

Davita *rna* RICHMOND NEPHROLOGY ASSOCIATES

OFFERING MEMORANDUM

671 HIOAKS RD, RICHMOND, VA 23225



11+ Years of Weighted Average Lease Term Remaining | Early 10-Year Lease Extension (DaVita) | Next to Chippenham Hospital

PERANICH NET LEASE GROUP HUFFMAN



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DAVITA DIALYSIS & RICHMOND
NEPHROLOGY ASSOCIATES

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LISTED BY

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INVESTMENT OVERVIEW

📍 DAVITA DIALYSIS & RICHMOND NEPHROLOGY ASSOCIATES | RICHMOND, VA

The Offering

Peranich Huffman Net Lease Group is pleased to offer the exclusive opportunity to acquire DaVita Dialysis & Richmond Nephrology Associates, a 14,647-square-foot dual-tenant medical property located at 671 Hioaks Road, Richmond, VA. The property is 100% occupied on 1.15 acres and reflects a 6.00% capitalization rate on net operating income of \$388,471. Originally constructed in 1991 and renovated in 2016, the facility serves dialysis and nephrology patients in the Richmond market and features a weighted-average lease term remaining of approximately 11.2 years.

DaVita Dialysis occupies 7,500 square feet (51.2% of the building) under a net lease that runs through February 29, 2036. Beginning March 1, 2026, annual base rent is \$183,750 with 2.50% annual increases for the remainder of the term, and the lease provides two (2) five-year renewal options at fair market value. DaVita accounts for 47.3% of the property's net operating income.

Richmond Nephrology Associates occupies 7,147 square feet (48.8% of the building) under a net lease that runs through October 31, 2037. Effective November 1, 2025, annual base rent is \$204,721 with 3.00% annual increases, and the lease includes three (3) five-year renewal options, each with 3.00% annual rent adjustments. Richmond Nephrology Associates contributes approximately 52.7% of net operating income, complementing DaVita's tenancy to create a fully occupied, dual-tenant medical asset.

Deal Snapshot

\$6,475,000

Purchase Price

\$442.07

Price Per SF

\$388,471

Net Operating Income

6.00%

Cap Rate

Address 671 Hioaks Road, Richmond, VA 23225

Tenants DaVita Dialysis
Richmond Nephrology Associates

Building Size 14,647 SF

Lease Term 11.2 Years (WALT)



INVESTMENT HIGHLIGHTS

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PROXIMITY TO CHIPPENHAM HOSPITAL



The property is **positioned across from Chippenham Hospital**, a major acute-care provider in Richmond. This location supports a steady referral pipeline for dialysis and nephrology services and strengthens the site's role within the local specialty-care network.

INTEGRATED REFERRAL ADVANTAGE



The two-tenant pairing is highly complementary, as nephrologists diagnose kidney disease while dialysis centers deliver the ongoing treatment these patients require. **This dual-tenancy creates a seamless care environment that drives consistent patient traffic.**

LONG-TERM LEASE STABILITY



Both tenants are secured under long-term net leases with a **weighted average remaining term of approximately 11.2 years**. DaVita is leased through February 2036 with two five-year renewal options, and Richmond Nephrology Associates is leased through October 2037 with three five-year renewal options.

ESTABLISHED TENANT OPERATING HISTORY



DaVita has operated at this location since 2006, reflecting long-term performance and continuity. **Richmond Nephrology Associates has served the Richmond market for more than four decades**, contributing to the site's stability as a specialty-care hub.



PROPERTY OVERVIEW

9 DAVITA DIALYSIS & RICHMOND NEPHROLOGY ASSOCIATES

+ DaVita Dialysis

671 Hioaks Rd Suite A, Richmond VA 23225

Street Address

DaVita Dialysis

Tenant

7,500 Square Feet | 51.2% of Total Area

Leased Area | (%) of Total Area

Open 6 Days/Week

Operating Schedule

Net Lease

Lease Type

10+ Years

Lease Term Remaining

02/29/2036

Lease Expiration Date

DVA Healthcare Renal Care, Inc.

Lessee Entity

\$183,750 (March 2026)

Annual Base Rent

2.50% Annually

Rent Escalations

(2) 5-Year Options

Renewal Option

Fair Market Value

Option Escalations



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PROPERTY OVERVIEW

📍 DAVITA DIALYSIS & RICHMOND NEPHROLOGY ASSOCIATES

+ Richmond Nephrology Associates

671 Hioaks Rd Suite B, Richmond VA 23225

Street Address

Richmond Nephrology Associates

Tenant

7,147 Square Feet | 48.8% of Total Area

Leased Area | (%) of Total Area

Open 5 Days/Week

Operating Schedule

Net Lease

Lease Type

12 Years

Lease Term Remaining

10/31/2037

Lease Expiration Date

Richmond Nephrology Associates, Inc.

