



DAVITA

1675 ALEX DRIVE, WILMINGTON, OH 45177

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INVESTMENT SUMMARY

List Price:	\$1,265,585
Current NOI:	\$88,591.00
Initial Cap Rate:	7.00%
Land Acreage:	1.36
Building Size:	6,020 SF
Price PSF:	\$210.23
Lease Term:	3 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present the opportunity to acquire a single-tenant DaVita dialysis facility located at 1675 Alex Drive in Wilmington, Ohio. The property consists of a 6,020-square-foot medical office building situated on 1.36 acres and is offered at \$1,221,945, representing an attractive 7.25% capitalization rate. The asset generates an annual Net Operating Income of \$88,591 and is leased to DaVita, one of the nation's leading providers of kidney dialysis services. The lease extends through October 1, 2029 and features 2% annual rent increases, providing investors with predictable income growth throughout the remaining lease term.

The lease also includes three 5-year renewal options, offering the potential for long-term occupancy beyond the initial term. Under the lease structure, the landlord's responsibilities are limited to the roof and structure, while the tenant is responsible for the remaining operating expenses, creating a favorable investment profile. Strategically located in Wilmington, the property benefits from stable demand for essential outpatient healthcare services and is backed by a nationally recognized medical operator. This offering presents investors with the opportunity to acquire a durable healthcare asset supported by recurring patient demand and contractual rental growth.

**PRICE** \$1,265,585**CAP RATE** 7.00%**LEASE TYPE** NN**TERM REMAINING** 3 Years**INVESTMENT HIGHLIGHTS**

- **ATTRACTIVE RISK-ADJUSTED RETURN** – Offered at \$1,265,585 with a 7.00% capitalization rate.
- **STABLE ANNUAL CASH FLOW** – Generates \$88,591 in annual Net Operating Income.
- **BUILT-IN RENT GROWTH** – Contractual 2% annual rent increases provide consistent income growth.
- **LONG-TERM OCCUPANCY POTENTIAL** – Three 5-year renewal options extend the opportunity for continued tenancy.
- **LIMITED LANDLORD RESPONSIBILITIES** – Owner is responsible only for the roof and structure.
- **ESSENTIAL HEALTHCARE TENANT** – Occupied by DaVita, a leading provider of life-sustaining dialysis treatments.
- **MEDICAL OFFICE ASSET** – 6,020 SF facility situated on 1.36 acres.
- **NATIONALLY RECOGNIZED OPERATOR** – Opportunity to acquire a net lease healthcare asset backed by one of the country's largest dialysis providers.

PROPERTY SUMMARY

Lot Size:	1.36 Acres
Building Size:	6,020 SF

LEASE SUMMARY

Tenant:	DaVita
Landlord Responsibilities:	Roof and Structure
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Expiration Date:	October 1, 2029
Lease Term Remaining:	3 Years
Rent Increases:	2% Annually
Renewal Options:	Three, 5-Year Options





OVERVIEW

Company:	DaVita Dialysis Clinic
Founded:	1992
Total Revenue:	\$13.64 Billion
Net Income:	\$747 Million
Net Worth:	\$9.5 Billion Market Cap
Headquarters:	Denver, CO
Website:	www.DaVita.com

TENANT HIGHLIGHTS

- One of the largest kidney care providers in the United States
- Operates over 3,000 outpatient dialysis centers globally
- Founded in 2000 (rebranded from Total Renal Care)
- Publicly traded company (NYSE: DVA)
- Continues expanding home dialysis and innovative care models

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
Current - October 1, 2029	\$88,591	\$7,382	2% Annual

COMPANY BACKGROUND

DaVita's origins trace back to the late 1970s, but the modern company took shape in the 1990s as a physician-focused dialysis provider. In 2000, it rebranded as DaVita, meaning "to give life", to reflect its mission of improving care for patients with kidney disease. Through acquisitions and expansion of treatment centers, the company grew into one of the largest kidney care providers in the United States.

Today, DaVita operates thousands of outpatient dialysis centers in the U.S. and internationally, serving patients with chronic kidney disease and end-stage kidney disease. The company provides in-center dialysis, home dialysis options, and integrated care programs aimed at improving outcomes and coordinating treatment. It is recognized as a major employer in the healthcare industry and a leading provider of kidney care services.

