

**Medical Investment Property
FOR SALE**
2494 Second Street
Macon, GA 31206



SALE PRICE: \$1,795,000

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
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georgiacommercialrealestate.net | commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015
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INVESTMENT OVERVIEW

Property Summary

Property Address	2494 Second Street, Macon, GA 31206
Offering Price	\$1,795,000
CAP Rate	6.57%
Schedule - Yr. 1-5:	
Monthly Income	\$9,668.75
Annual Income	\$116,025.00
Total Term Income	\$580,125.00
Net Income	\$541,450.00
Schedule - Yr. 6-10:	
Annual Income	\$127,627.50
Total Term Income	\$638,137.50
Building Size	8,925 SF
Lot Size	1.8 Acres
Year Built	2000
Renovated	2018
Property Type	Dialysis Clinic

Tenant Lease Summary

Tenant Trade Name	Davita Dialysis
Tenant	Total Renal Care
Lease Guarantor	Davita Inc.
Lease Type	NNN
Roof & Structure	Landlord responsible
Original Lease Term	10 years
Increases	10% Every 5 Years
Lease Commencement Date	Estimated 6/1/2018
Lease Expiration Date	Estimated 5/1/2028
Remaining Lease Term	10 Years
Net Operating Income	\$1,179,587.50
Options	Three; 5-Year Renewal Option Periods, Each with a 10% Rent Increase

NOTE: Lease term is 120 months. First 4 months rent is waived in lieu of tenant improvements.

Maintenance Responsibilities

Tenant Responsibility:

- Real Estate Taxes
- Insurance
- CAM

Lessor Responsibility:

Landlord shall, at its sole cost and expense, promptly make any necessary replacements to the roof, roof membrane, roof covering, concrete slab, footings, foundation, structural components, exterior walls, parking areas, sidewalks, driveways, loading areas, exterior doors and windows, flooring (except for floor covering), utility lines not exclusively serving the Premises, sprinkler, HVAC, plumbing and electrical systems of the Building.

Lease Guarantor:

Davita Inc - NYSE-DVA

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TENANT HIGHLIGHTS

- Davita is the world's second largest dialysis provider with over 2,445 out patient clinics based in the United States serving over 194,600± patients.
- They also operate 217 out patient dialysis centers in 11 other countries.
- Davita Dialysis is ranked #181 on the Fortune 500 list for 2017 (10th consecutive year appearing on the list)
- Davita provides dialysis services to patients with chronic kidney failure and end stage renal disease. Their 70,800+ employees provide superior patient care striving to improve patient's quality of life with innovating clinical care.
- Publically traded on the NYSE (under DVA) - 4.7 Billion net worth
- Credit Rated Tenant

INVESTMENT HIGHLIGHTS

- 8,925 sf brick facility on a large 1.8 acre hard corner lot. Second Street at US Hwy 80 (Eisenhower Parkway) in Macon, Georgia.
- Corporate guarantee from Davita Inc.
- 10 year initial term with 10% increases that continue through each of the three, five year renewal option periods
- Long term lease with credit tenant ensures uninterrupted long term secure cash flow
- Macon, Georgia is centrally located 84 miles from Atlanta and 166 miles from Savannah. Interstates I-75, I-16 and I-475 are in close proximity to the property and allow for easy access to the North, South, East and West
- Georgia is a Certificate Of Need (CON) state which limits competition to the marketplace

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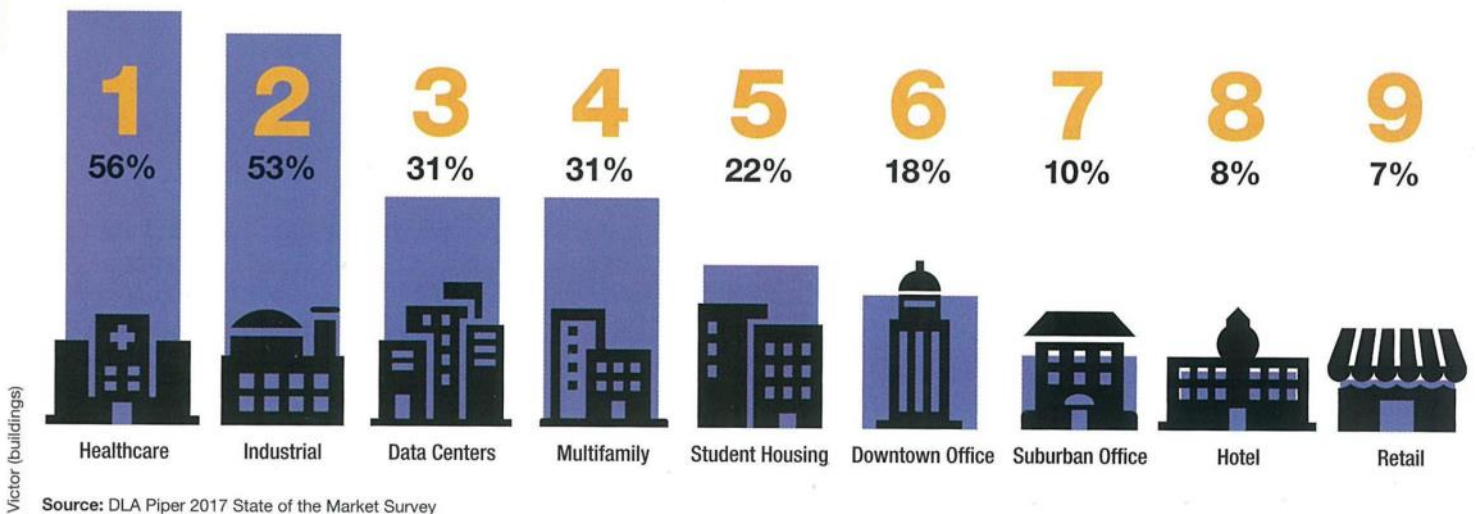
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DEMOGRAPHICS

