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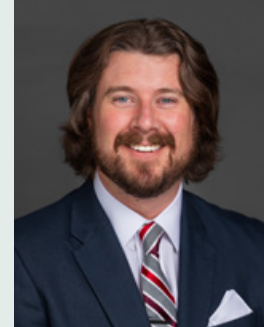
EMBREE
CAPITAL MARKETS

DaVita Dialysis
413B US-59 | Atlanta, TX 75551

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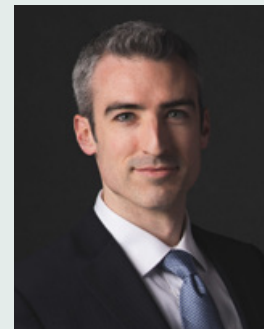


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PRESIDENT

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EXECUTIVE SUMMARY

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PROPERTY & LEASE DETAILS

Offering Overview

Embree Group is pleased to offer for sale a unique net-leased dialysis clinic leased to Total Renal Care, Inc. with the parent company DaVita Healthcare Partners, Inc. (corporate) as guarantor. This is an opportunity for an investor to acquire a well-established dialysis center newly built in 2014 for DaVita as a build-to-suit. The tenant currently has over 5 years of lease term remaining that includes 10% increases every five years. This location originally operated 7 stations with hours of operation from 5:45AM to 4:30PM Monday through Saturday, the tenant recently increased the number of stations to 12 and currently maintains the same hours of operation. The subject property currently has a 4-star rating from Medicare.



PURCHASE PRICE

\$2,050,000



CAP RATE

7.25%



NET OPERATING INCOME

\$148,446



LEASE TYPE

DOUBLE NET

THE OFFERING

Address	413B US 59, Atlanta TX 75551
Tenant	Total Rental Care, Inc.
Guarantor	DaVita Healthcare Partners, Inc.

SITE DESCRIPTION

Building SF	Approx. 6,342 Sq. Ft.
Lot Size	Approx. 0.86 Acres

INVESTMENT SUMMARY

Asset Class	Single- Tenant, Medical Office
Rent Commencement	February 15, 2014
Lease Expiration	February 14, 2029
Term Remaining	~5 Years
Lease Type	NN (Roof, Structure, & Parking Lot)
Lease Escalations	10% Every Five Years
Renewal Options	Two, 5-Year

KEY HIGHLIGHTS

- 2014 Build-To-Suit for Tenant
- New HVAC Installed August 2023
- Patient Demand Required Increasing Stations from 7 to 12
- Patient Demand Required Adding a 2nd Shift

AREA OVERVIEW

Atlanta, TX

Atlanta, TX is a vibrant and growing community located in Cass County in the northeastern corner of Texas, offers a prime location for commercial real estate investment. With a population of approximately 5,700 people, Atlanta is strategically located in the northeastern corner of Texas, providing easy access to both the Texarkana and Shreveport, LA markets.

The downtown area of Atlanta offers an attractive mix of retail and commercial properties, with a variety of locally owned shops, restaurants, businesses, and historical buildings. The Cass County Courthouse, built in 1914, serves as a historical centerpiece for the area and draws visitors from across the region.

The surrounding area provides a diverse range of investment opportunities, including land suitable for new commercial development, industrial properties, and office buildings. Atlanta is also home to several large employers, including the Red River Army Depot, which provides a steady source of jobs and economic growth for the community.

Atlanta, TX boasts a pro-business climate, with low taxes, a skilled workforce, and a supportive local government. As a result, it's an ideal location for investors looking to capitalize on the growing economic opportunities in the region. Overall, Atlanta, TX is a delightful place to live, work, and visit. With a friendly community, beautiful surroundings, and plenty of activities to enjoy, it's no wonder why so many people choose to call Atlanta home.