Looking ahead, DaVita is focused on expanding access to care, growing its home dialysis programs, and strengthening value-based care partnerships. The company continues investing in innovation and technology to improve patient outcomes and efficiency. With ongoing clinic expansion and care model development, DaVita aims to play a central role in shaping the future of kidney care.

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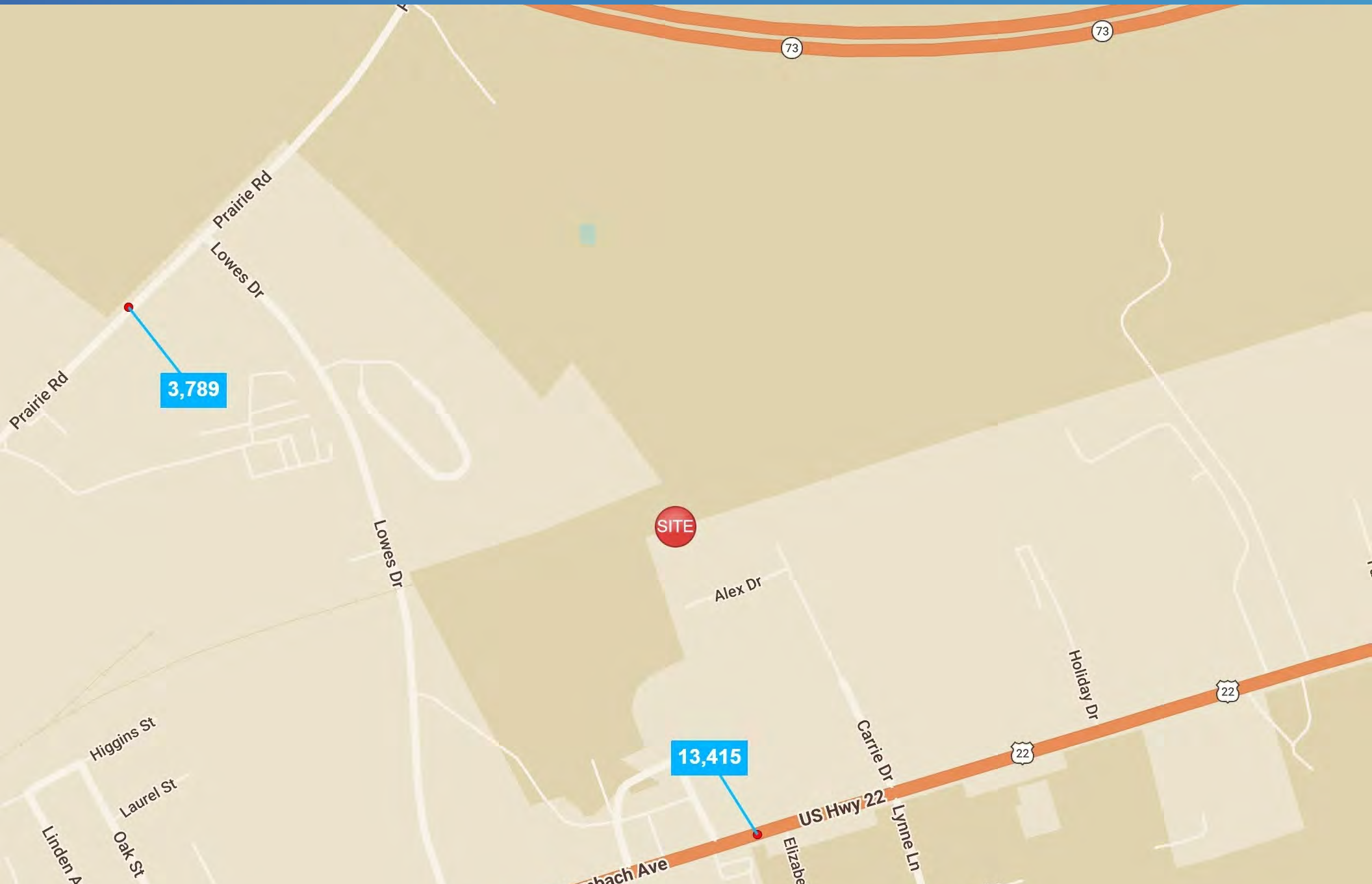
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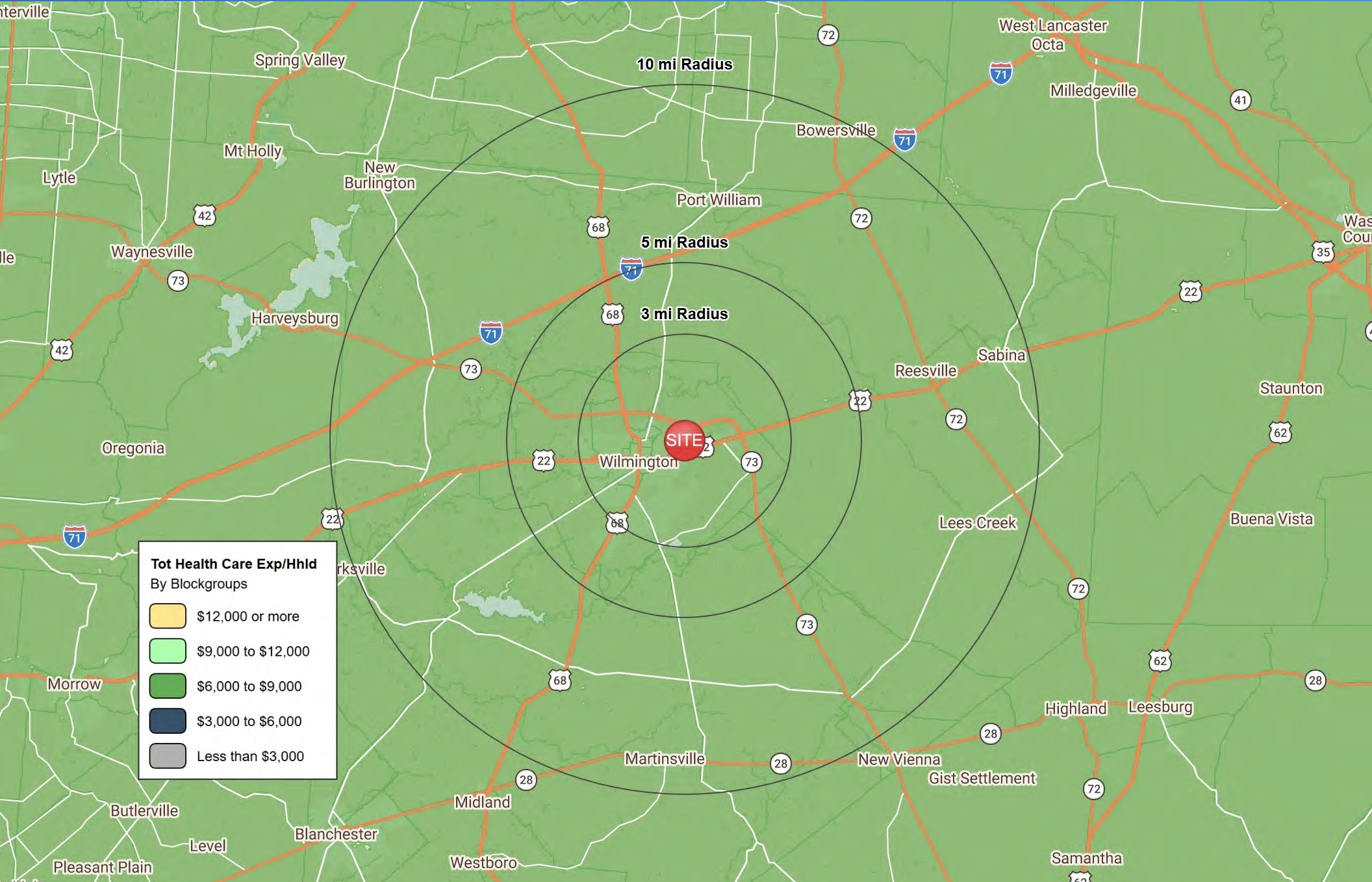
