



1780 W Anklam Rd. Tucson, AZ 85745
13,084 SF Single Tenant Building
Sale Price: \$4,020,000 (\$307.25/SF)

Single Tenant Triple Net Sale

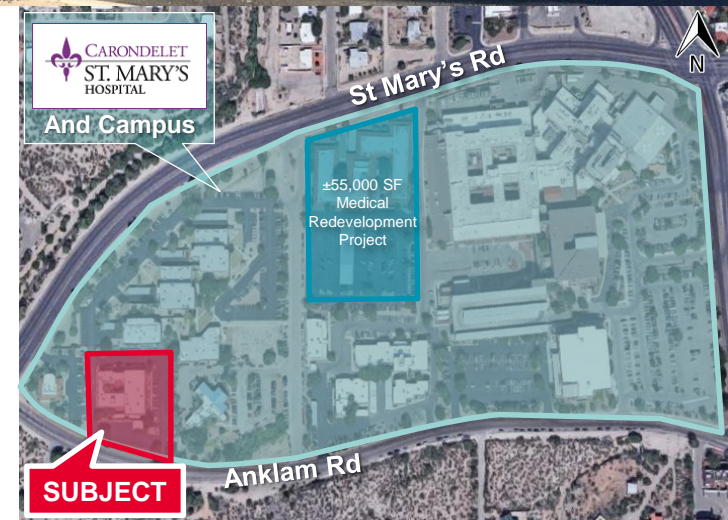
- Fully Leased to DaVita, Inc. (NYSE "DVA"), one of the nation's largest kidney care companies.
- Leased through November 30, 2034
- Located in Tucson, Arizona

Property Highlights

- High quality construction
- Extensive improvements completed 2019
- ±75 patient visits per week at this location

Area Amenities

- Located adjacent to the St. Mary's Hospital Campus and the Arizona Kidney Disease & Hypertension Center
- Many nearby restaurants and amenities
- Easy access to anywhere in Tucson via Interstate 10



For more information, please contact:

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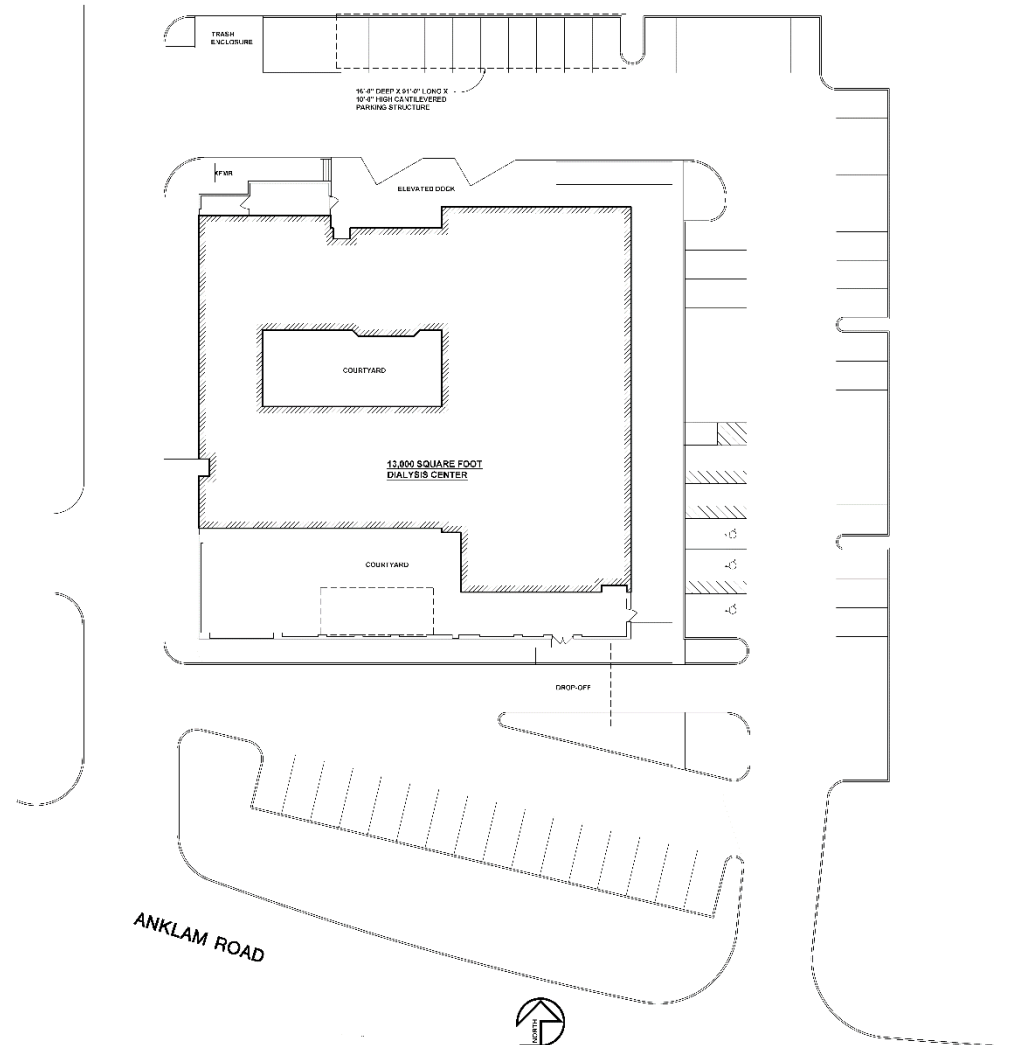
Investment Information & Site Plan