Lessee Entity

\$204,721

Annual Base Rent

3.00% Annually

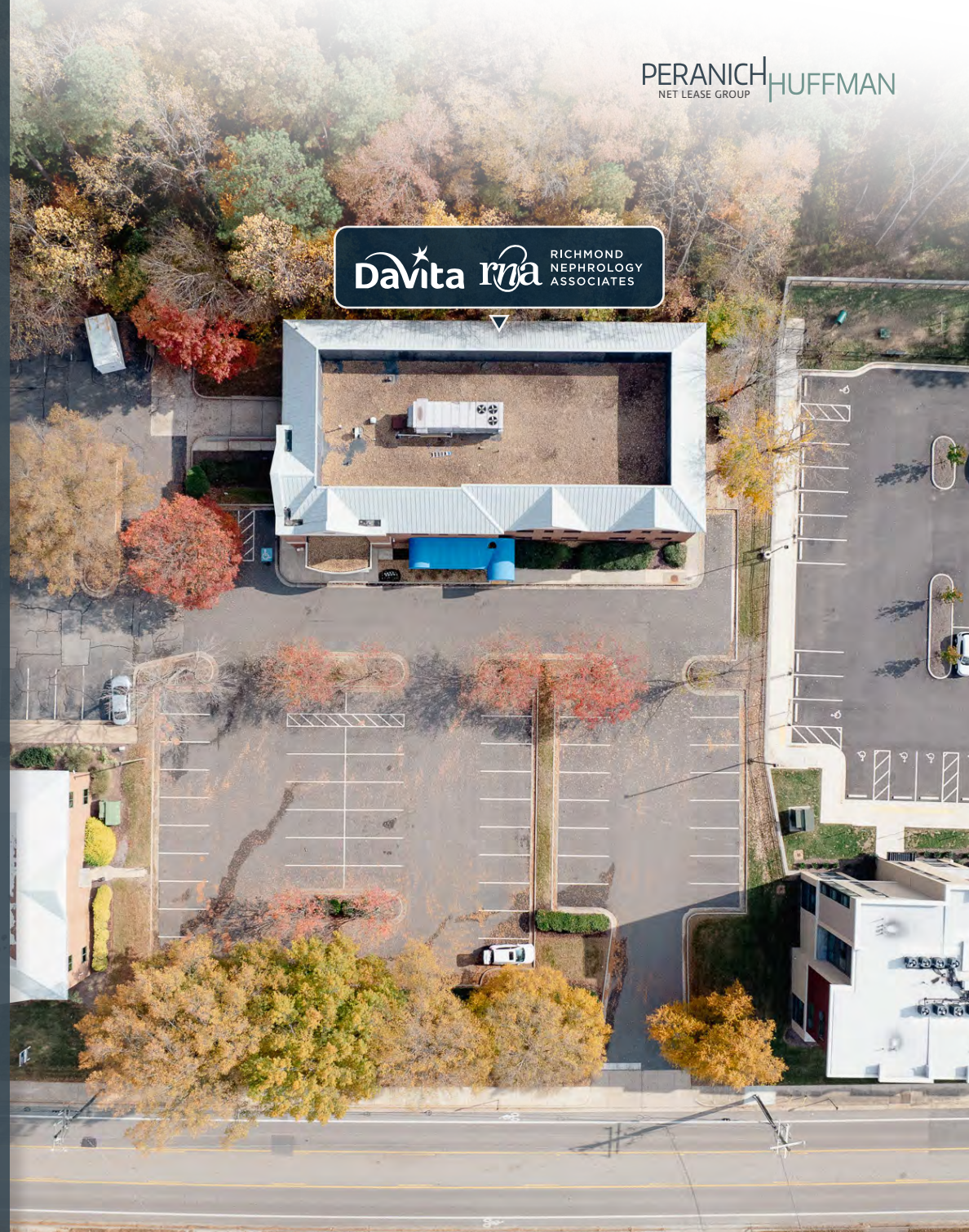
Rent Escalations

(3) 5-Year Options

Renewal Option

3.00% Annually

Option Escalations



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NORTH VIEW

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SOUTH VIEW

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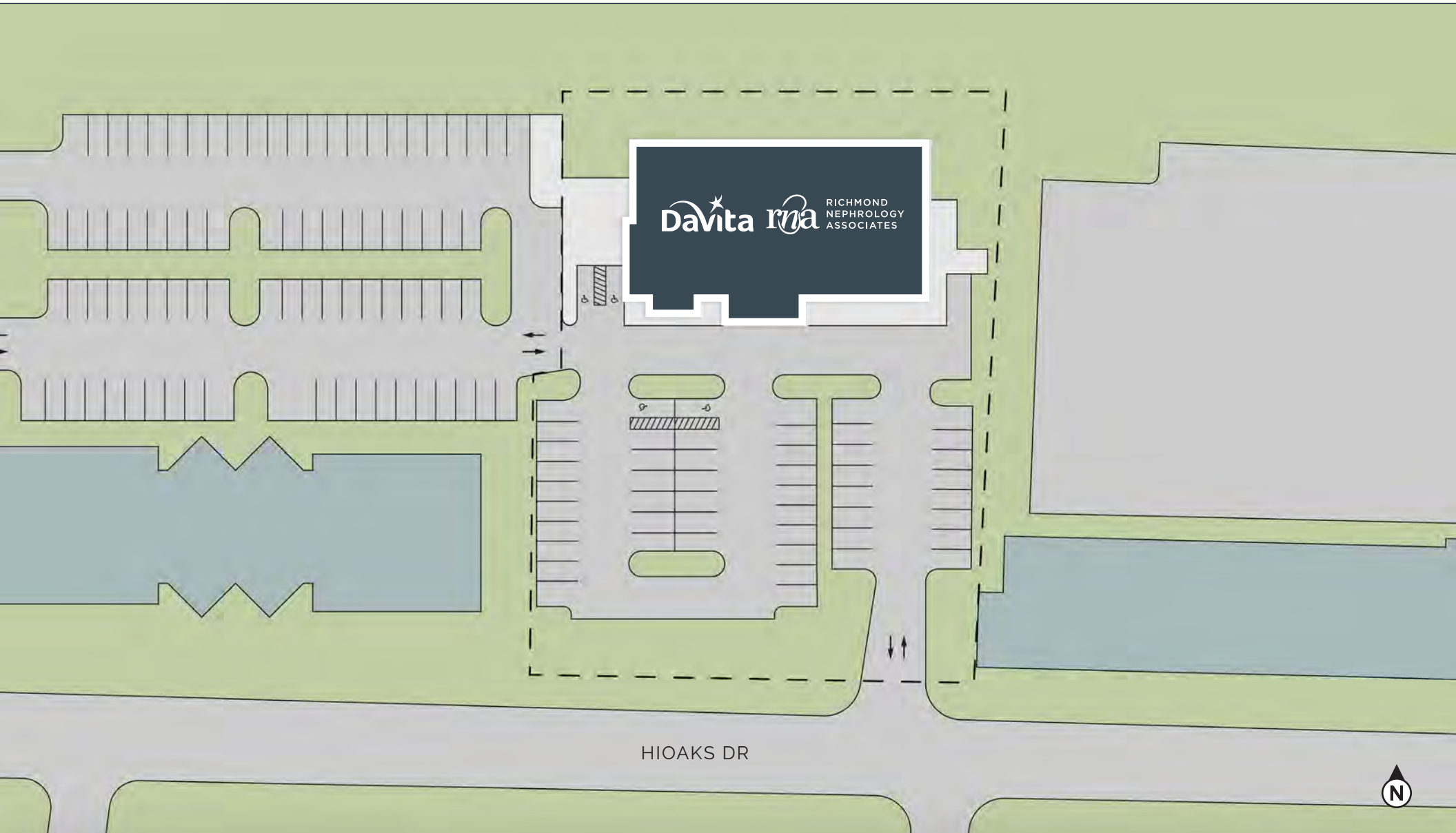
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SITE PLAN

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GALLERY

📍 DAVITA DIALYSIS & RICHMOND NEPHROLOGY ASSOCIATES



GALLERY

9 DAVITA DIALYSIS & RICHMOND NEPHROLOGY ASSOCIATES



TENANT OVERVIEW

📍 DAVITA DIALYSIS & RICHMOND NEPHROLOGY ASSOCIATES | RICHMOND, VA

+ DaVita Dialysis

DaVita Inc., a Fortune 500® company, is the parent company of DaVita Kidney Care and DaVita Medical Group. DaVita Kidney Care is a leading provider of kidney care in the United States, delivering dialysis services to patients with chronic kidney failure and end stage renal disease. DaVita Kidney Care supports numerous programs dedicated to creating positive, sustainable change in communities around the world.