COMPANY OVERVIEW



Investment Summary

Company Type	DaVita Inc. (NYSE:DVA)
Credit Rating (S&P)	BB
No. of Locations	2,664+
No. of Employees	77,000+
Headquartered	Denver, Colorado
Website	www.DaVita.com
Net Income	\$296.7 Million
Total Assets	\$18.5 Billion

Overview

DaVita Inc., a Fortune 500 company, is the parent company of DaVita Kidney Care and HealthCare Partners. DaVita Kidney Care is a leading provider of kidney care in the United States, delivering dialysis services to patients with chronic kidney failure and end stage renal disease. DaVita Kidney Care consistently differentiates itself from other kidney care companies and surpasses national averages for clinical outcomes. Through its Kidney Care division, the firm is one of the US' largest providers of dialysis, providing administrative services to more than 2,200 outpatient centers across the US; it serves some 180,000 patients. The company also offers home-based dialysis services, as well as inpatient dialysis in about 900 hospitals. It operates two clinical laboratories that specialize in routine testing of dialysis patients and serve the company's network of clinics. Subsidiary HealthCare Partners (HCP) operates primary care clinics and physician practices in several states.

Strategy

While DaVita has primarily grown through acquisitions over the years, it also expands its operations through joint ventures and partnerships. In 2015 DaVita merged two of its business units - DaVita Clinical Research and HealthCare Partners Clinical Research - to further expand its extensive clinical research and data analytics services, specifically in patients with chronic kidney disease and end stage renal disease, as well as primary care and chronic disease patients treated in an integrated care organization. A long-

term strategy to expand into overseas markets for growth is in play. Through acquisitions and partnerships, DaVita was able to enter the Chinese, Brazilian and Saudi Arabian markets in 2015.

Geographic Reach

California, Florida, and Texas are home to about 30% of all DaVita dialysis centers, though the firm has locations in more than 45 US states and Washington, DC. Nearly all of the company's outpatient dialysis centers are either wholly owned or majority-owned by DaVita. Currently, the company's international operations comprise a small fraction of its total business at 118 outpatient dialysis centers in 10 countries. The company has established a presence in select international markets, including Europe, Latin America, the Middle East, and the Asia/Pacific region. Colombia, Germany, India, and Malaysia together account for more than 70% of DaVita's outpatient dialysis centers outside of the US.

