



Madisonville Dialysis Center

255 E NORTH STREET, MADISONVILLE, KY 42431

OFFERING MEMORANDUM



Recently Executed 5-Year Lease Extension | 2.00% Annual Rent Increases in Current Term & Option Periods | Next to Baptist Health Hospital Campus

PERANICH HUFFMAN
NET LEASE GROUP



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DAVITA DIALYSIS

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INVESTMENT OVERVIEW

📍 DAVITA DIALYSIS | MADISONVILLE, KY

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The Offering

Peranich Huffman Net Lease Group is pleased to exclusively present DaVita Dialysis, located at 255 E North Street, Madisonville, KY. This offering provides investors the opportunity to acquire a property leased to a nationally recognized medical tenant. Built in 2011, the ±7,253 SF dialysis facility is strategically positioned within in a well-established healthcare corridor, anchored by the 410-bed Baptist Health Deaconess Madisonville Hospital.

The property is leased to DaVita Dialysis, under a long-term agreement extending through May 19, 2031. The lease features a net structure with an annual base rent of \$145,060 (\$20.00/SF), subject to 2.00% annual increases. Two (2) additional renewal options remain, each for five years, at the lesser of 95% of fair market value or 102% of prior rent, with 2.00% annual increases. DaVita is responsible for occupancy-related expenses, minimizing landlord obligations and ensuring predictable cash flow.

DaVita, Inc. (S&P: BB Stable) is a Fortune 500® healthcare company and the parent entity of Total Renal Care, Inc., 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

\$2,000,000

Purchase Price

\$275.75/PSF

Price Per SF

\$145,060

Net Operating Income

7.25%

Cap Rate

Address **255 E North Street, Madisonville, KY 42431**

Tenant **DaVita Dialysis**

Building Size **7,253 SF**

Lease Term **5.4 Years of Lease Term Remaining
(2) 5-Year Renewal Options**

INVESTMENT HIGHLIGHTS

📍 DAVITA DIALYSIS | MADISONVILLE, KY

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RECENTLY EXECUTED LEASE EXTENSION



Commencing May 2026, the recently executed lease extension runs through May 2031 with (2) 5-year renewal options remaining. Rent increases by 2% annually in the current term & option periods.

STRONG RENT POSITIONING



At \$20.00 PSF, the property is closely aligned with the Madisonville market average of \$22.74 PSF, reflecting competitive rental strength and stable income potential relative to comparable assets.

PROXIMITY TO BAPTIST HEALTH HOSPITAL



The DaVita Dialysis is located within a half-mile of Baptist Health Deaconess Madisonville Hospital, the largest healthcare provider in western Kentucky. As the region's primary hospital serving a six-county, Baptist Health Deaconess generates a consistent referral pipeline of chronic kidney disease patients requiring dialysis services.

KEY MARKET LOCATION & ACCESSIBILITY



The subject property benefits from its central position in a regional healthcare hub, supporting consistent patient traffic. The site offers convenient access to major thoroughfares, including Interstate 69 and U.S. Highway 41, which connect to larger regional markets, supporting accessibility for patients.



PROPERTY OVERVIEW

DAVITA DIALYSIS | MADISONVILLE, KY

255 E North Street, Madisonville, KY 42431

Street Address

DaVita Dialysis

Tenant

7,253 Square Feet | 1.1 Acres

Building Area | Land Area

2011

Year Built

Net Lease

Lease Type

5.4 Years

Lease Term Remaining

05/19/2031

Lease Expiration Date

Total Renal Care, Inc.

