

**3000+ OUTPATIENT
DIALYSIS CENTERS
GLOBALLY**

**MODIFIED TRIPLE
NET LEASE**



**CORPORATE
GUARANTEE**

**250,000 PATIENTS
GLOBALLY**



**PUBLICLY TRADED COMPANY (DVA)
\$13 BILLION IN SALES (2023)**



Actual Site

1625 UNITY WAY NW | WINTER HAVEN, FL | 33881

DAVITA DIALYSIS | WINTER HAVEN, FL (LAKELAND MSA)

VALU NET
LEASE
PARTNERS[®]

VALUE NET
LEASE
PARTNERS[®]

EXCLUSIVELY MARKETED DAVITA DIALYSIS (WINTER HAVEN, FL)



In Association with ParaSell, Inc. | A Licensed Florida Broker #CQ1059597

LEAD CONTACT

Nick Cartus

Value Net Lease
D: (949) 332-2069
Nick@valuenetlease.com
CA License # 02149489

Neil Naran

Value Net Lease
D: (949) 332-2068
Neil@valuenetlease.com
CA License # 02025512

BROKER OF RECORD

Scott Reid

ParaSell, Inc.
D: (949) 942-6585
Broker@parasellinc.com
FL License # BK3457599



Actual Site

INVESTMENT HIGHLIGHTS

DAVITA DIALYSIS (WINTER HAVEN, FL)



DAVITA, INC. (NYSE: DVA) | MORE THAN 3,000 CENTERS GLOBALLY

- DaVita Kidney Care is headquartered in Denver, CO.
- Corporate Guarantee | DaVita, Inc. (NYSE: DVA) is a publicly traded company that has strong financial fundamentals that demonstrate a recession proof business model.
- DaVita Kidney Care provides services in over 3,000 outpatient dialysis centers located in the US and abroad, serving over 250,000 patients.
- Warren Buffet's Berkshire Hathaway owns 36.1 Million Shares of DaVita, making them the largest shareholder at 41%.
- The offering provides an investor with the opportunity to acquire a property with a national medical tenant with an outstanding business model.

STRONG DEMOGRAPHICS | THRIVING CENTRAL FLORIDA LOCATION

- Traffic counts of (28,742+ VPD Intersection) per day along 6th Street NW & Ave M NW N (0.26 miles away).
- The subject property's location benefits from a strong demographic profile in which the total population counts exceed 56,464 (3 Mile radius) and 115,667 (5 Mile Radius). In 2023, households earned an average of \$65,000 (5 Mile Radius).
- Nearby Winter Haven Hospital is a 527 bed facility and is the 4th largest private sector employer in Polk County with 2,5000 employees.
- Nearby LEGOLAND Florida is a vacation destination in Winter Haven and the resort itself features 50 rides, shows, attractions that are featured in the park and receives 1.5 Million visitors annually.

MODIFIED TRIPLE NET LEASE (NNN) LEASE INVESTMENT | LIMITED LANDLORD RESPONSIBILITIES | MAJOR CAPITAL IMPROVEMENTS

- Limited Landlord Responsibilities – Landlord responsible only for structural elements of the roof and the replacement of the structure.
- 6 Years Remaining on the Current Lease with additional options, Provides Longterm Control of this property.
- Approximately \$400,000+ in renovations completed in April 2015, including upgrades to plumbing and electrical systems, new flooring, interior painting, ceiling tiles, doors, cabinetry, firewall sealant, A/C grilles, and HVAC duct detectors.
- The Lease Features Attractive Rental Increase of 10% Every 5 Years.
- Recent updates include a roof replacement in 2022, along with exterior painting and new signage in 2024.

CORPORATE GUARANTEE | STRONG FINANCIALS

- Lease is guaranteed by the corporate entity DaVita Inc. NYSE: DVA | Publicly traded backed lease allows for financial transparency along with enhanced credit for better lending options.
- Opportunity to own an "Essential Business" Investment provides unparalleled stability versus others outside the healthcare sector who are challenged to maintain cash flow in a variety of economic environments.

FINANCIAL SUMMARY

DAVITA DIALYSIS (WINTER HAVEN, FL)



PRICING SUMMARY

Property Name	DaVita Dialysis
Property Address	1625 Unity Way NW Winter Haven, FL 33881
Price	\$2,000,000
CAP Rate	7.00%
Initial NOI/Rent	\$140,580
Year Built/Renovated	1996/2024
Approx. Building Size:	6,416 SF
Approx. Lot Size	0.81 AC

LOAN QUOTE

Loan to Value	60%
Equity	\$800,000
Debt	\$1,200,000
Amortization	30 Years
Interest Rate	6.1%

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	7,888	56,464	115,667
Total Households	3,424	22,907	42,831
Household Income	\$57,967	\$59,545	\$64,309