Investment Details

Sale Price	\$4,020,000
NOI	\$210,968.73
Cap Rate	5.25%
Lease Exp.	November 30, 2034 (15 years)
Renewals	Three 5-year options
Increases	10% every 5 years

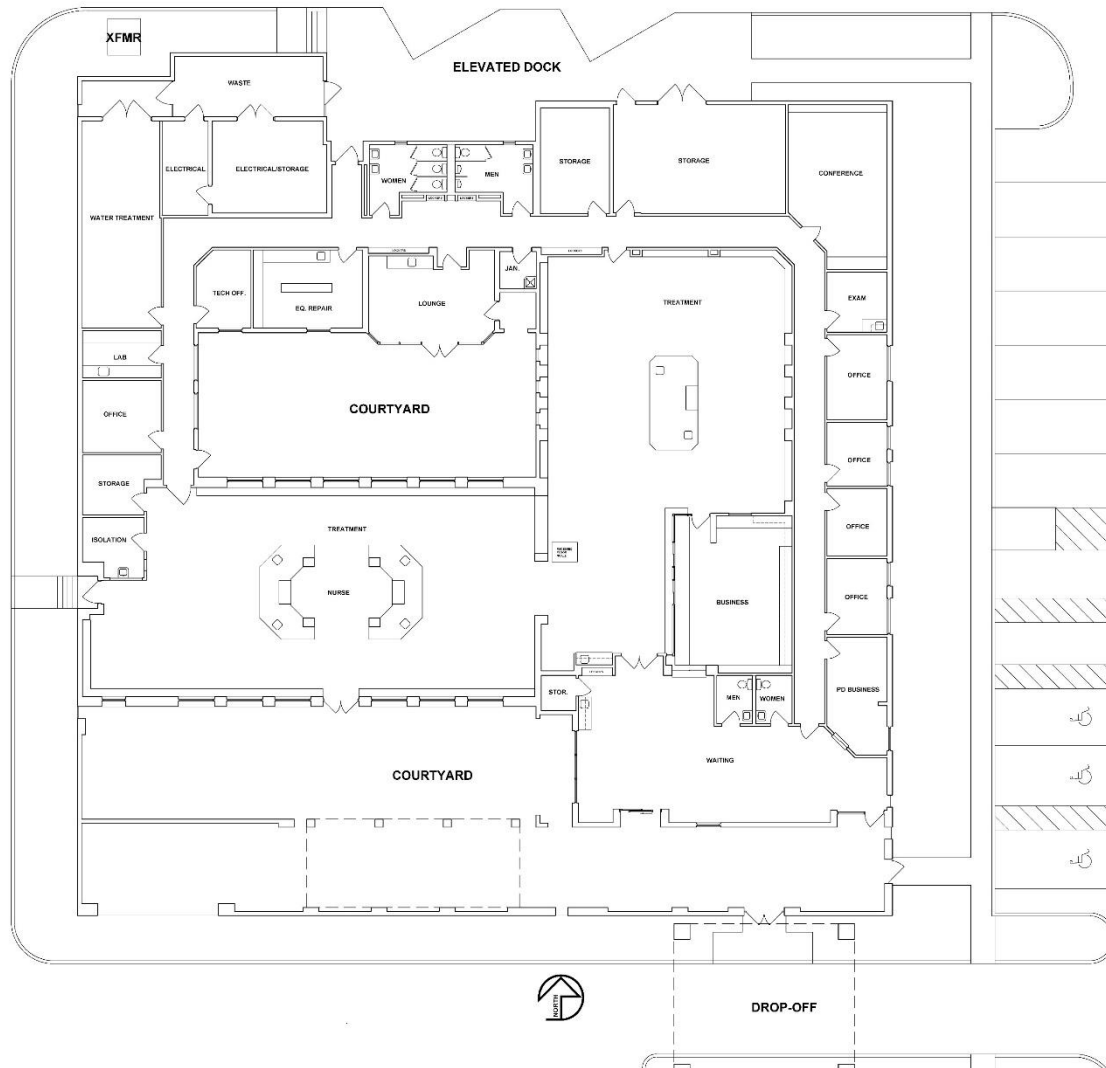
Specifications

Building Size	13,084 SF
Construction	Masonry
Year Built	1986
Lot Size	1.71 Acres
Zoning	O-3 (Tucson)
Parking	54 auto spaces (10 covered)
Land Lease	Lease from Tenet Healthcare, expires in 2035, three 15 year renewal options (exp. 2080) (paid by tenant)