Lessee Entity

\$145,060

Annual Base Rent

2.00% Annually

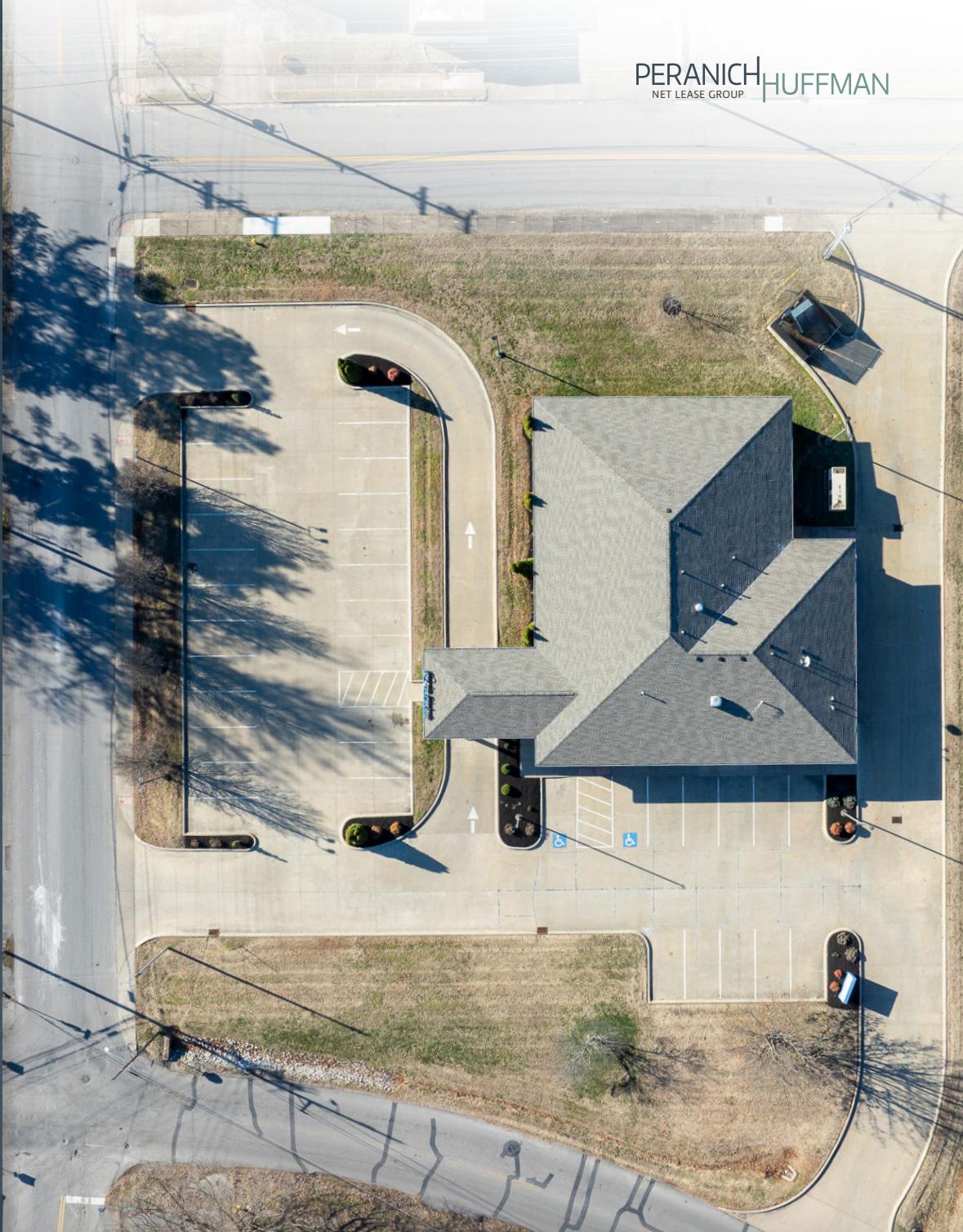
Rent Escalations

(2) 5-Year Options

Renewal Option

Lesser of (95% of FMV or 102%); 2.00% Annually

Option Escalations



SOUTHWEST VIEW

DAVITA DIALYSIS | MADISONVILLE, KY

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SITE PLAN

DAVITA DIALYSIS | MADISONVILLE, KY

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GALLERY

DAVITA DIALYSIS | MADISONVILLE, KY



TENANT OVERVIEW

📍 DAVITA DIALYSIS | MADISONVILLE, KY

DaVita Inc., a Fortune 500® company, is the parent company of DaVita Kidney Care, DaVita Medical Group and Total Renal Care, Inc, a wholly-owned subsidiary. 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.



A photograph of a single-story brick building with a grey roof. The building has a covered entrance with white columns. A blue sign on the roof reads "DaVita Dialysis". The address "255" is visible above the entrance. The building is surrounded by a lawn and trees, with a paved sidewalk and a parking lot in front.