2017	1 mile	3 mile	5 mile
Population	6,675	40,923	84,162
Avg. Household Income	\$23,234	\$36,409	\$45,375
Median Age	31.6	33.9	33.6

Top CRE Executives Select Best Investment Choices



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January | February 2018 7

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FLOOR PLAN



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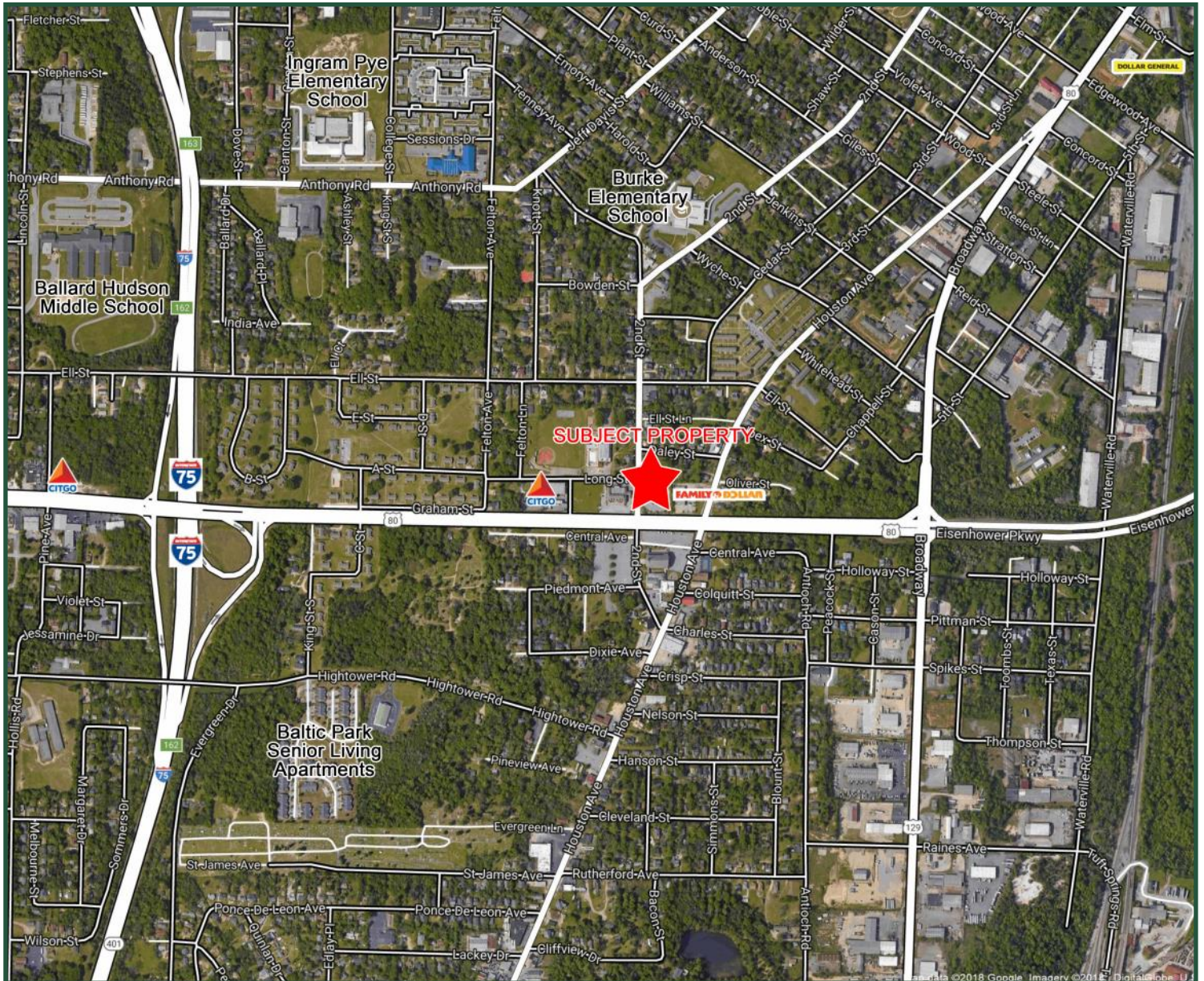
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AERIAL



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REGIONAL MAP



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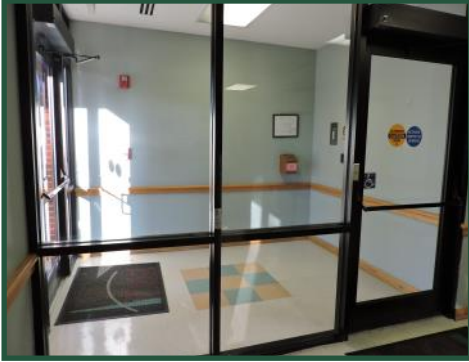
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PHOTOS



Foyer/Entry



Front Lobby



Open Area



Open Area



Office



Training Room



Electrical Panel



Warehouse/Storage

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