DaVita Kidney Care operates & provides administrative services in over 3,000 outpatient dialysis centers located in the United States serving approximately 248,000 patients. The company also operates in over 320 outpatient dialysis centers located in 10 countries outside the United States serving approximately 3,200 patients. DaVita's patient care services include in-center hemodialysis, in-center nocturnal dialysis, peritoneal dialysis, home hemodialysis, vascular access management, chronic kidney disease education, and renal diet assistance. Through strategic partnerships and ongoing research initiatives, DaVita maintains a strong focus on innovation in kidney care delivery and treatment outcomes. The company invests significantly in clinical research, technological advancement, and care model optimization, collaborating with leading academic institutions and healthcare organizations. This commitment to advancing nephrology care has helped establish DaVita as a pioneer in developing comprehensive, patient-centered treatment approaches that extend beyond traditional dialysis services.

DaVita Kidney Care provides acute in-patient dialysis services averaging over 1.3 million annual procedures in approximately 900 hospitals & related laboratory services in the U.S. The company was formerly known as DaVita HealthCare Partners Inc., and changed its name to DaVita Inc. in September 2016. Founded in 1994 and headquartered in Denver, CO, DaVita Inc. has been assigned a credit rating of "BB" with a stable outlook by Standard & Poor's as of March 2024.



COMPANY TYPE
Public (DVA)

CLINICS
3,000+

EMPLOYEES
70,000+

2025 NET INCOME
\$772M

2025 REVENUE
\$13.3B

2025 CREDIT RATING
BB Stable (S&P)

TENANT OVERVIEW

📍 DAVITA DIALYSIS & RICHMOND NEPHROLOGY ASSOCIATES | RICHMOND, VA

+ Richmond Nephrology Associates

Richmond Nephrology Associates (RNA) is a long-standing provider of advanced kidney care services and has supported the greater Richmond community for more than three decades. As one of the region's most established nephrology groups, the organization maintains five clinical locations that operate as Centers for Kidney Excellence, reflecting its strong regional presence and enduring commitment to high-quality renal care.

RNA delivers a fully integrated continuum of nephrology services designed to support patients across all stages of kidney health. Its capabilities encompass preventative care, diagnostic evaluation, complex disease management, dialysis coordination, and transplant-related support. This comprehensive service model positions the practice as a key contributor to the regional healthcare landscape and a trusted resource for both outpatient and specialty renal treatment.

The practice is staffed by a highly experienced, multidisciplinary team of board-certified nephrologists, nurse practitioners, and physician assistants. Several of its physicians have been recognized as "Top Docs" by Richmond Magazine, underscoring the organization's reputation for clinical excellence. With a strong emphasis on patient education, long-term continuity of care, and compassionate, individualized treatment, Richmond Nephrology Associates continues to demonstrate the professional stability and quality that define a highly reliable medical provider.



COMPANY TYPE
Private

PROVIDERS
20+ Physicians

SPECIALTY
Nephrology

CLINICS
5

EMPLOYEES
50+

2025 REVENUE
\$8.4M

NET LEASE STRUCTURE & CASH FLOW SCHEDULE

📍 DAVITA DIALYSIS & RICHMOND NEPHROLOGY ASSOCIATES | RICHMOND, VA

+ DaVita Dialysis

Tenant's Responsibility	Expense Category	Landlord's Responsibility
-	Structural	✓
-	Roof Repair	✓
-	Roof Replacement	✓
✓	Parking Lot Repair	-
✓	Parking Lot Replacement	-
-	HVAC Repair	✓
-	HVAC Replacement	✓
✓	Interior/Non-Structural	-
✓	Property Taxes	-
✓	Insurance Premiums	-
✓	Landscaping	-
✓	Utilities	-
✓	Waste Management	-

Term Period	Annual Base Rent	Rent Increase (%)
March 2026 - February 2027	\$183,750	-
March 2027 - February 2028	\$188,344	2.50%
March 2028 - February 2029	\$193,052	2.50%
March 2029 - February 2030	\$197,879	2.50%
March 2030 - February 2031	\$202,826	2.50%
March 2031 - February 2032	\$207,896	2.50%
March 2032 - February 2033	\$213,094	2.50%
March 2033 - February 2034	\$218,421	2.50%
March 2034 - February 2035	\$223,881	2.50%
March 2035 - February 2036	\$229,479	2.50%
<i>Option Period 1</i> March 2036 - February 2041	Fair Market Value	
<i>Option Period 2</i> March 2041 - February 2046	Fair Market Value	