LEASE SUMMARY

Tenant	DaVita Dialysis
Guarantee	Corporate (***) Ask Broker for Details)
Lease Type	Modified Triple Net (NNN)
Lease Commencement	Nov 2016
Lease Expiration	Dec 2031
Original Term	15 Years
Option Term	Two 5-Year Options
Increases	10% Every 5 Years
Landlord Responsibilities	Roof Structure, Building Structure
Tenant Responsibilities	Insurance, Maintenance, Taxes
Lease Term Remaining	6.5 Years Left



RENT SCHEDULE

DAVITA DIALYSIS (WINTER HAVEN, FL)



INITIAL TERM

Term	Year	Rent Per Year	Rent Per Month	Increase
Initial	1	\$127,800	\$10,650	
Initial	2	\$127,800	\$10,650	
Initial	3	\$127,800	\$10,650	
Initial	4	\$127,800	\$10,650	
Initial	5	\$127,800	\$10,650	
Initial	6	\$140,580	\$11,715	10.00%
Initial	7	\$140,580	\$11,715	
Initial	8	\$140,580	\$11,715	
Initial	9	\$140,580	\$11,715	
Initial	10	\$140,580	\$11,715	
Initial	11	\$154,638	\$12,887	10.00%
Initial	12	\$154,638	\$12,887	
Initial	13	\$154,638	\$12,887	
Initial	14	\$154,638	\$12,887	
Initial	15	\$154,638	\$12,887	

OPTION TERM

Term	Year	Rent Per Year	Rent Per Month	Increase
Option 1	16	\$170,102	\$14,175	10.00%
Option 1	17	\$170,102	\$14,175	
Option 1	18	\$170,102	\$14,175	
Option 1	19	\$170,102	\$14,175	
Option 1	20	\$170,102	\$14,175	
Option 2	21	\$187,112	\$15,593	10.00%
Option 2	22	\$187,112	\$15,593	
Option 2	23	\$187,112	\$15,593	
Option 2	24	\$187,112	\$15,593	
Option 2	25	\$187,112	\$15,593	

AERIAL MAP

DAVITA DIALYSIS (WINTER HAVEN, FL)



VALU NET LEASE PARTNERS[®]

AERIAL MAP

DAVITA DIALYSIS (WINTER HAVEN, FL)



25,000 Cars Per Day

AERIAL MAP

DAVITA DIALYSIS (WINTER HAVEN, FL)



SATELLITE MAP

DAVITA DIALYSIS (WINTER HAVEN, FL)





Davita®

TENANT AND GUARANTEE SUMMARY

DAVITA DIALYSIS (WINTER HAVEN, FL)



TENANT:

DAVITA KIDNEY CARE (NYSE: DVA)

TENANT HEADQUARTERS:

DENVER, CO

GUARANTEE:

CORPORATE

TOTAL CENTERS:

3,000+ LOCATIONS

DESCRIPTION OF DAVITA DIALYSIS

- DaVita Inc, a Fortune 500 company is the parent company of DaVita Kidney Care and Health Partners, a DaVita Medical Group.
- 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 operates and provides administrative services in over 3,000 outpatient dialysis centers located in the United States and abroad and serves approximately 250,000 patients.
- The company provides acute in patient dialysis services averaging over 1.3 Million annual procedures in approximately 900 hospitals and related laboratory services in the US and abroad.
- Public company that trades under the name DVA. Employees 70,000+ people across the US and abroad. Credit Rating of BB (S&P).



Downtown Winter Haven, FL



Legoland, Winter Haven, FL

WINTER HAVEN, FL

Nestled in the heart of Central Florida, Winter Haven is a vibrant and charming city known for its picturesque lakes, family-friendly attractions, and rich history. Situated between Tampa and Orlando, Winter Haven offers residents and visitors a perfect balance of small-town charm and modern amenities.

One of the city's most notable features is its Chain of Lakes, a series of interconnected lakes that dot the landscape, providing stunning views and abundant recreational opportunities. Residents and visitors alike enjoy boating, fishing, water skiing, and kayaking on these pristine bodies of water. The Chain of Lakes also serves as a habitat for diverse wildlife and offers scenic walking trails and parks for outdoor enthusiasts to explore.

Winter Haven is perhaps best known as the home of LEGOLAND Florida Resort, a world-class theme park that delights visitors of all ages. Built on the site of the historic Cypress Gardens, LEGOLAND features thrilling rides, interactive attractions, and elaborate LEGO displays, showcasing the creativity and imagination of the iconic toy bricks. Families flock to the resort year-round to enjoy its whimsical charm and immersive experiences.

