

PROPOSAL

Davita Dialysis Center

3208 W 19TH AVE
Kennewick, WA 99337

PRESENTED BY:

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SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|--------------|
| SALE PRICE: | \$2,795,000 |
| LOT SIZE: | 38,656 SF |
| BUILDING SIZE: | 6,839 SF |
| NOI: | \$182,158.00 |
| CAP RATE: | 6.52% |

PROPERTY DESCRIPTION

-Investment Grade Tenant: Nation's leading provider of kidney dialysis services and a Fortune 500 company. S&P Investment Grade Rating of BB. DaVita Inc. 2025 full year Adjusted Operating Income \$2.094 Billion.

-Corporate Guarantee: Lease includes a corporate guarantee from DaVita, Inc.

-Certificate of Need State: Washington is a CON State, which limits competition and prevents an oversupply of dialysis and other medical facilities. CON laws aim to control healthcare costs, prevent unnecessary duplication of services, and ensure quality health care.

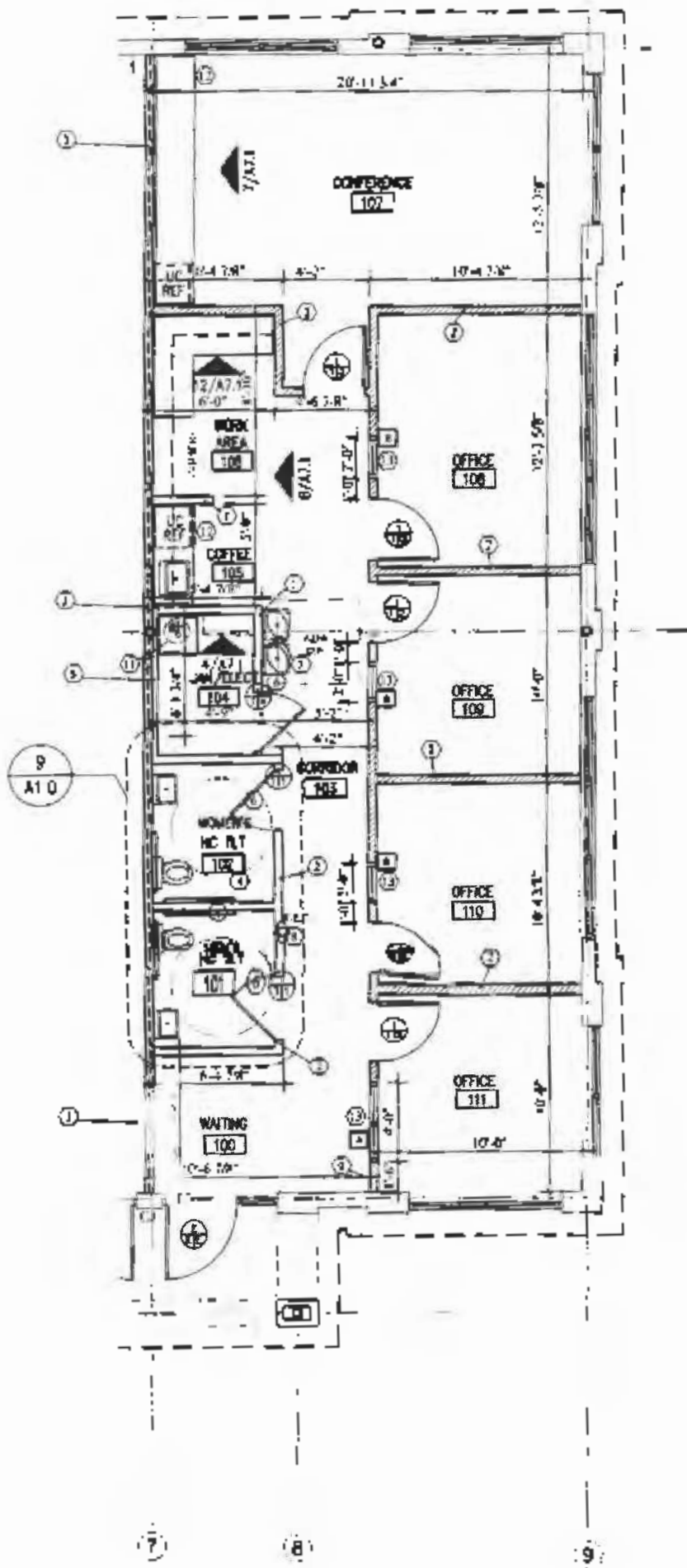
-NNN Lease: Provides passive income with minimal landlord management and Low-Risk asset class.

