



Fremont Regional Dialysis

100 PINNACLE DR, FREMONT, OH 43420

OFFERING MEMORANDUM



6+ Years of Lease Term Remaining | Early 5-Year Lease Extension | Corporately Guaranteed | Fixed 2% Escalations in Current Term & Renewal Options

PERANICH HUFFMAN
NET LEASE GROUP



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DAVITA DIALYSIS


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Bang Realty, Inc.

INVESTMENT OVERVIEW

📍 DAVITA DIALYSIS | FREMONT, OH

The Offering

Peranich Huffman Net Lease Group is pleased to offer the exclusive opportunity to acquire DaVita Dialysis, located at 100 Pinnacle Dr, Fremont, OH. The ±6,500 SF facility, situated on ±2.1 acres, is operated by a leading national healthcare provider. Positioned near U.S. Route 20 with direct access to State Route 53 and the Ohio Turnpike (I-80/90), the property offers strong visibility and connectivity. Serving as a primary dialysis provider within Fremont city limits, the center draws from a stable patient base across Sandusky County, supporting consistent demand & reinforcing tenant stability.

The property is leased to DaVita, Inc. under a long-term net lease with 6+ years remaining, expiring on August 2, 2032. The facility operates six days per week, underscoring its operational performance. Current annual base rent is \$140,141 (\$21.56/SF), with scheduled 2.00% annual escalations. The lease provides two (2) additional five-year renewal options, each featuring 2.00% annual increases, offering predictable rent growth and reinforcing long-term investment stability.

DaVita Inc. (S&P: BB Stable) is a Fortune 500® healthcare company and the parent entity of DaVita Kidney Care, one of the nation's foremost providers of dialysis treatment for patients with chronic kidney failure and end-stage renal disease. Through its extensive national platform, DaVita Kidney Care manages and supports operations across more than 3,000 outpatient dialysis centers, serving an estimated 248,000 patients annually throughout the United States.

Deal Snapshot

\$1,933,000
Purchase Price

\$297/PSF
Price Per SF

\$140,141
Net Operating Income

7.25%
Cap Rate

Address 100 Pinnacle Dr, Fremont, OH 43420

Tenant DaVita Dialysis

Building Size 6,500 Square Feet

Lease Term 6+ Years of Lease Term Remaining



INVESTMENT HIGHLIGHTS

📍 DAVITA DIALYSIS | FREMONT, OH

EARLY 5-YEAR LEASE EXTENSION



DaVita has operated continuously at this location since 2012, reaffirming its commitment through an **early 5-year lease extension to August 2032** with an additional (2) 5-year renewal options.

FIXED ANNUAL RENT ESCALATIONS



The lease features **fixed 2.00% annual rent increases throughout the remaining term & renewal options**, providing for predictable income and protection from the uncertainty of fair market value adjustments.

CORPORATELY GUARANTEED



The DaVita lease is guaranteed by DaVita Inc. (NYSE: DVA), a **Fortune 500 healthcare leader operating over 3,000 U.S. clinics, with 70,000+ employees, and \$12.8 billion in annual revenue**. DaVita holds an S&P rating of BB (Stable).

PURPOSE-BUILT MEDICAL FACILITY



The 6,500 square foot clinic was custom designed for dialysis operations with specialized water filtration, plumbing, and medical infrastructure. **Located on 2.1 acres with ample parking**, the property is functionally integral to DaVita's regional network.



PROPERTY OVERVIEW

📍 DAVITA DIALYSIS | FREMONT, OH

100 Pinnacle Dr, Fremont, OH 43420

Street Address

DaVita Dialysis

Tenant

6,500 Square Feet | 2.1 Acres

Building Area | Land Area

2012

Year Built

Net Lease

Lease Type

6+ Years

Lease Term Remaining

08/02/2032

Lease Expiration Date

DaVita, Inc.