NET LEASE STRUCTURE & CASH FLOW SCHEDULE

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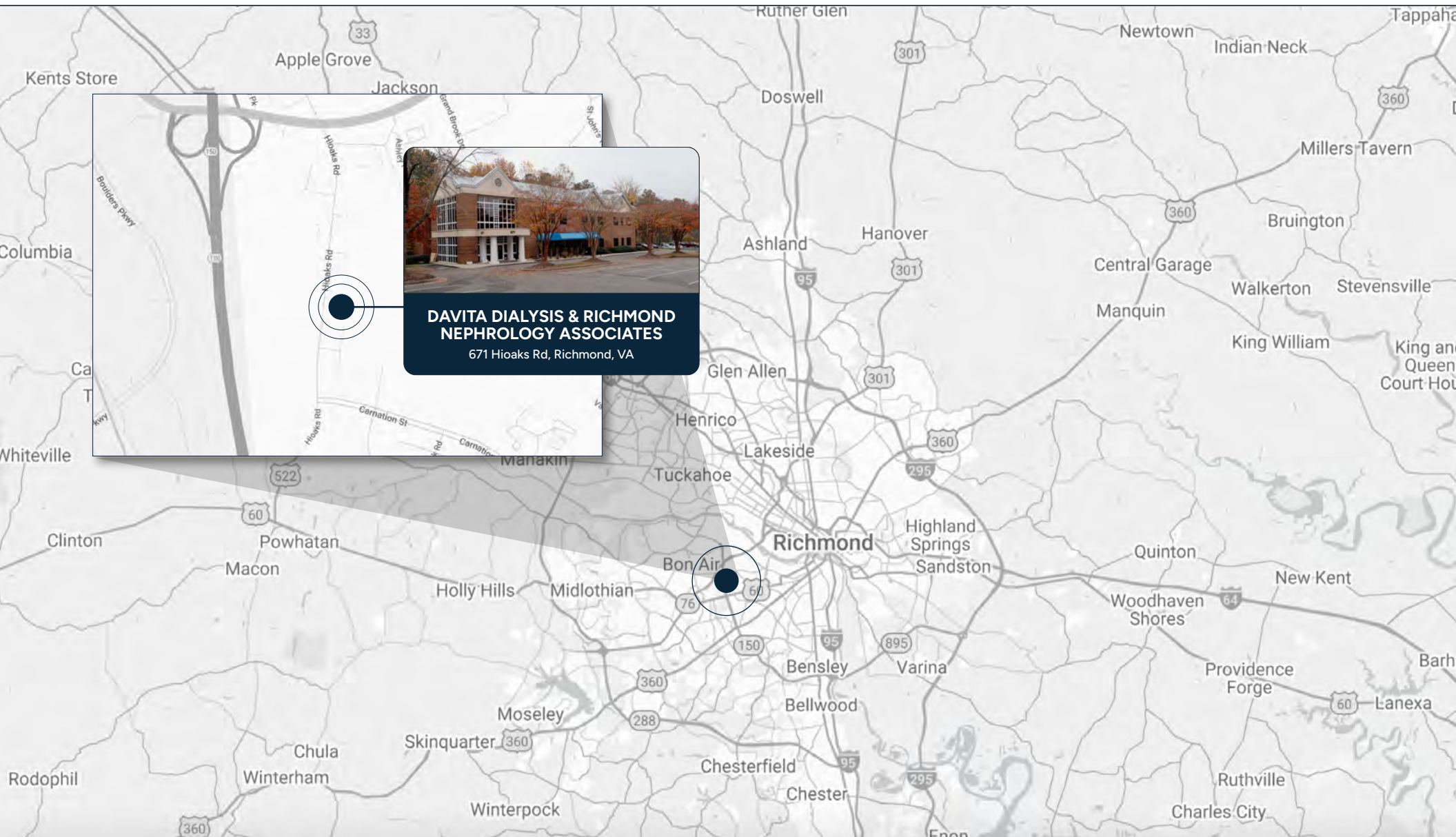
+ Richmond Nephrology Associates

Tenant's Responsibility	Expense Category	Landlord's Responsibility
-	Structural	✓
-	Roof Repair	✓
-	Roof Replacement	✓
✓	Parking Lot Repair	-
✓	Parking Lot Replacement	-
✓	HVAC Repair	-
✓	HVAC Replacement	-
✓	Interior/Non-Structural	-
✓	Property Taxes	-
✓	Insurance Premiums	-
✓	Landscaping	-
✓	Utilities	-
✓	Waste Management	-