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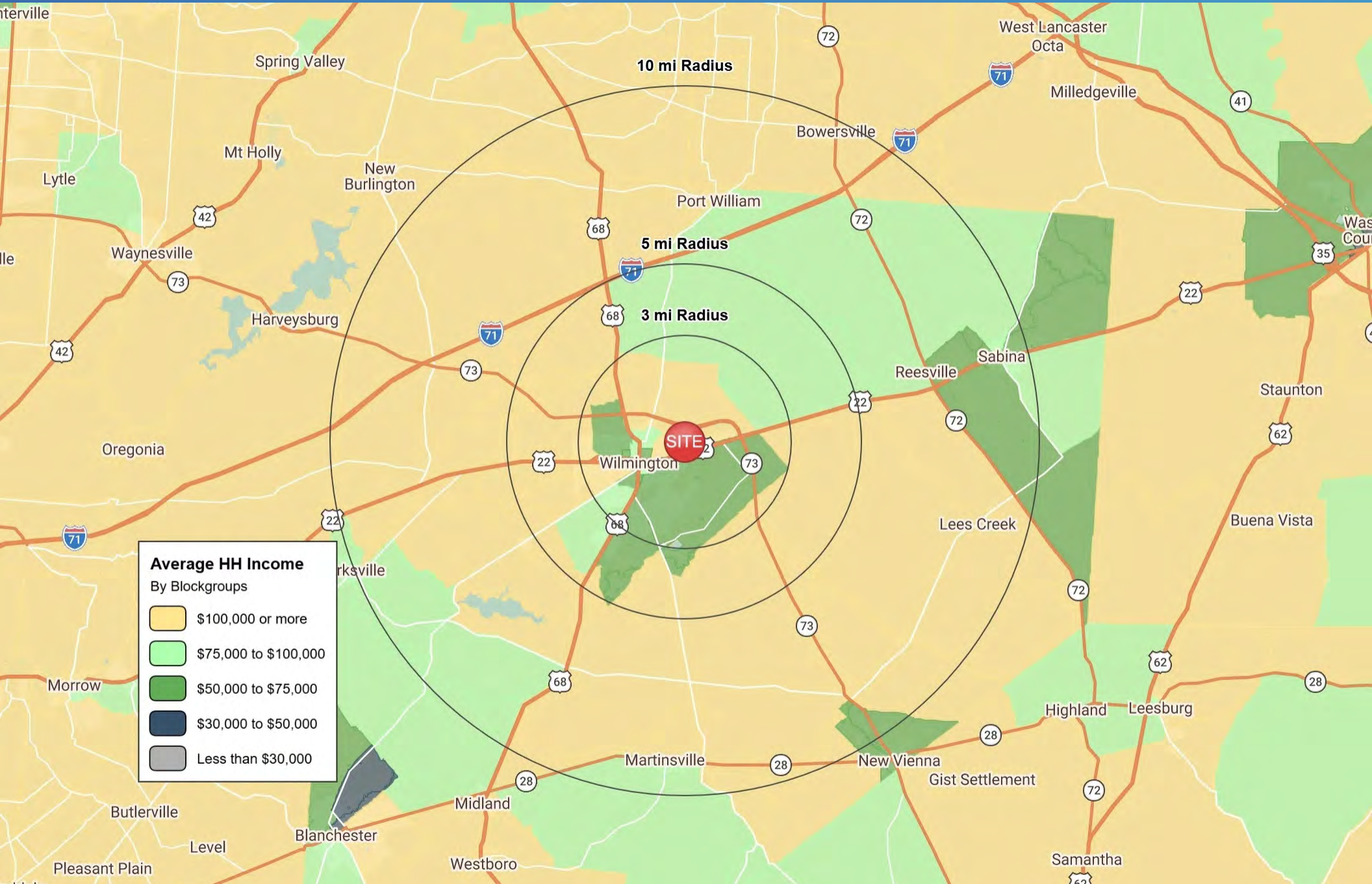
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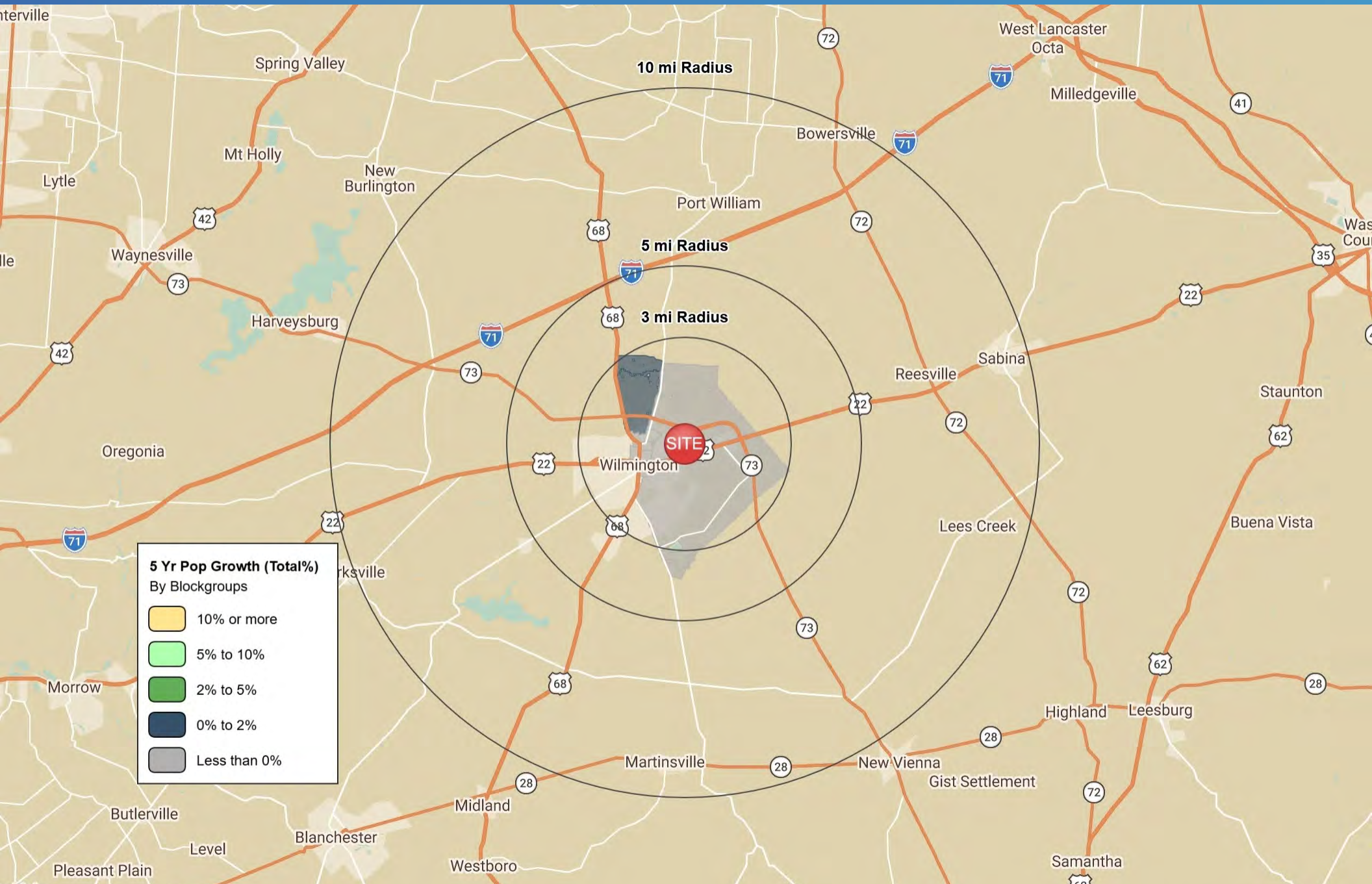