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)

NET LEASE STRUCTURE & CASH FLOW SCHEDULE

DAVITA DIALYSIS | MADISONVILLE, KY

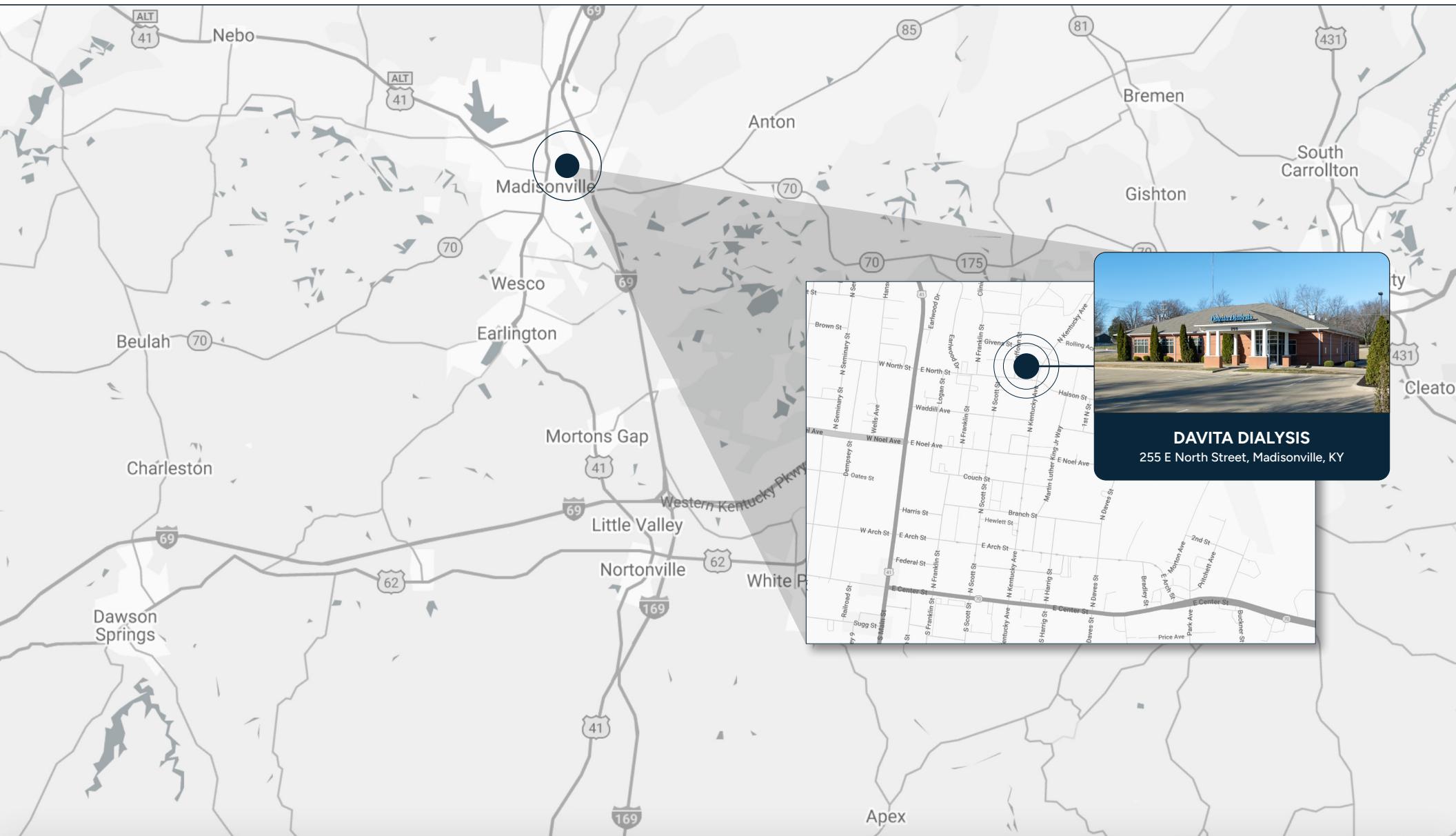
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Tenant's Responsibility	Expense Category	Landlord's Responsibility	Term Period	Annual Base Rent	Rent Increase (%)
-	Structural	✓	May 2026 - May 2027	\$145,060	-
-	Roof Repair	✓			
-	Roof Replacement	✓	May 2027 - May 2028	\$147,961	2%
✓	Parking Lot Repair	-			
✓	Parking Lot Replacement	-	May 2028 - May 2029	\$150,920	2%
✓	HVAC Repair	-	May 2029 - May 2030	\$153,939	2%
✓	HVAC Replacement	-			
✓	Interior/Non-Structural	-	May 2030 - May 2031	\$157,018	2%
✓	Property Taxes	-			
✓	Insurance Premiums	-	Option Period 1 May 2031 - May 2036	95% of FMV or 102%	2% Annually
✓	Landscaping	-	Option Period 2 May 2036 - May 2041	95% of FMV or 102%	2% Annually
✓	Utilities	-			
✓	Waste Management	-			