Term Period	Annual Base Rent	Rent Increase (%)
November 2025 - October 2026	\$204,721	-
November 2026 - October 2027	\$210,862	3.00%
November 2027 - October 2028	\$217,188	3.00%
November 2028 - October 2029	\$223,704	3.00%
November 2029 - October 2030	\$230,415	3.00%
November 2030 - October 2031	\$237,328	3.00%
November 2031 - October 2032	\$244,447	3.00%
November 2032 - October 2033	\$251,781	3.00%
November 2033 - October 2034	\$259,334	3.00%
November 2034 - October 2035	\$267,114	3.00%
November 2035 - October 2036	\$275,128	3.00%
November 2036 - October 2037	\$283,382	3.00%
Option Period 1 November 2037 - October 2042	3.00% Annually	
Option Period 2 November 2042 - October 2047	3.00% Annually	
Option Period 3 November 2047 - October 2052	3.00% Annually	

REGIONAL MAP

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IMMEDIATE MAP

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LOCATION OVERVIEW

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+ Hioaks Road | Richmond, Virginia

Hioaks Road in Richmond's Southside offers a strategic and accessible location with a mix of residential and commercial activity. The corridor is situated near retail hubs such as Stonebridge Shopping Center and Sixty West Shopping Center, providing convenient access to daily amenities and generating consistent daytime activity. The area benefits from strong regional connectivity, with close access to major thoroughfares including the US Route 60 and Chippenham Parkway, allowing efficient travel to downtown Richmond and surrounding communities. Public transit is also available, with local bus routes serving the corridor and providing commuting options.

Recent development along Hioaks Road, including the modern NOON Hioaks community, reflects increasing activity and growing mixed-use potential. The combination of accessibility, nearby services, and ongoing development positions Hioaks Road as a highly desirable location for healthcare providers and service-oriented businesses.

LOCATION HIGHLIGHTS

Established Business Presence

Home to a variety of professional and service-oriented tenants, supporting steady daily activity and a strong local business ecosystem.

Emerging Development Opportunities

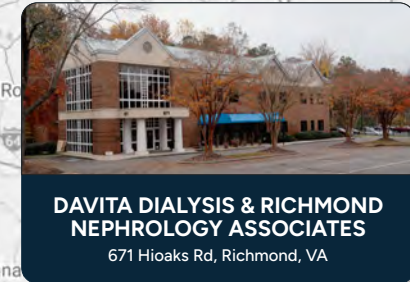
Recent and ongoing projects reflect increased density and mixed-use potential, reinforcing the corridor's appeal for healthcare, professional, and community-oriented tenants.

Strategic Visibility

The property enjoys prominent frontage on a well-traveled corridor, ensuring high exposure & easy accessibility.

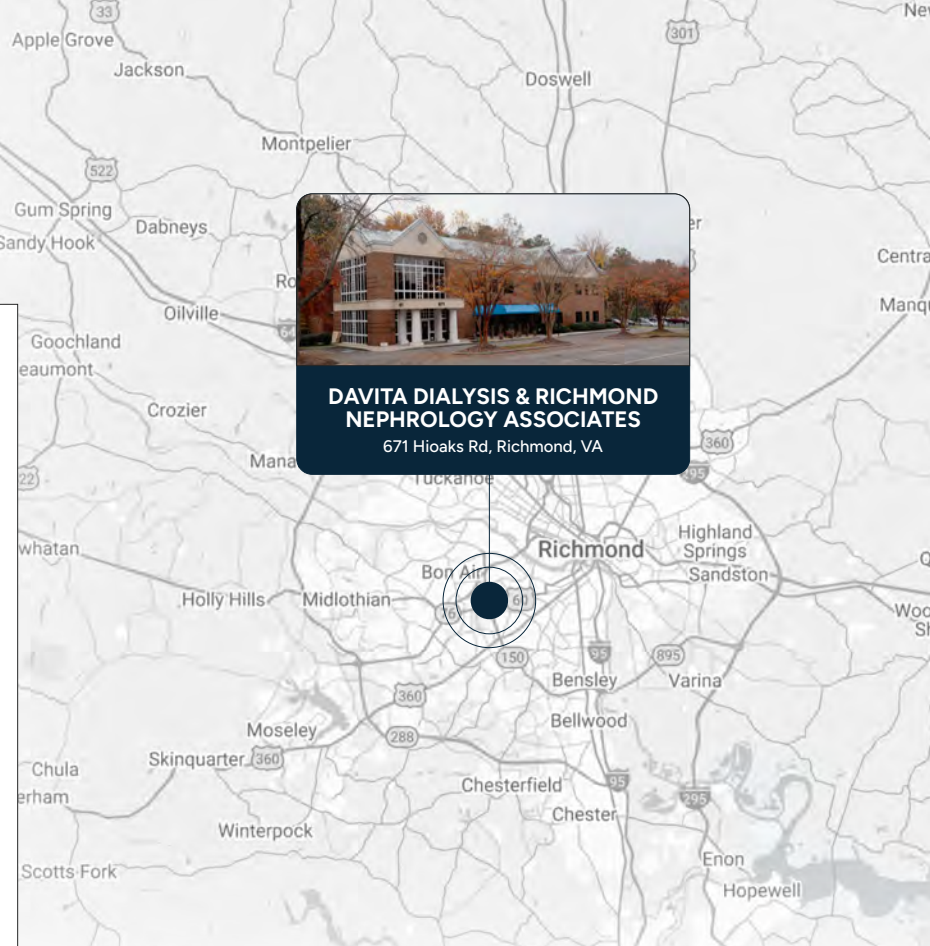
Excellent Regional Access

Close proximity to major highways allows fast connections to downtown Richmond and the broader Southside market.



