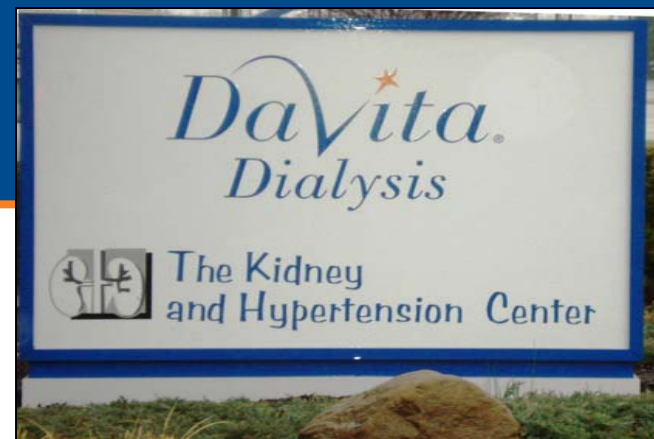


**Marcus & Millichap**  
Real Estate Investment Services

**DAVITA SOUTHWEST OHIO DIALYSIS**  
1210 Hicks Boulevard  
Fairfield, OH 45014



**INVESTMENT HIGHLIGHTS**

- ◆ Single-Tenant, Renal Life Link Treatment Center (7,000 Square Feet)
- ◆ DaVita is Rated BB- by Standard & Poor's
- ◆ 14-Station Dialysis Clinic
- ◆ From 1984-2001, Total Dialysis Patients Have Grown Over 360 Percent
- ◆ Recession Resistant Medical Tenant
- ◆ Triple Net Lease
- ◆ Located in Metropolitan Cincinnati
- ◆ Below Market Rents - Increases the Likelihood of Renewal and Potential Upside for an Owner

**OFFERING SUMMARY**

Price	\$799,000
Down Payment	(100%) \$799,000
Rentable SF	7,000
Price Per SF	\$114.14
Year Built	1998
Lot Size	.3100 Acres
Cap Rate	10.08%
Total Return	9.99%

**LEASE SUMMARY**

Lease Commencement Date	3/12/2008
Rent Commencement Date	3/12/2008
Lease Expiration Date	March 11, 2013
Lease Type	Triple Net (NNN)
Lease Term	5 Years
Increases	None
Options	3, 5-Year Options

Listed by:

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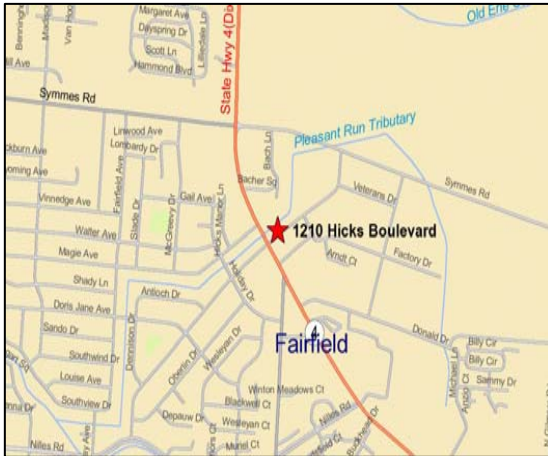
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## 1210 HICKS BOULEVARD • FAIRFIELD, OH 45014

### OPERATING DATA

Base Rent (\$11.50/SF)	\$80,500
Net Operating Income	\$80,500
Capital Reserves	\$700
Total Return	9.99% \$79,800

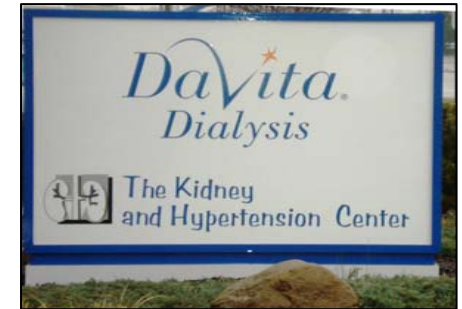


### INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the 7,000-square foot net-leased DaVita Dialysis facility located in Fairfield, Ohio. This facility is an attractive single-story facility located on Hicks Boulevard in Fairfield, within minutes of Interstate 275 and near the Hicks Manor Shopping Center. This 14-unit dialysis facility provides acute renal treatment to patients in Fairfield and Metro Cincinnati Area.

The need for dialysis care is growing at an alarming rate. From 1984-2001, total dialysis patients grew over 360 percent. Growth in rural markets has been 25-30 percent higher than in the overall industry and the total patient count could double in 10 years. Predictors of this continued growth include the aging population, lower mortality rates, earlier intervention and improving access to care.

The lease is guaranteed by DVA Healthcare-Southwest Ohio, LLC, a wholly owned subsidiary of DaVita, Incorporated. The lease is triple-net in nature and has two five-year option terms to renew.



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