REGIONAL MAP

DAVITA DIALYSIS | MADISONVILLE, KY

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IMMEDIATE MAP

DAVITA DIALYSIS | MADISONVILLE, KY

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LOCATION OVERVIEW

DAVITA DIALYSIS | MADISONVILLE, KY

+ East North Street | Madisonville, Kentucky

Located on East North Street, a mixed-use corridor in Madisonville that supports professional services and neighborhood commerce, the property is surrounded by complementary businesses including financial institutions, healthcare offices, and local retailers, contributing to consistent daytime activity.

East North Street connects to U.S. Route 41, a key commercial corridor with retail and services, and provides immediate access to Interstate 69 and the Western Kentucky Parkway for regional connectivity across Hopkins County and western Kentucky.

LOCATION HIGHLIGHTS

Professional Business Street

Cluster of banks, healthcare offices, and local services, driving steady weekday activity.

Commercial Anchor Corridor

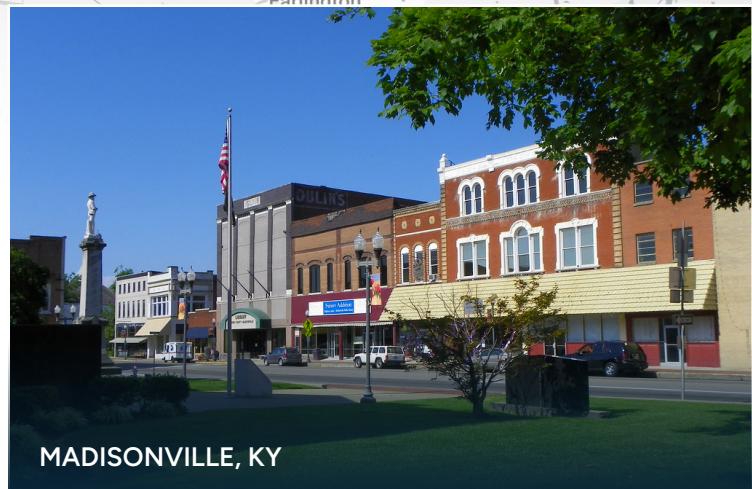
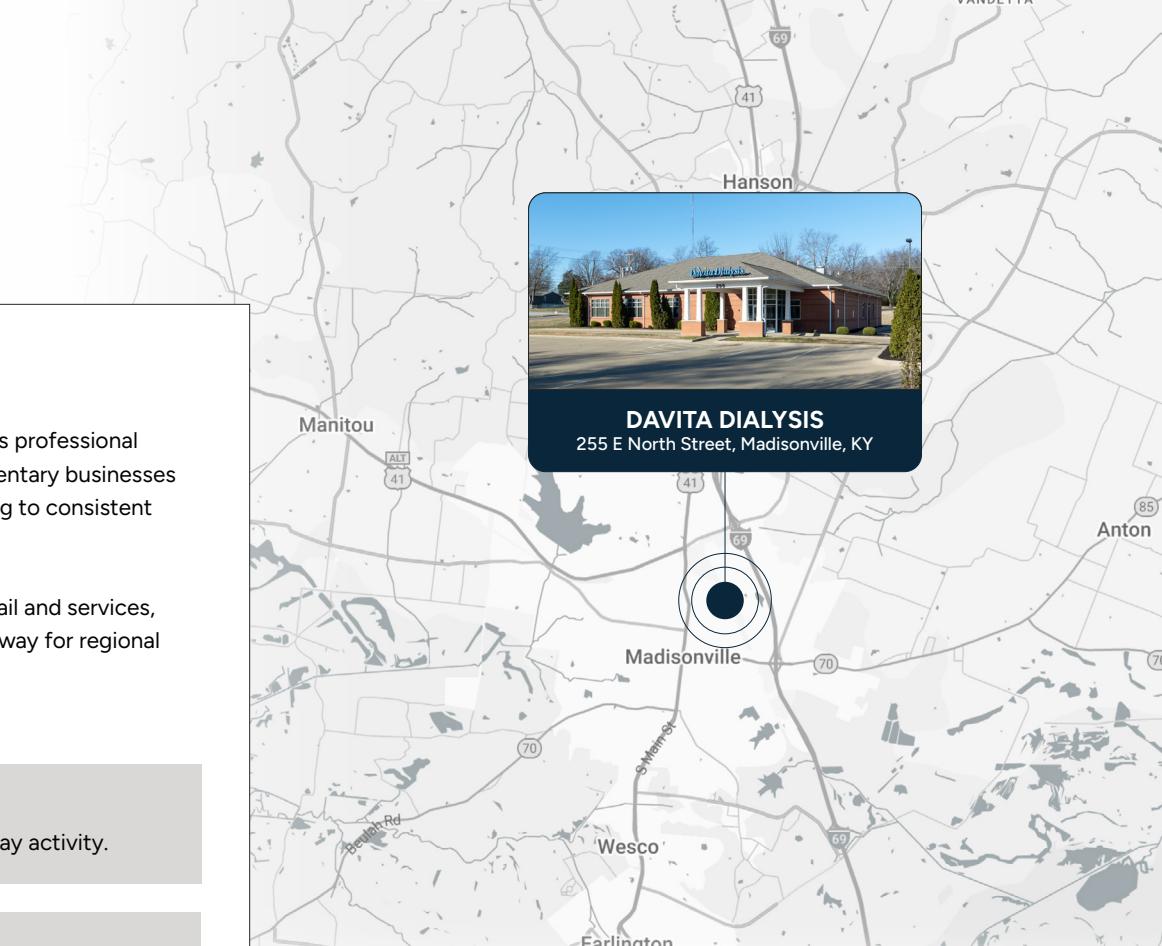
Near Madisonville Town Center with new retailers including Aldi, Marshalls, and Hobby Lobby.