Corporate Guarantor

\$140,141

Annual Base Rent

2.00% Annually

Rent Escalations

(2) 5-Year Options

Renewal Option

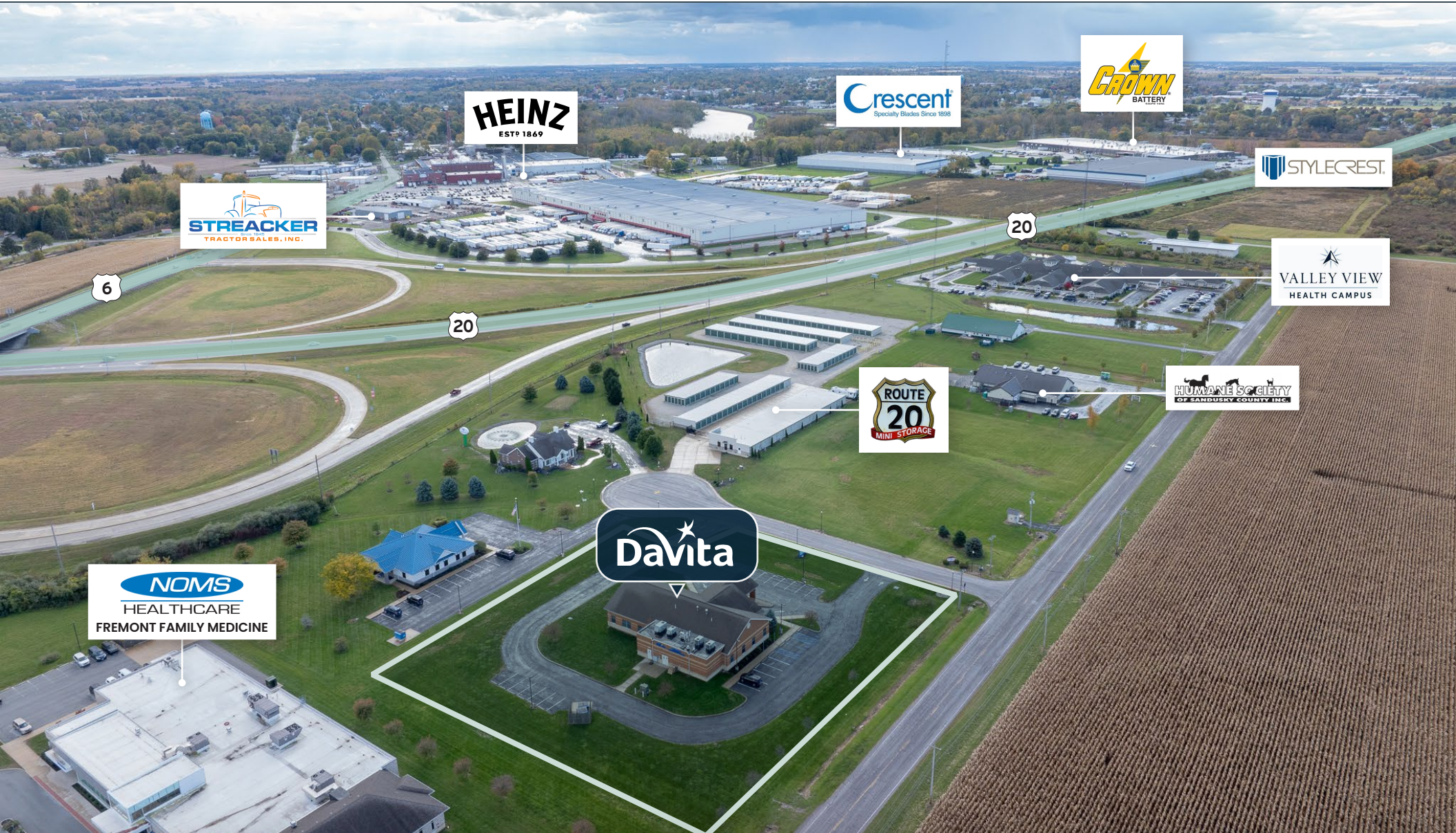
2.00% Annually

Option Escalations



EAST VIEW

📍 DAVITA DIALYSIS | FREMONT, OH



HEINZ
ESTD 1869

Crescent
Specialty Blades Since 1898

CROWN
BATTERY

STYLECREST

STRECKER
TRACTOR SALES, INC.

20

VALLEY VIEW
HEALTH CAMPUS

6

20

ROUTE 20
MINI STORAGE

HUMANE SOCIETY
OF SANDUSKY COUNTY INC.