-Located off Highway 395, a primary regional arterial with very high traffic counts.

-Adjacent to Kadlec Regional Medical Center & Emergency campus, and 2 miles from the new Trios Southridge Hospital.

-Closely situated between many local retail centers such as Walmart, Fred Meyer, Home Depot and many local and national restaurants.

-Lease includes annual rent increases along with extensions.



PROPERTY DESCRIPTION



LOCATION DESCRIPTION

Located in the south-central portion of Washington State, the Tri-Cities of Kennewick, Pasco and Richland are within 225 miles of Seattle and Portland via the Interstate 82. Tri-Cities is a vibrant and rapidly growing region located at the confluence of the Columbia, Snake and Yakima Rivers. The metro is composed of Benton and Franklin counties. Powered by a strong energy sector, advanced research, and world class food and beverage manufacturing, the Tri-Cities is where innovation meets opportunity. The Department of Energy is a driver of the economy, providing high-skill jobs that have contributed to boosting population growth and incomes well above the U.S. level. The Columbia, Yakima and Snake rivers provide an array of recreational activities, while the area's favorable weather and cultural amenities add to the quality of life.

DEPARTMENT OF ENERGY:

The DOE's vast Hanford Site, Battelle/Pacific Northwest National Laboratory, Bechtel National, Energy Northwest and other affiliated programs attract highly skilled engineers, scientists and researchers.

LARGE AGRICULTURAL SECTOR:

Crops including wheat, potatoes, apples, cherries and grapes thrive in the conducive weather. Major employers include Lamb Weston, Tyson Foods, AgriNorthwest, Broetje Orchards.

INSTITUTIONS OF HIGHER LEARNING:

Washington State University Tri-Cities, Columbia Basin College, Tri-Tech Skills Center, Charter College and Heritage University help provide an educated workforce.

-Hanford clean-up - \$2.4 billion budget (current fiscal year) approved by federal government will fuel the Tri-Cities economy for years to come.

-The DOE, along with partners and contractors including Battelle, Bechtel National, Washington River Protection Solutions, Mission Support Alliance and CH2M, provide more than 13,000 area jobs.