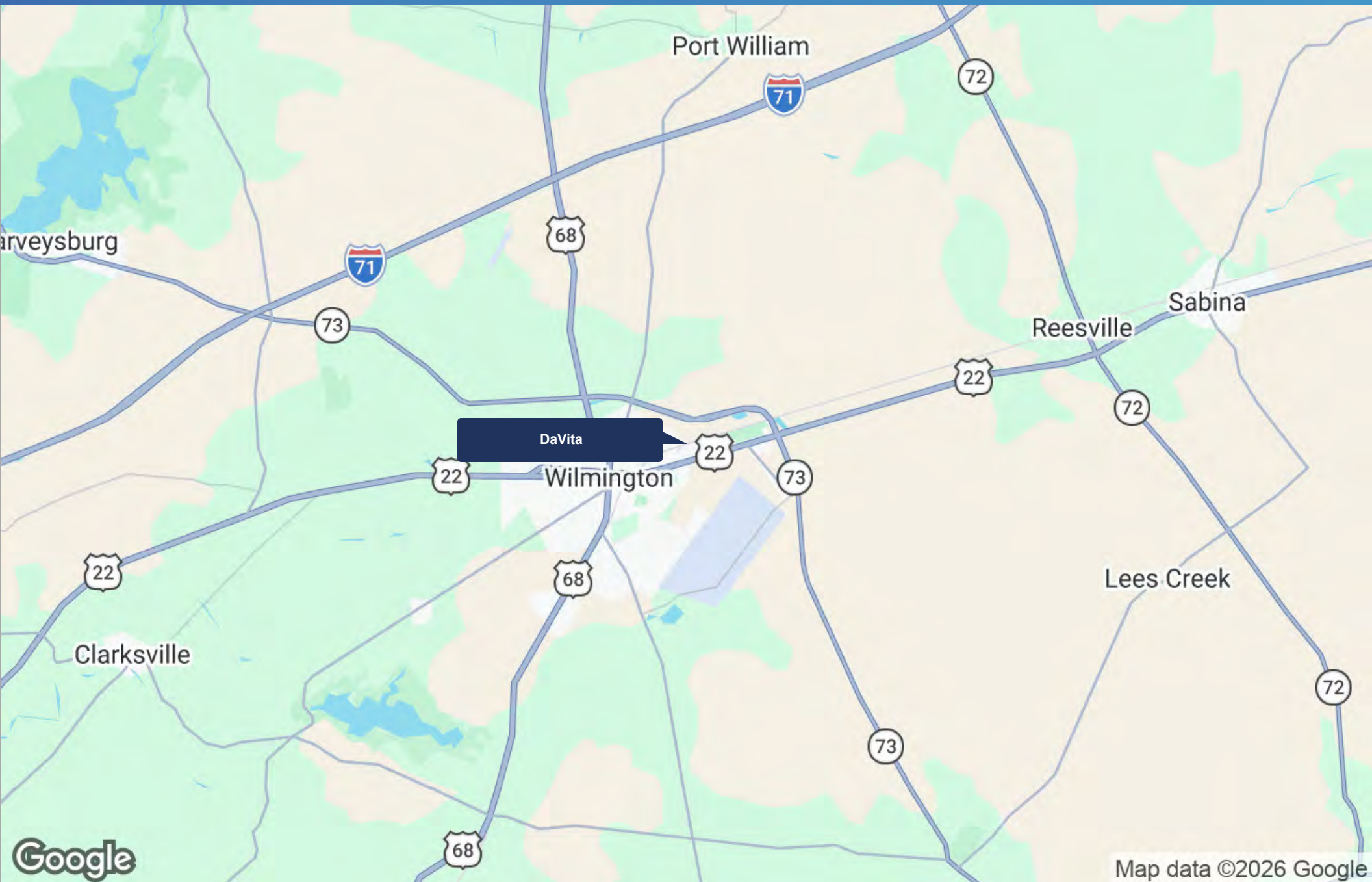


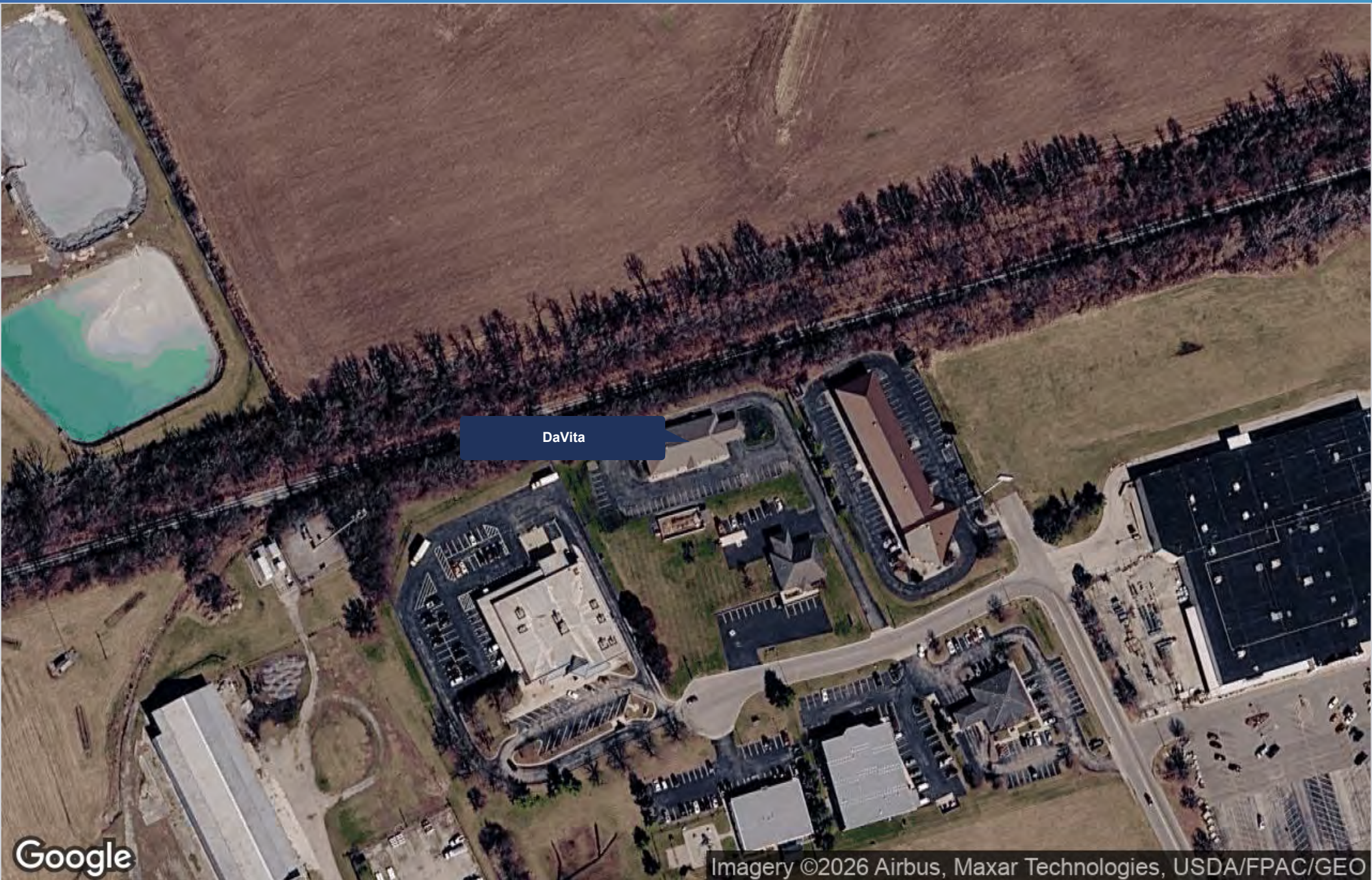












DaVita



Wilmington is a strategically located city in southwestern Ohio and serves as the county seat of Clinton County. Positioned along Interstate 71 between Cincinnati and Columbus, the city offers excellent regional connectivity to two of Ohio's largest metropolitan areas. Wilmington has established itself as a key hub for logistics, distribution, manufacturing, and agriculture, supported by its central location and access to major transportation corridors, including the nearby Wilmington Air Park.

The local economy is anchored by logistics, advanced manufacturing, healthcare, education, and agricultural industries, creating a diverse and stable economic base. Wilmington also benefits from a skilled workforce, business-friendly environment, and ongoing commercial investment that continue to attract employers and support long-term growth. Supported by its strategic location, resilient economy, and consistent demand for goods and services, Wilmington offers an attractive environment for businesses and long-term commercial real estate investment.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2026	13,441	16,801	31,721
Total Population 2031	13,169	16,503	31,310
Median Age	36.2	37.5	39.7
# of Persons per HH	2.2	2.3	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,615	6,949	12,802
Average HH income	\$104,949	\$113,959	\$129,717
Median House Value	\$194,610	\$210,779	\$239,955
Consumer Spending	\$439.37 M	\$568.37 M	\$1.13 B





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

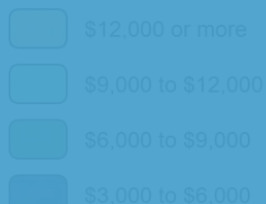
400K+

STATES SOLD IN

46

Click to Meet Team Fortis

Tot Health Care Exp/Hhld
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