Davita

NOMS
HEALTHCARE
FREMONT FAMILY MEDICINE

SOUTH VIEW

📍 DAVITA DIALYSIS | FREMONT, OH



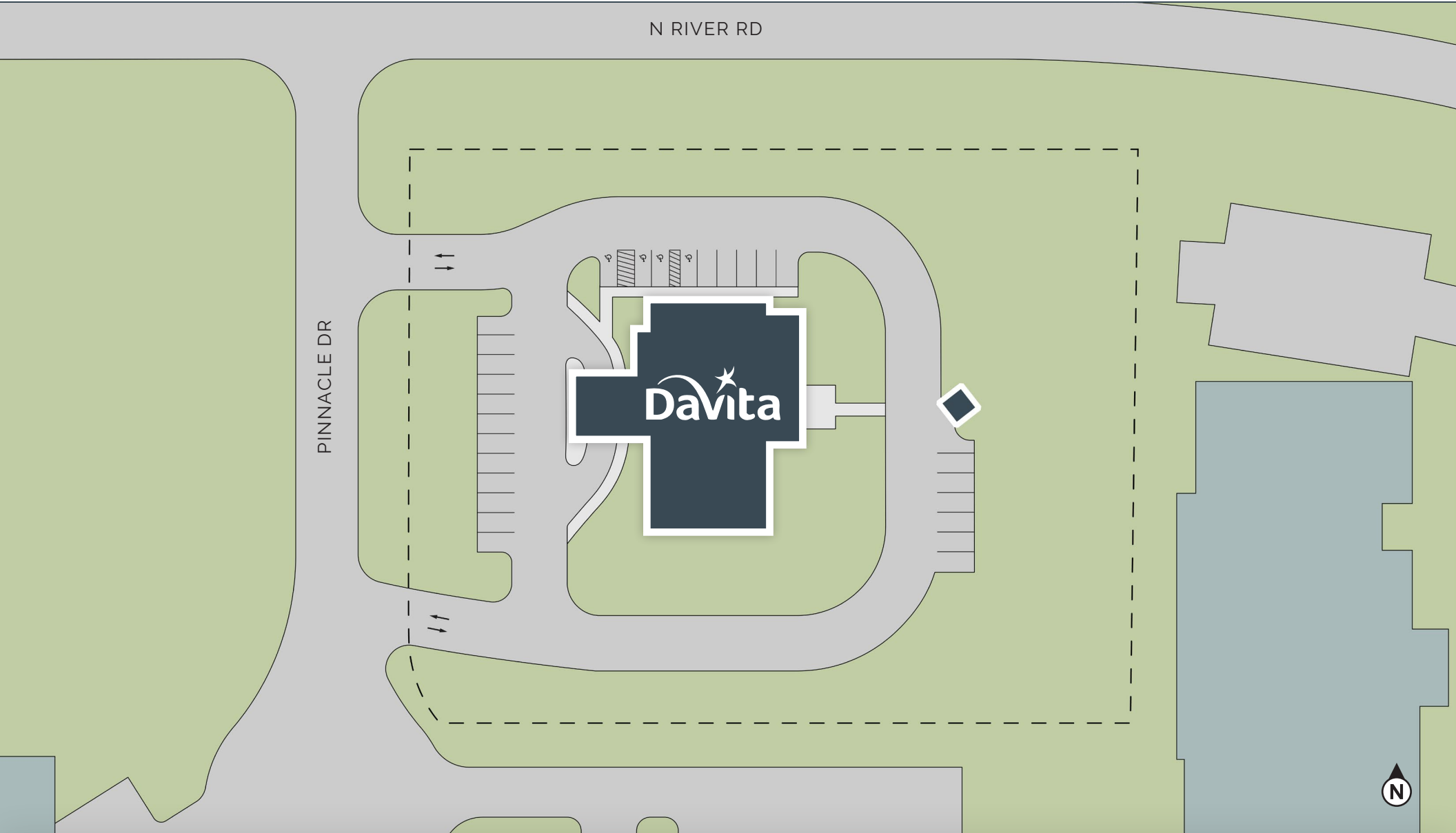
SANDUSKY COUNTY SHERIFF'S OFFICE & JAIL

SANDUSKY COUNTY JUVENILE CENTER



SITE PLAN

📍 DAVITA DIALYSIS | FREMONT, OH



GALLERY

📍 DAVITA DIALYSIS | FREMONT, OH

PERANICH
NET LEASE GROUP HUFFMAN



GALLERY

📍 DAVITA DIALYSIS | FREMONT, OH

PERANICH HUFFMAN
NET LEASE GROUP



TENANT OVERVIEW

📍 DAVITA DIALYSIS | FREMONT, OH

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+

2023 NET INCOME
\$936M

2023 REVENUE
\$12.8B

2025 CREDIT RATING
BB Stable (S&P)

NET LEASE STRUCTURE & CASH FLOW SCHEDULE

📍 DAVITA DIALYSIS | FREMONT, OH

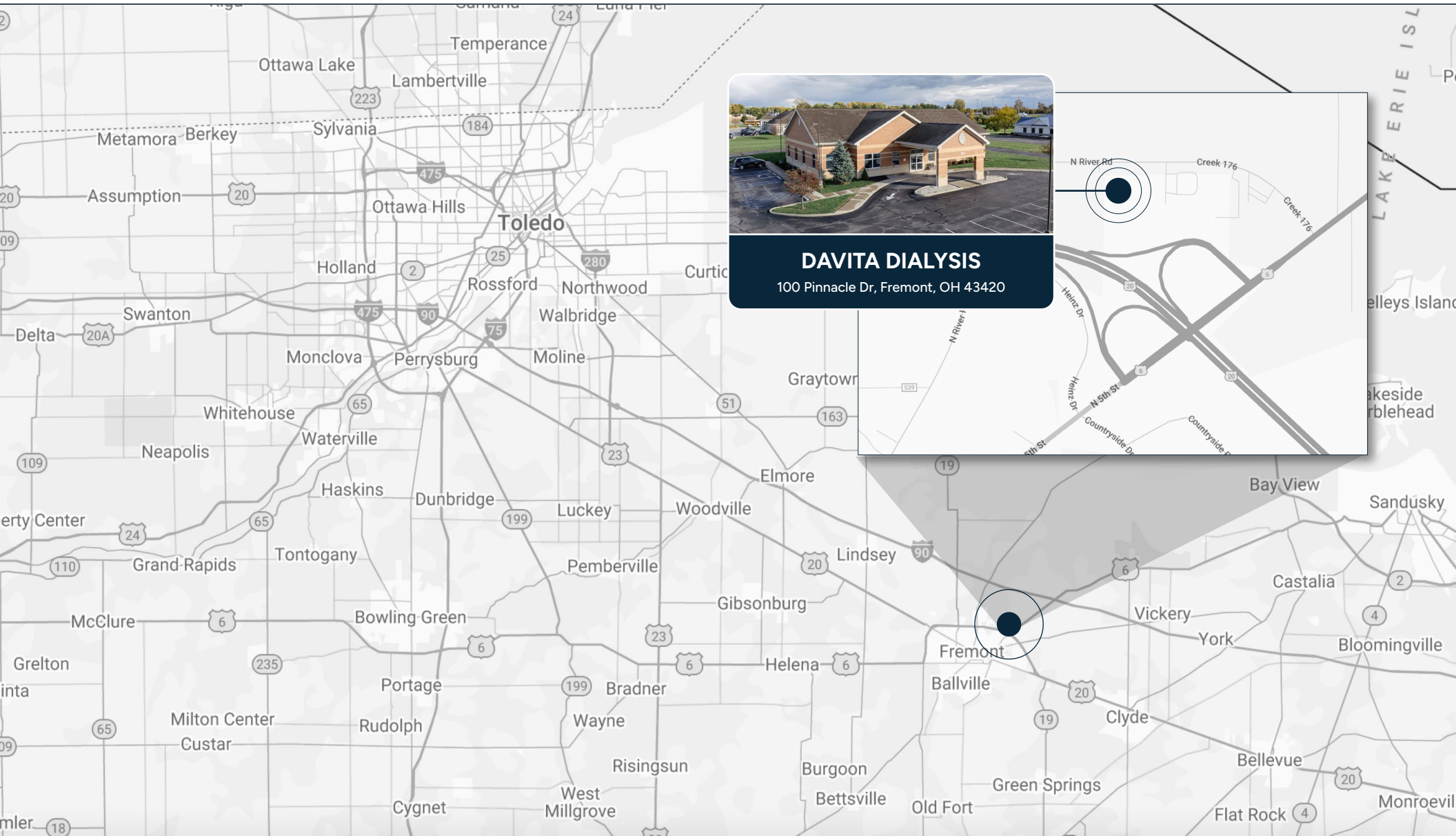
Tenant's Responsibility	Expense Category	Landlord's Responsibility
-	Structural	✓
-	Roof	✓
-	Parking Lot	✓
✓	HVAC	-
✓	Interior/Non-Structural	-
✓	Property Taxes	-
✓	Insurance Premiums	-
✓	Landscaping	-
✓	Utilities	-
✓	Waste Management	-

Term Period	Annual Base Rent	Rent Increase (%)
August 2025 - July 2026	\$137,393	-
August 2026 - July 2027	\$140,141	2%
August 2027 - July 2028	\$142,944	2%
August 2028 - July 2029	\$145,802	2%
August 2029 - July 2030	\$148,718	2%
August 2030 - July 2031	\$151,693	2%
August 2031 - July 2032	\$154,727	2%
5-Year Option Period 1 August 2032 - July 2037	\$157,822	2%
5-Year Option Period 2 August 2037 - July 2042	\$174,247	2%

*Rent is abated from 8/3/2027 to 1/2/2028. Seller to provide full amount of abatement to buyer at close of escrow.