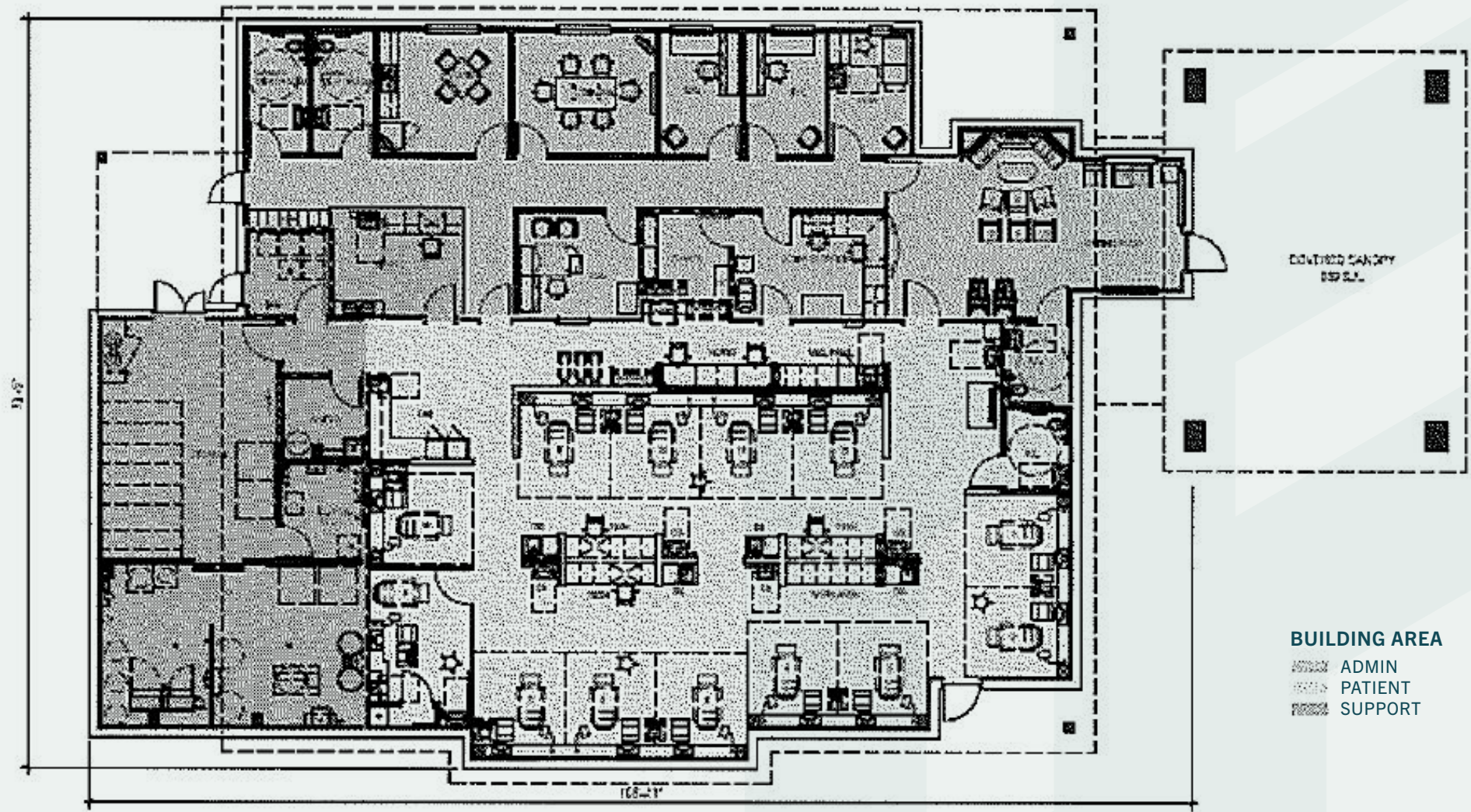
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MAPS & AERIALS

