specialty dialysis treatment center in Honolulu, Hawaii
- Established mission critical business, U.S. Renal Care has 16-locations throughout the State of Hawaii.
- Exceptional credit and owned by global private equity firm, Bain Capital Private Equity
- Stable, absolute triple net lease structure that includes 3% annual rent increases
- Low-to-no maintenance investment opportunity ideal for a 1031 Exchange
- Tenant has invested substantial money into its FF&E and has improved the premises to meet required safety & quality standards



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OFFERING MEMORANDUM**

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