REGIONAL MAP

📍 DAVITA DIALYSIS | FREMONT, OH



IMMEDIATE MAP

📍 DAVITA DIALYSIS | FREMONT, OH



LOCATION OVERVIEW

📍 DAVITA DIALYSIS | FREMONT, OH

+ Pinnacle Drive | Fremont, Ohio

DaVita Dialysis is strategically positioned along Pinnacle Drive, a well-traveled corridor just off U.S. Route 20, Fremont's primary commercial arterial. The site benefits from excellent visibility, convenient access to State Route 53 and the Ohio Turnpike (I-80/90), and proximity to major healthcare providers and retail amenities.

Fremont's established industrial base, stable residential community, and expanding retail corridors create a strong foundation for long-term tenant performance and investment stability. The property's location within Sandusky County's healthcare network ensures consistent patient demand and synergy with surrounding service providers.

LOCATION HIGHLIGHTS

Established Healthcare Cluster

Adjacent to ProMedica Memorial Hospital and regional providers.

Strategic Transportation Links

Immediate access to State Route 53 and the Ohio Turnpike (I-80/90).

Stable Community Base

Local neighborhoods and Sandusky County residents support patient demand.

Prominent Corridor Visibility

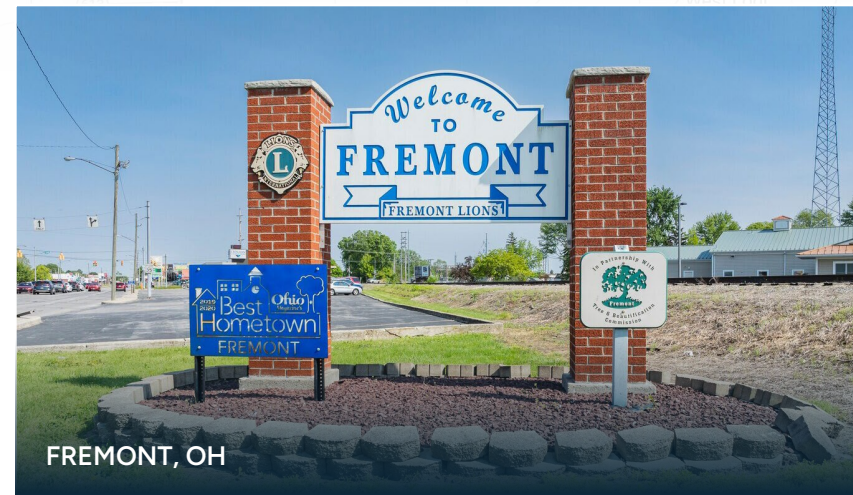
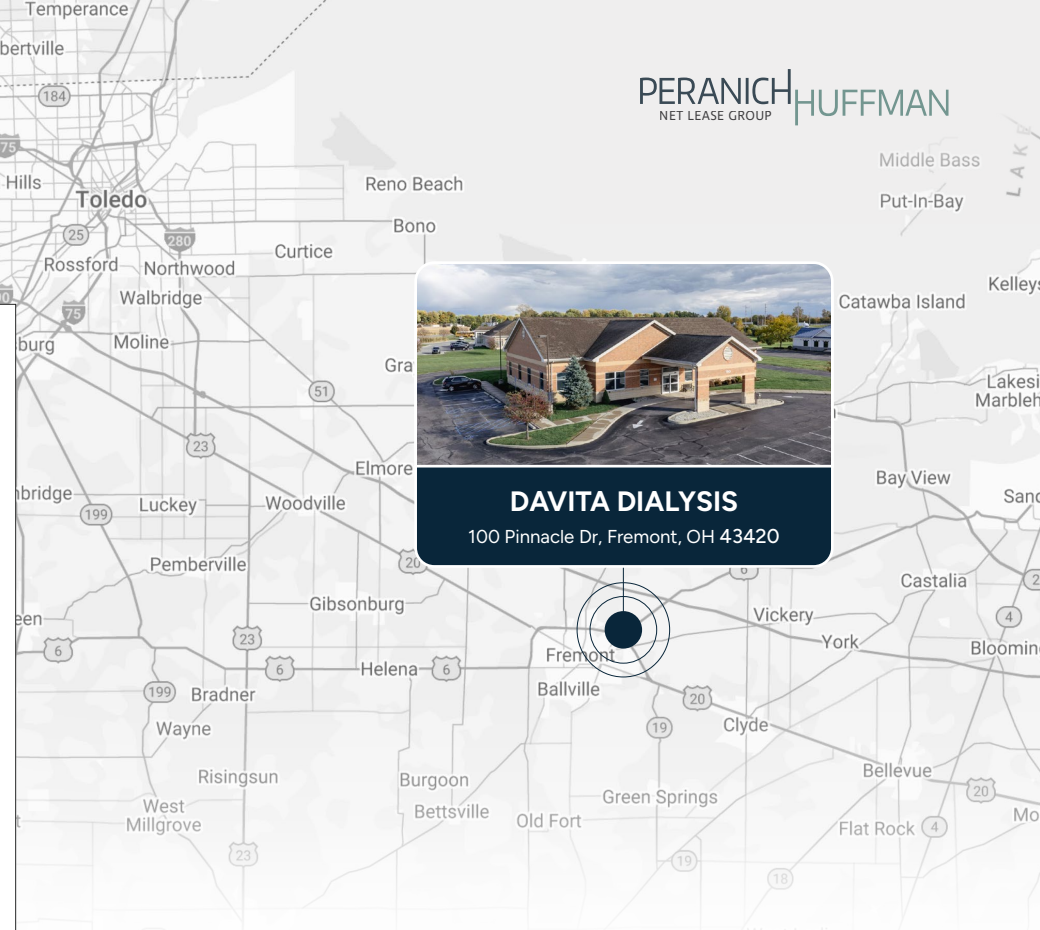
Near U.S. Route 20, Fremont's main commercial corridor, with strong exposure.