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FLOOR PLAN



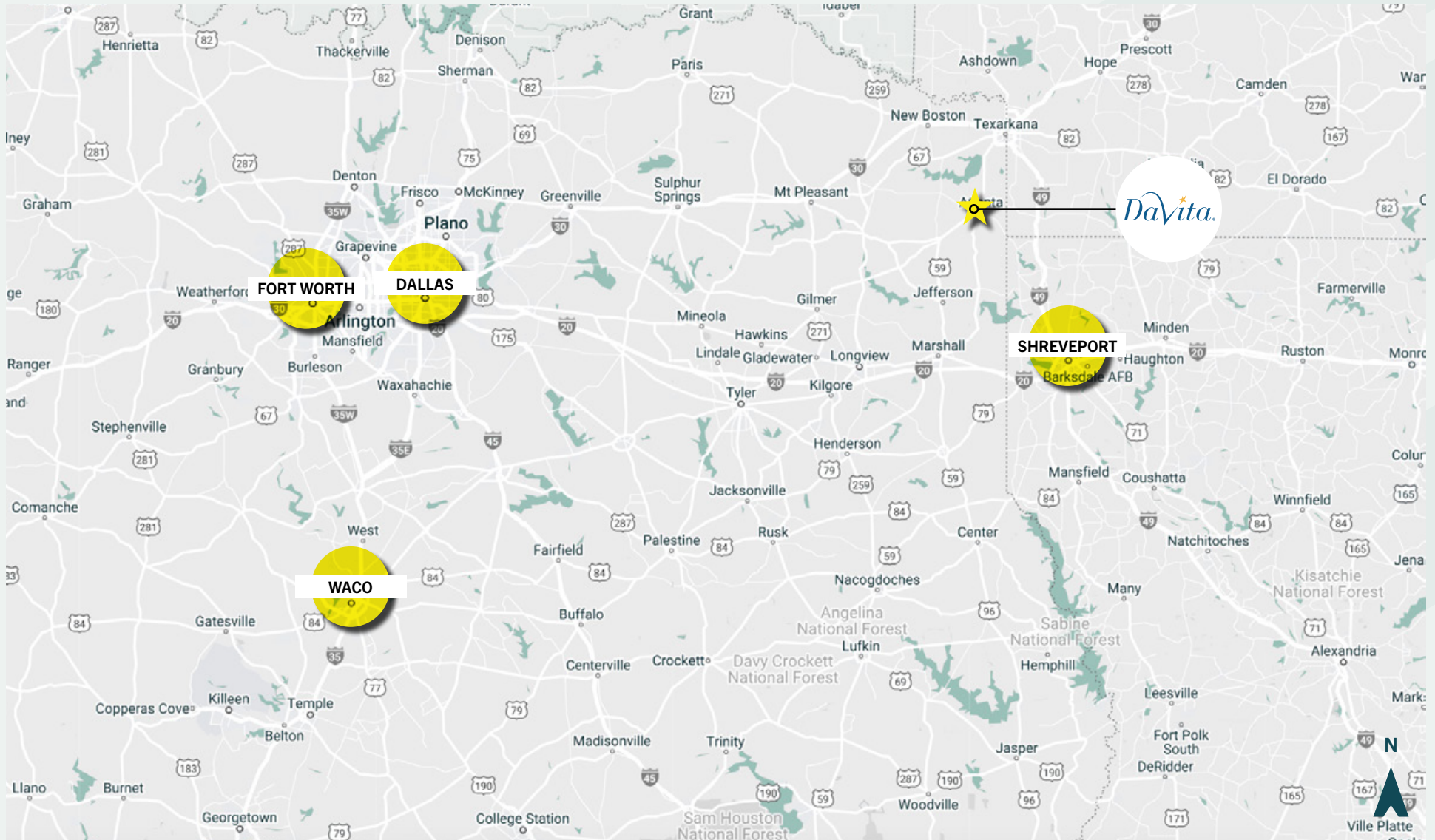
SURROUNDING AERIAL



MIDRANGE AERIAL



LOCAL CONTEXT



DALLAS (153 MILES); FORT WORTH. (184 MILES); WACO (204 MILES); SHREVEPORT (49 MILES)

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ANALYTICS

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DEMOGRAPHIC ANALYSIS



POPULATION	3 MILE	5 MILES	10 MILES
2027 Projection	7,554	9,977	16,792
2022 Estimate	7,581	9,988	16,751