Beyond its famed attractions, Winter Haven boasts a thriving downtown area, brimming with locally-owned shops, restaurants, and cultural venues. Historic landmarks, such as the Ritz Theatre and the Grove House Museum, offer glimpses into the city's past, while art galleries and live music venues showcase its vibrant arts scene.

The city's rich history is also evident in its architecture, with many buildings dating back to the early 20th century. Quaint neighborhoods with tree-lined streets and historic homes contribute to Winter Haven's timeless appeal, creating a sense of nostalgia and community pride.

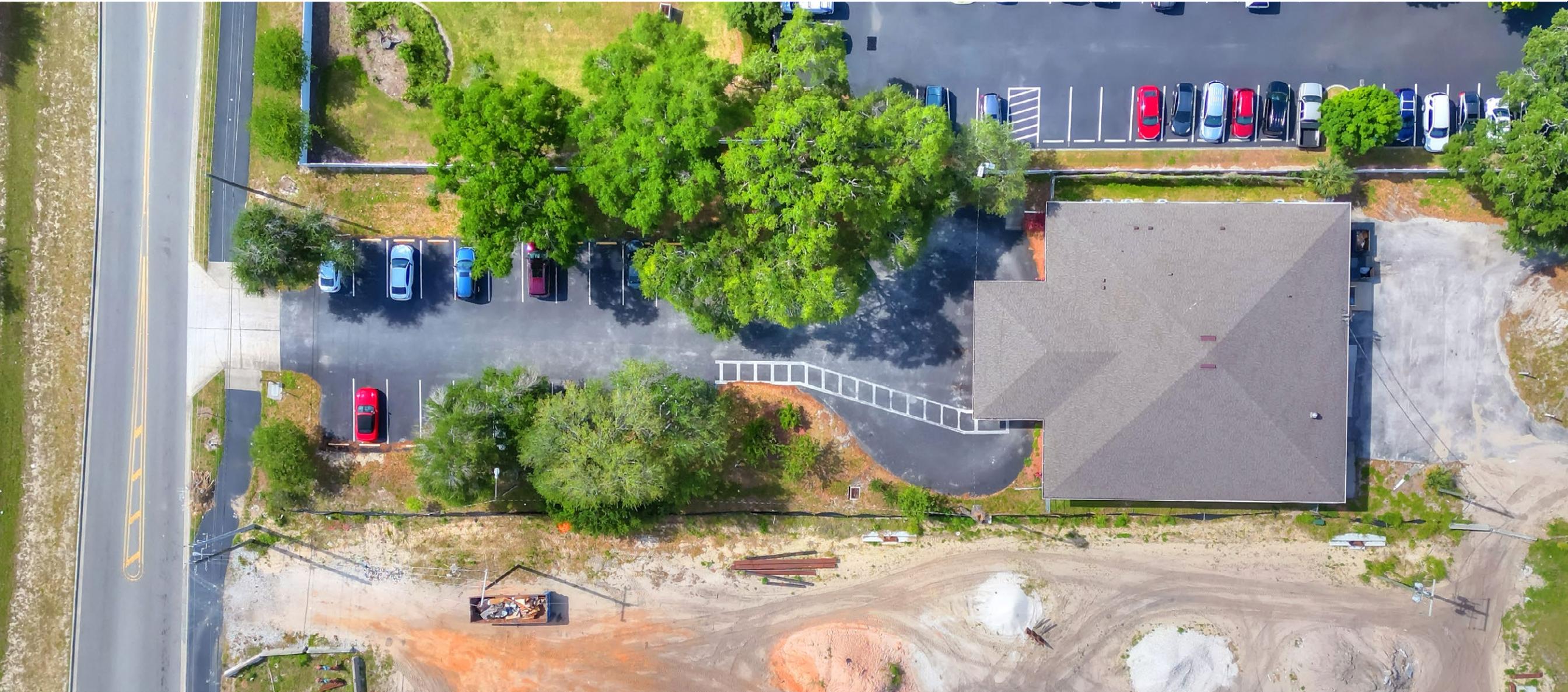
With its mild climate, friendly atmosphere, and abundance of recreational and cultural offerings, Winter Haven is not just a destination—it's a place to call home. Whether you're exploring its scenic lakes, enjoying family-friendly attractions, or immersing yourself in its rich history and culture, Winter Haven offers something for everyone to enjoy.