Growing Retail Momentum

Surrounded by Marshalls, Aldi, Rural King, and Verizon Wireless.

Resilient Market Fundamentals

Diversified economy & steady demographics sustain healthcare demand.



FREMONT, OH

AREA OVERVIEW

📍 DAVITA DIALYSIS | FREMONT, OH

+ Fremont, OH

Fremont, Ohio, is a historic Sandusky County city along the Sandusky River, about 35 miles southeast of Toledo. The local economy is anchored by manufacturing, food processing, and healthcare, with major employers including Crown Battery Manufacturing, Kraft Heinz, and Cooper Standard Automotive.

The city offers strong connectivity via U.S. Route 20 and State Route 53, with nearby access to the Ohio Turnpike (I-80/90). Fremont's residential neighborhoods, commercial corridors, and industrial parks are supported by Fremont City Schools and Terra State Community College, ensuring workforce development. Proximity to Lake Erie and regional attractions further enhances community appeal.

CITY HEALTH FUNDAMENTALS

- **Economic Base:** Manufacturing, food processing, healthcare, and automotive supply, supported by education and logistics
- **Healthcare Anchors:** ProMedica Memorial Hospital, DaVita Dialysis, and regional providers serving Sandusky County
- **Infrastructure:** U.S. Route 20 & State Route 53 with nearby Ohio Turnpike (I-80/90) provide direct regional access
- **Retail Momentum:** New entrants such as Marshalls, Aldi, Rural King, and Verizon Wireless reinforce growth along U.S. Route 20 and State Route 53
- **Demographic Strength:** Stable population, affordable housing, and a diversified workforce support long-term resilience



DEMOGRAPHICS

📍 DAVITA DIALYSIS | FREMONT, OH

Distance From Subject Property	1 Mile	3 Miles	5 Miles
Population			
Residents	3,373	29,619	37,258
Employed	2,849	23,750	29,963
Housing			
Homeowners	1,140	8,699	11,444
Renters	294	3,748	4,335
Income			
Median Household Income	\$75,617	\$60,794	\$60,948
Household Income Growth (YoY)	21%	-1%	4%

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 | Fremont, OH (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

100 Pinnacle Dr, Fremont, OH 43420

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 | Brian Brockman | Bang Realty, Inc. | OH License #: BRK.2009000214