Floor Plan

FULLY LEASED INVESTMENT



Building/Interior Improvements

±3 Million dollars of recent improvements

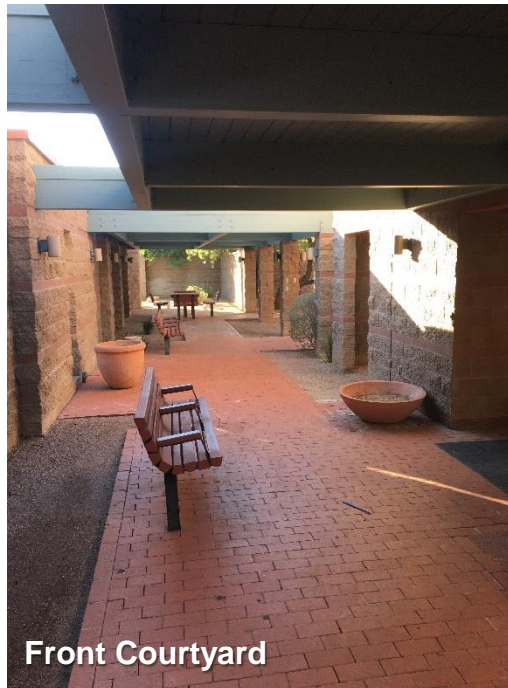
- Expanded isolation room, water room improvements
- New millwork, employee lockers, and break room upgrades
- Security upgrades - cameras, gates, security office improvements
- New LED lighting throughout interior and exterior
- Courtyard, landscaping, and covered parking upgrades
- Additional repairs/maintenance improvements

Tenant/Building History

- New Lease from December 2019 upon completion of improvements, however tenant has been located at the building since April 1992. The lease is Triple Net, tenant is responsible for all fixed/variable costs.
- Land Lease commenced November 1985 and provides for three, 15-year extensions, running through 2080. Land rent is adjusted in five year increments per the change in the CPI. The tenant is responsible for Land Lease rent payments.
- Building was constructed in 1986 and improved in 2019 as shown above. Location provides for patient dialysis treatment, on-site secure water treatment plant, support areas, conference room, warehouse, covered drop-off for patients, and covered parking for patients and staff.

Pictures

FULLY LEASED INVESTMENT



Front Courtyard



Lobby



Treatment Area



Storage

Tenant Overview



DaVita, Inc. is listed on the New York Stock Exchange (“DVA”).

DaVita treats patients with chronic kidney failure and end stage renal disease. The company is one of the largest providers of kidney care services in the United States and has been a leader in clinical quality and innovation for 20 years. As of March 31, 2019 DaVita served 203,000 patients at 2,664 outpatient centers across the US. This location typically sees around 75 patients per week.

DaVita is committed to bold, patient-centric care models, implementing the latest technologies and moving toward integrated care offerings for all. DaVita has reduced hospitalizations, improved mortality, and worked collaboratively to propel the kidney care industry to adopt an equitable and high-quality standard of care for all patients, everywhere.

<https://www.davita.com>

FULLY LEASED INVESTMENT

Rent Roll

Tenant	Lease Term	Starting Rent
DaVita, Inc.	December 1, 2019 – November 30, 2034	\$ 17,580.73 / Month (10% increase every 5 years)
Net Operating Income	\$205,440.61	