PROPERTY PHOTO

DAVITA DIALYSIS (WINTER HAVEN, FL)

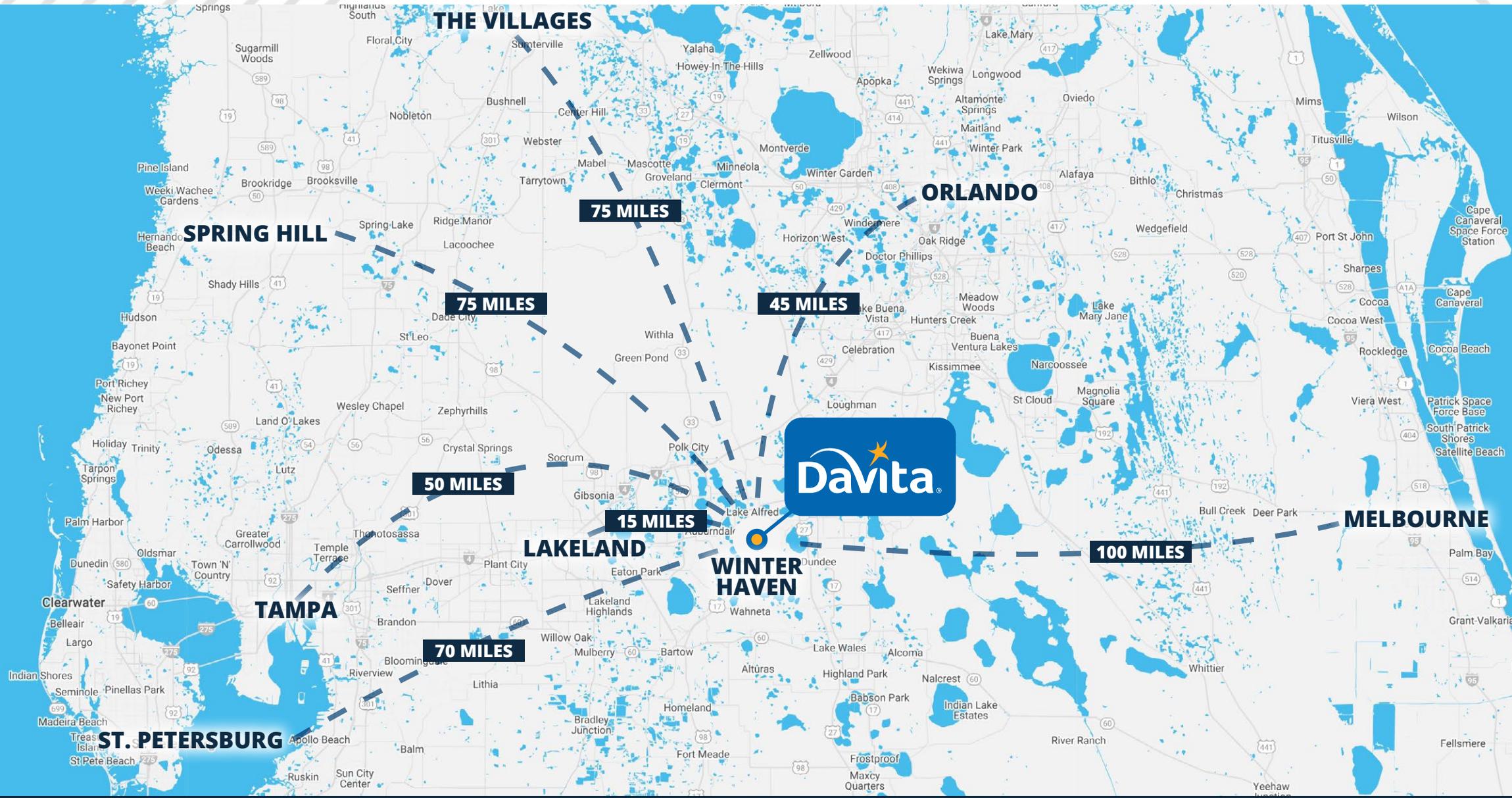


AERIAL PHOTO
DAVITA DIALYSIS (WINTER HAVEN, FL)



REGIONAL MAP

DAVITA DIALYSIS (WINTER HAVEN, FL)



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LEAD CONTACT

Nick Cartus

Value Net Lease
D: (949) 332-2069
Nick@valuenetlease.com
CA License # 02149489

Neil Naran

Value Net Lease
D: (949) 332-2068
Neil@valuenetlease.com
CA License # 02025512

BROKER OF RECORD

Scott Reid

ParaSell, Inc.
D: (949) 942-6585
Broker@parasellinc.com
FL License # BK3457599



SHARED DATABASE

Centralized platform for up to date Off & On Market Properties



BUYER NETWORK

Proprietary and up to date buyer contact list



NATIONAL REACH

Network that sources buyers & sellers coast to coast



COLLABORATIVE CULTURE

Embracing synergy and fostering team work to drive transactions



#1 NET LEASE

Top Ranked Agents in Net Lease Industry



SPECIALIZED IN NET LEASE

Unparalleled Specialty Expertise in Tenant Net Lease Investment



TOOL BOX

Internal "Tool Box" of Proprietary Resources that leverage our clients & agents