DAVITA DIALYSIS & RICHMOND NEPHROLOGY ASSOCIATES

671 Hioaks Rd, Richmond, VA



RICHMOND, VA

AREA OVERVIEW

📍 DAVITA DIALYSIS & RICHMOND NEPHROLOGY ASSOCIATES | RICHMOND, VA

+ Richmond, VA

Richmond, the capital of Virginia, is a thriving center for commerce, culture, and innovation in the Mid-Atlantic. The city blends a rich historical heritage with a modern, growing economy, creating a dynamic environment for businesses, residents, and visitors. Its diverse economy is anchored by trade, transportation and utilities, professional and business services, government, education, and healthcare, with major employers including Capital One Financial, VCU Health, and HCA Virginia Health System. Richmond's combination of historic neighborhoods, commercial corridors, and expanding residential areas offers both stability and opportunity for businesses serving the local community and broader metropolitan market.

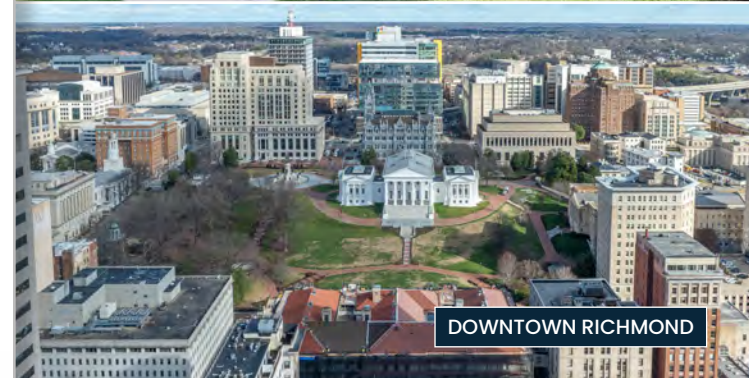
The city benefits from strong regional connectivity, with Interstates 64, 95, and 195, as well as U.S. Route 360, providing easy access to downtown, surrounding markets, and neighboring states. Richmond International Airport, freight rail lines, and public transit further enhance accessibility for commerce and commuting. A highly educated workforce and a growing professional services and technology sector make Richmond an attractive location for healthcare, professional, and service-oriented businesses.

CITY HEALTH FUNDAMENTALS

- **Leading Industries:** Trade, transportation and utilities, professional and business services, government, education, and healthcare drive the regional economy
- **Major Employers:** Capital One Financial, VCU Health, and HCA Virginia Health System are the top employers in the city
- **Emerging Retail & Development:** Ongoing commercial and mixed-use projects continue to strengthen Richmond's retail, dining, and service landscape.
- **Major Highways:** Interstates 64, 95, 195, and U.S. Route 360 provide convenient regional and intercity access