**TRIOS
HOSPITAL**

WALMART

HOME DEPOT



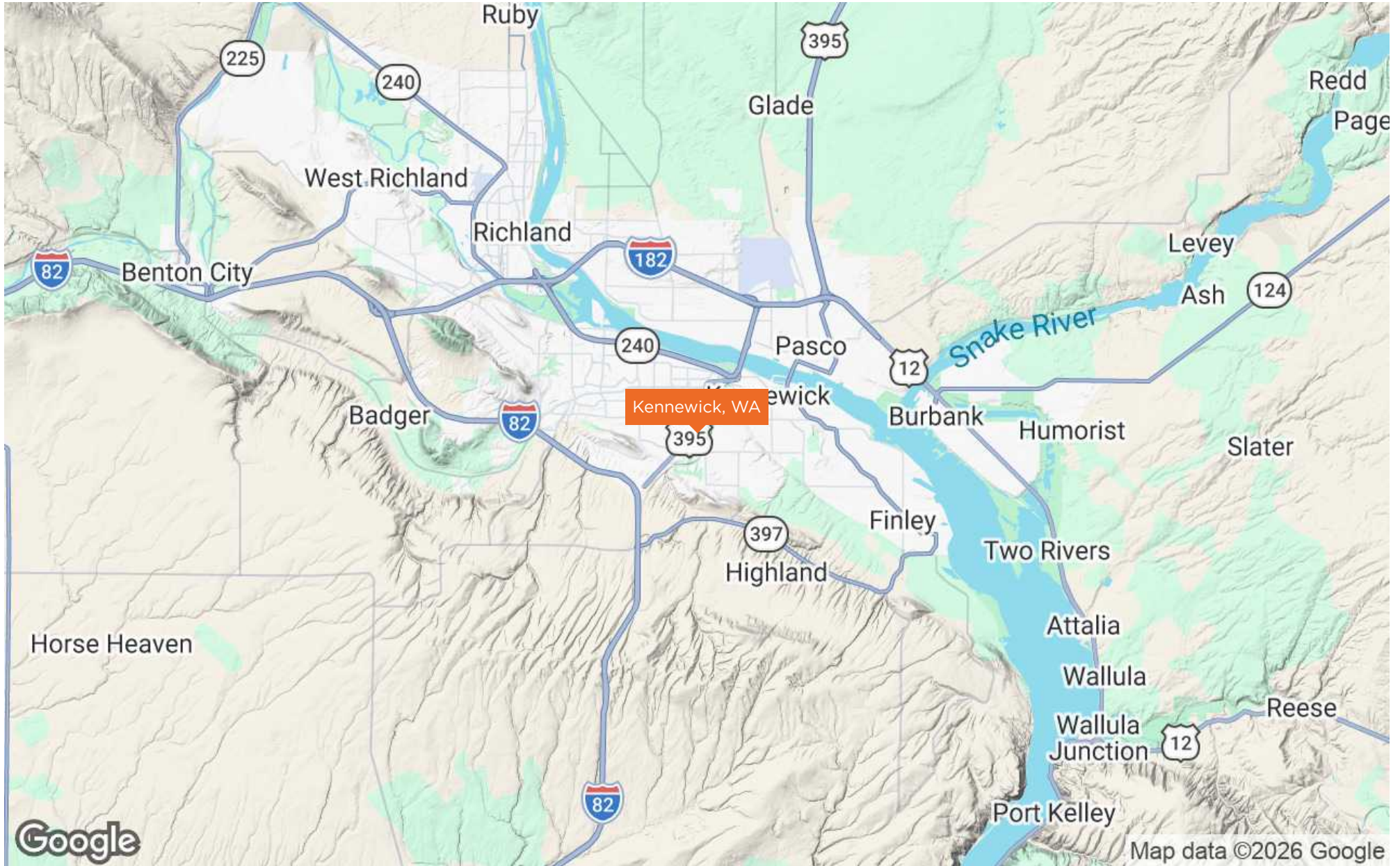
SECTION 2

Location Information

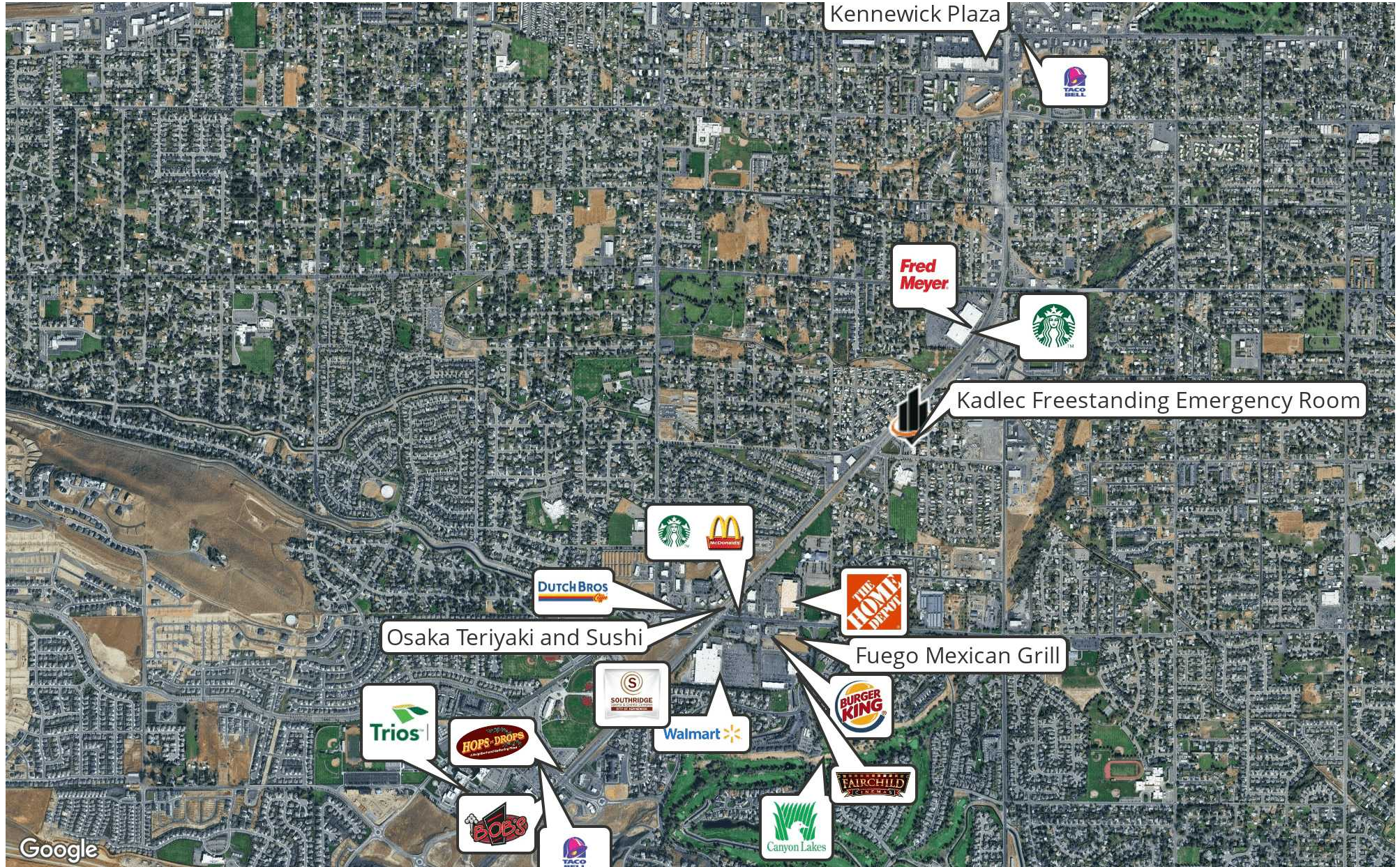


**KADELCO
FREESTANDING ER**

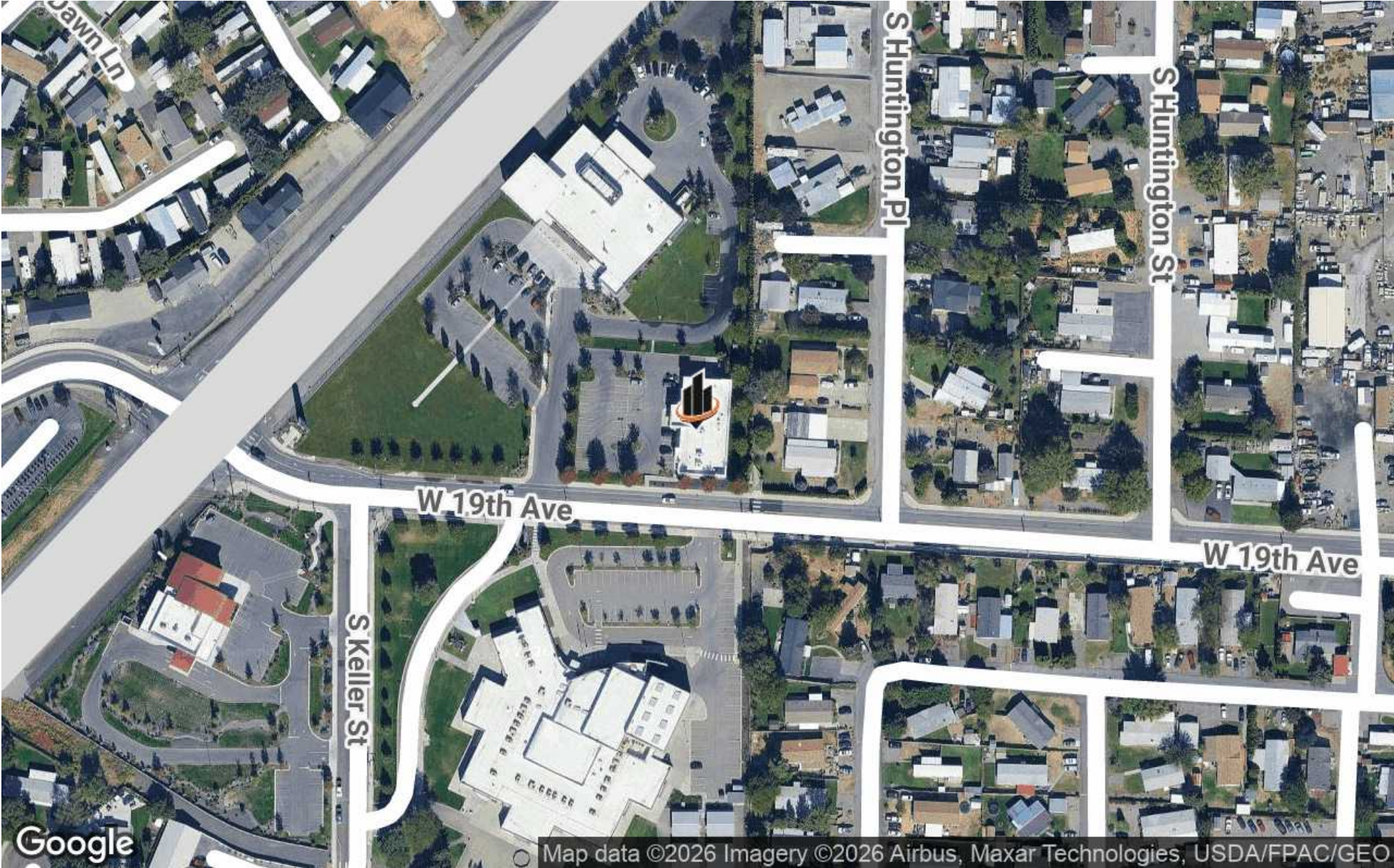
REGIONAL MAP



LOCATION MAP



AERIAL MAP