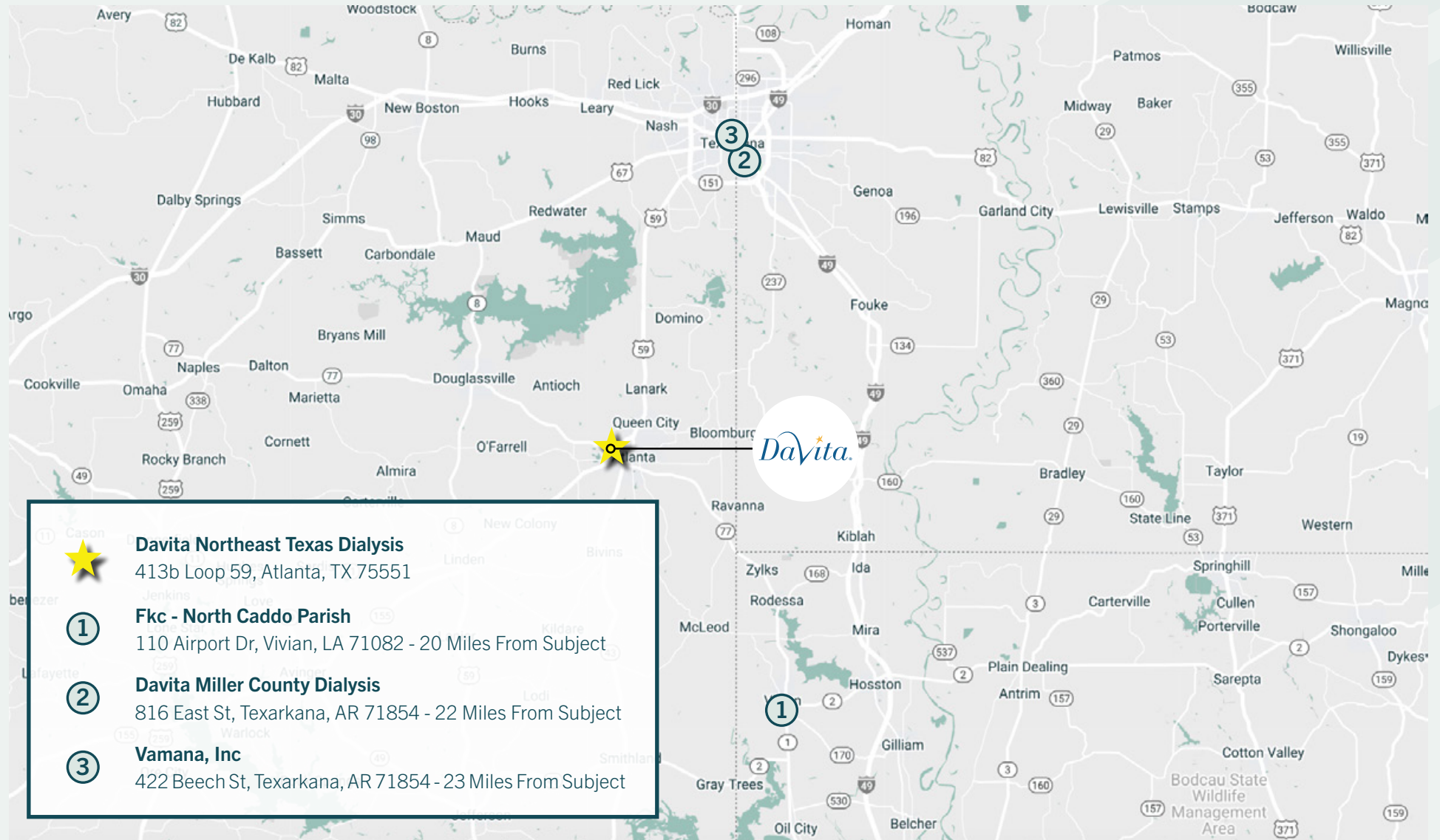


HOUSEHOLDS			
2027 Projection	3,046	4,013	6,796
2022 Estimate	3,056	4,017	6,780



AVG. HOUSEHOLD INCOME			
Average Household Income	\$60,867	\$63,465	\$66,328
Less than \$25,000	836	1,045	1,709
\$25,000 - \$50,000	837	1,022	1,651
\$50,000 - \$75,000	551	708	1,170
\$75,000 - \$100,000	345	540	922
\$100,000 - \$125,000	206	319	609
\$125,000 - \$150,000	71	105	223
\$150,000 - \$200,000	145	193	309
More than \$200,000	64	86	186

COMPETITION MAP



ABOUT EMBREE GROUP

Embree Group provides nationwide turnkey real estate services, specializing in build-to-suit development, design/build, general construction, program management, and capital markets for specialty retail, financial, automotive, restaurant, healthcare and senior living facilities. Embree's fully integrated, in-house services allow us to become an extension of the client's organization. Since 1979, Embree's foundation has been built on developing tailored programs for 350+ national clients. The firm is headquartered near Austin, Texas, with regional offices located in Phoenix, AZ and the Dallas-Fort Worth area. Over the past 43 years, Embree's executive team has developed, built, or transacted more than 15,000 assets in all 50 states, Puerto Rico, and Canada with a total market value in excess of \$14 billion.

Contact Details

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