RICHMOND HOMES



DOWNTOWN RICHMOND



CHIPPENHAM HOSPITAL



NEARBY MAJOR HIGHWAYS

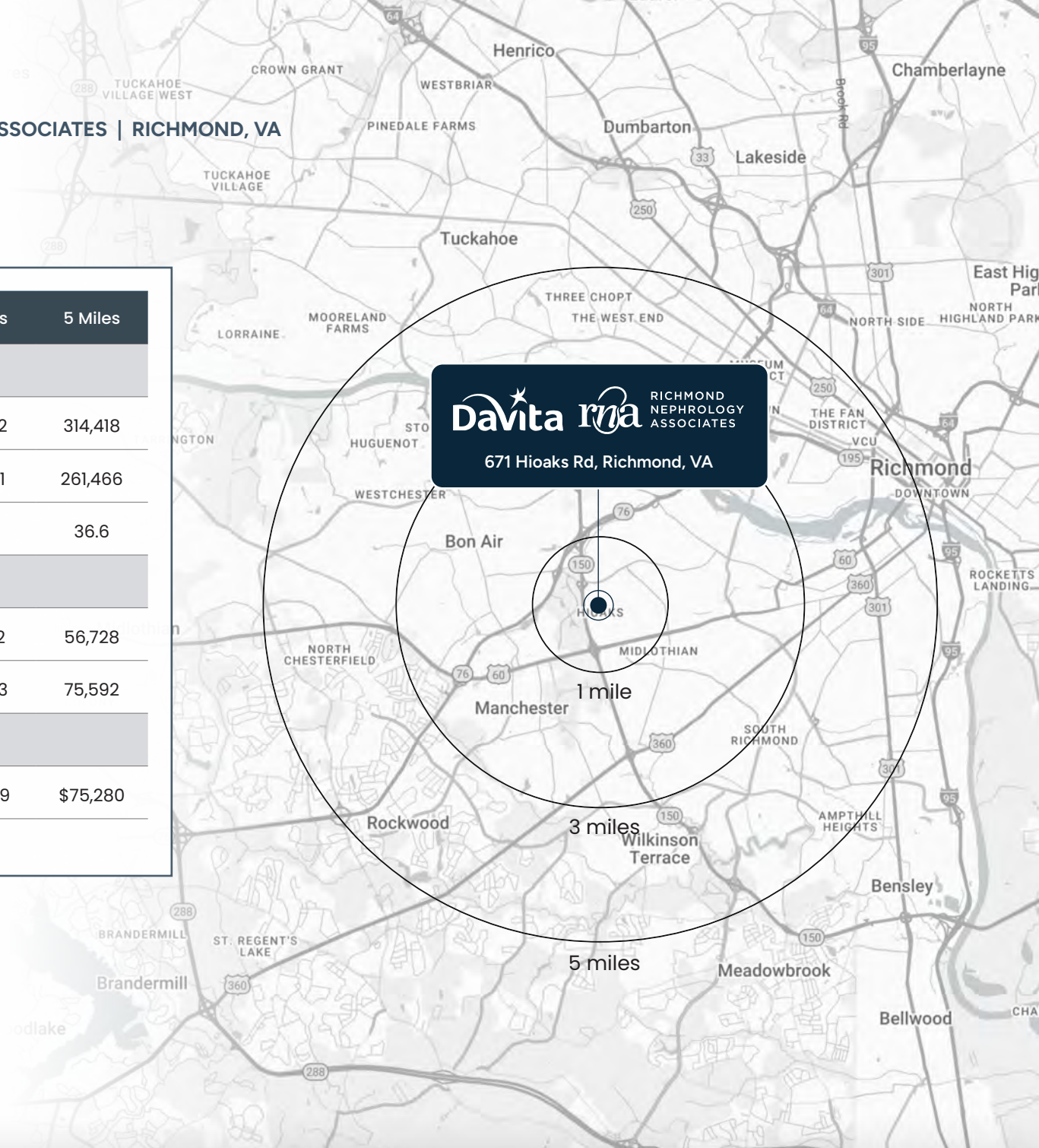


DEMOGRAPHICS

📍 DAVITA DIALYSIS & RICHMOND NEPHROLOGY ASSOCIATES | RICHMOND, VA

Distance From Subject Property	1 Mile	3 Miles	5 Miles
Population (2024)			
Population	24,072	119,672	314,418
Employed	19,197	96,871	261,466
Median Age	35.6	38.2	36.6
Housing (2024)			
Homeowners	6,352	19,452	56,728
Renters	4,988	30,643	75,592
Income (2024)			
Median Household Income	\$51,600	\$71,539	\$75,280

Source: Crexi



CONFIDENTIAL MEMORANDUM & DISCLAIMER

Peranich Huffman Net Lease Group ("Agent") has been engaged as the exclusive agent for the sale of the DaVita Dialysis & Richmond Nephrology Associates | Richmond, VA (the "Property"), by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Peranich Huffman Net Lease Group as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Peranich Huffman Net Lease Group.





DAVITA DIALYSIS & RICHMOND NEPHROLOGY ASSOCIATES

671 Hioaks Rd, Richmond, VA 23225

Offers should be submitted electronically to:

NATHAN HUFFMAN

at nathan@phnlg.com and include the following information:

- Purchase Price
- Closing Period
- Sources of Debt & Equity
- Earnest Money
- Other Terms

About Us

Peranich Huffman Net Lease Group is a privately held real estate brokerage firm specializing in single tenant net leased medical office investment sales throughout the nation.

Our firm facilitates the purchase & sale of commercial real estate tenanted by Dialysis Operators, Dental Offices, Plasma Centers, Surgery Centers, Vet Clinics, and Hospices.

In-State Broker | Jeremy R. Halback | Bridgeline Real Estate LLC | VA License #: 0225276916