SECTION 3
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES 1 MILE 3 MILES

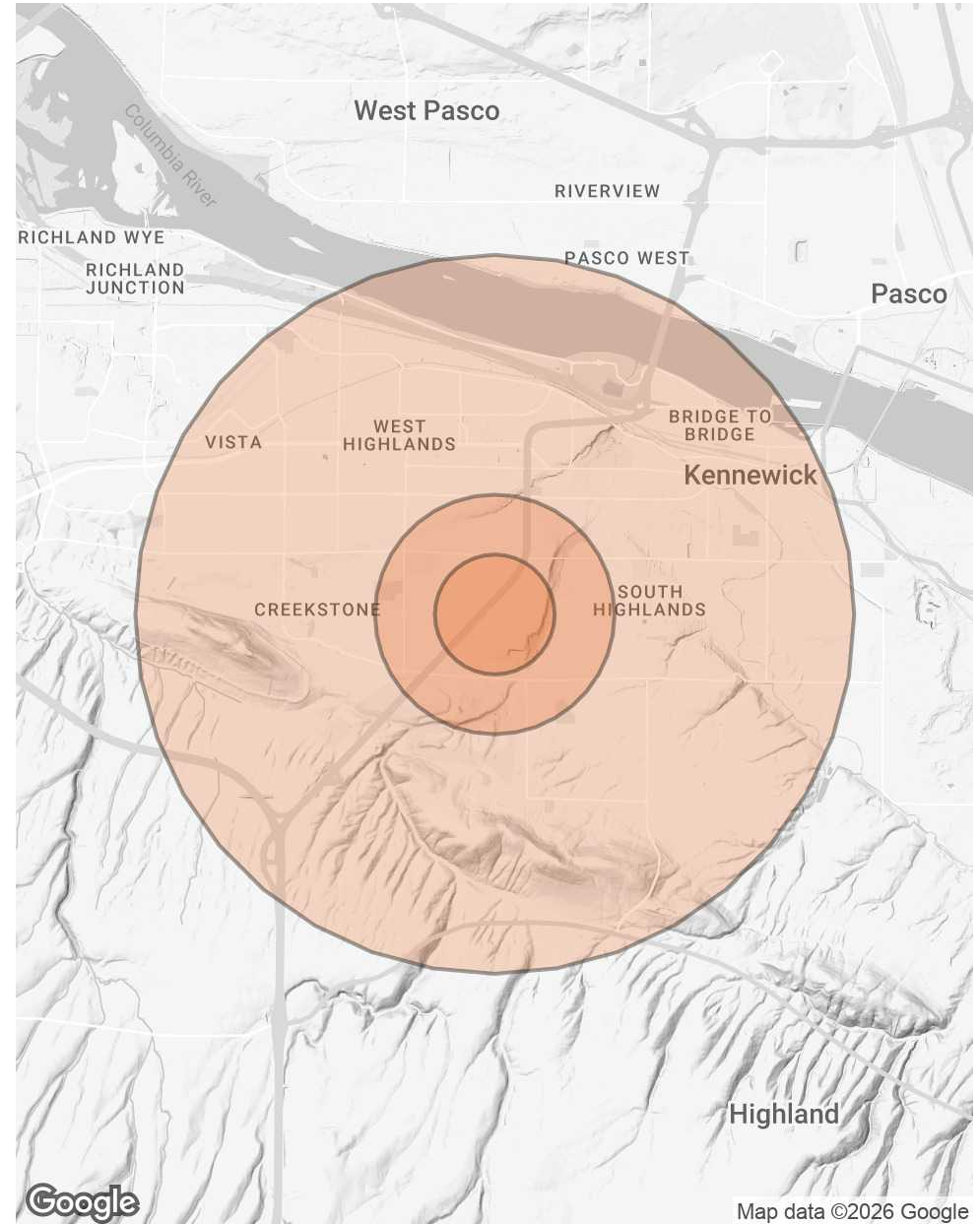
| | 0.5 MILES | 1 MILE | 3 MILES |
|-----------------------------|-----------|--------|---------|
| TOTAL POPULATION | 3,191 | 11,645 | 69,040 |
| AVERAGE AGE | 40.9 | 40.5 | 36.1 |
| AVERAGE AGE (MALE) | 40.0 | 38.6 | 35.3 |
| AVERAGE AGE (FEMALE) | 42.7 | 43.3 | 37.2 |

HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 3 MILES

| | 0.5 MILES | 1 MILE | 3 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 1,145 | 4,268 | 25,290 |
| # OF PERSONS PER HH | 2.8 | 2.7 | 2.7 |
| AVERAGE HH INCOME | \$76,535 | \$90,162 | \$88,833 |
| AVERAGE HOUSE VALUE | \$282,698 | \$314,853 | \$349,078 |

2023 American Community Survey (ACS)



DISCLAIMER

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.