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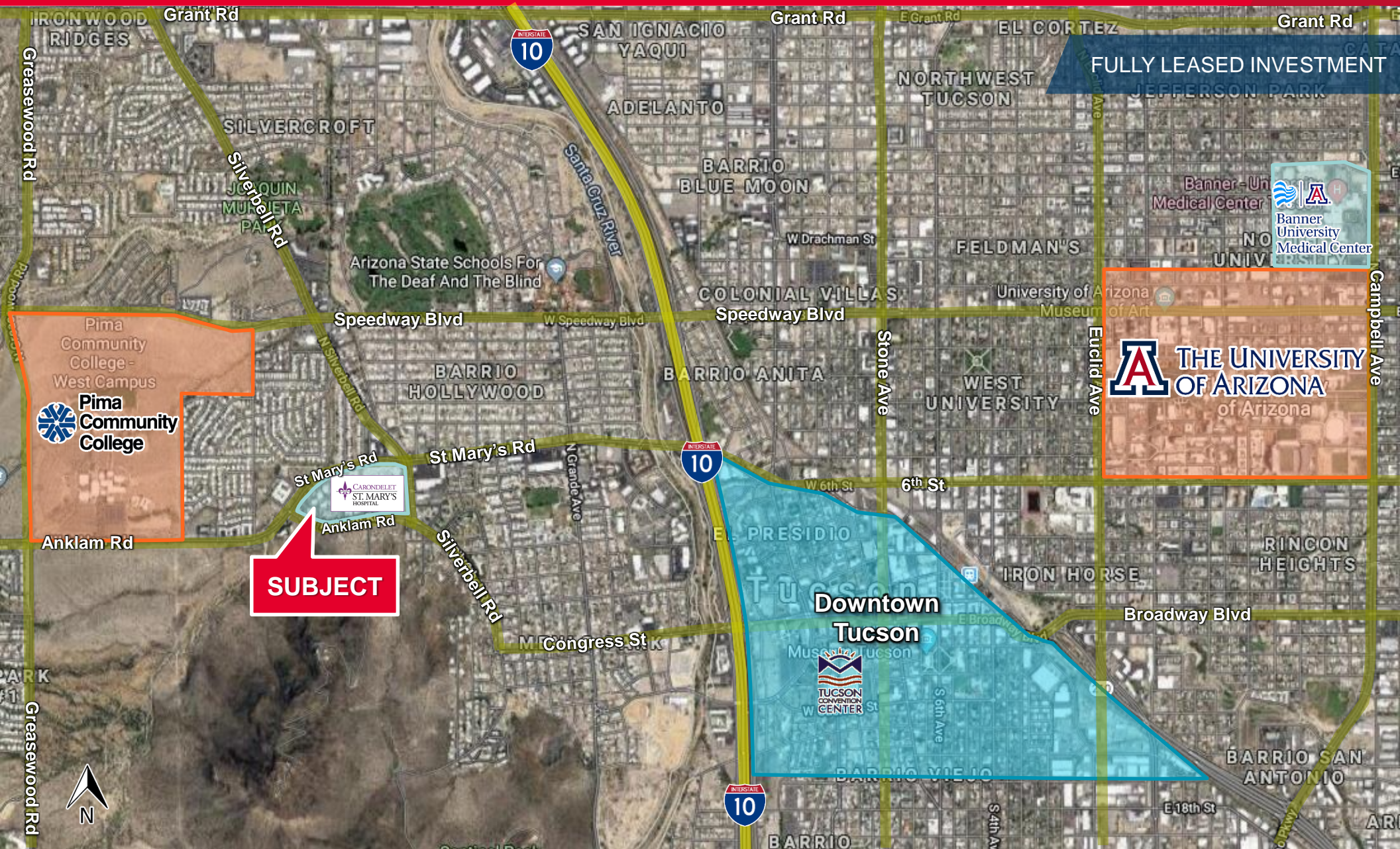
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10/12/2020



DaVita Dialysis Clinic

Tucson, Arizona



Tucson Overview

FULLY LEASED INVESTMENT



3rd Largest

Greater Tucson was recently named the third fastest-growing metro by Bloomberg.



\$3 Billion

The forecasted economic impact of recent employment announcements.

Population and Demographics *(Source: Applied Geographic Solutions, 4/2019)*

Tucson is the second-largest city in Arizona with a population of 540,357. It is the largest city in Pima County, which totals 1.029 million residents. Located 60 miles from the U.S.-Mexico border, Tucson is expected to grow to 568,590 residents by 2024 (1.083 million in Pima County).

- Median age is 33.5 years (2019)
- Median household income is \$43,658 (2019)
- Median household income projection is \$50,886 (2024)

Economic Development

Innovation is a key word when it comes to Tucson economic development. Forbes has called it one of America's Most Innovative Cities. Tucson has the highest concentration of startups of any U.S. city its size and is ranked as a Top Five City for Entrepreneurs by Entrepreneur Magazine. Metro Tucson is a hub for optics and science. Biotech and other science clusters flourish in the UA Tech Park, BioPark and Innovation Park. Tourism is a key economic driver as well. Tucson is known for its world-class health spas, more than 20 golf courses, and numerous natural attractions, museums, missions and cultural history.

MAJOR TUCSON EMPLOYERS

Agero	ManTech
Amazon	MineSight
Arizona Community Physicians	Modular
Asarco Group Mexico	Northrop Grumman
Ascent Aviation Services	The Offshore Group
Banner Health	PSE Archery
CAID	Raytheon
Carondolet	Redar
Caterpillar, Inc.	SAIC
Cox Communications	Sargent Aerospace & Defense
CyraCom	Sundt
Freeport-McMoran Copper & Gold	Texas Instruments
General Dynamics	Tucson Medical Center
HomeGoods	Union Pacific
Honeywell	Universal Avionics Systems Corp.
IBM	University of Arizona
Intuit	Walbro