Strategic Mobility

Direct access to I-69 and the Western Kentucky Parkway, enabling efficient travel across Hopkins County and western Kentucky.

Healthcare Synergy

Proximity to Baptist Health Deaconess Madisonville and supporting medical offices reinforces the corridor's role as a healthcare hub.



AREA OVERVIEW

DAVITA DIALYSIS | MADISONVILLE, KY

MADISONVILLE, KY

Madisonville, Kentucky, is the county seat of Hopkins County with a population of about 19,500. Its economy is driven by healthcare, manufacturing, and retail, supported by employers such as Baptist Health Madisonville, GE Aviation, and Carhartt.

The city offers strong connectivity through U.S. Route 41, Interstate 69, and the Western Kentucky Parkway. With a mix of residential and commercial districts, recreational amenities, and Hopkins County Schools, Madisonville provides a supportive environment for families, businesses, and long-term investment.

CITY HEALTH FUNDAMENTALS

- Leading Industries:** Healthcare & Social Services, Manufacturing, and Retail Trade anchor employment.
- Major Employers:** Notable employers include Shepherd of the Baptist Health Deaconess Madisonville, Carhartt Distribution Center, and GE Aviation.
- Emerging Retail & Development:** Aldi, Marshalls, Hobby Lobby, and Ulta Beauty are relocating to Madisonville, strengthening the area's commercial appeal.
- Major Highways:** U.S. Route 41, Interstate 69, and the Western Kentucky Parkway provide convenient regional access across western Kentucky.



DEMOGRAPHICS

DAVITA DIALYSIS | MADISONVILLE, KY

Distance From Subject Property	1 Mile	3 Miles	5 Miles
Population			
Residents	16,301	31,619	35,106
Employed	12,614	25,010	27,880
Median Age	35.6	38.8	39.9
Housing			
Homeowners	4,077	8,906	10,022
Renters	2,400	3,850	4,220
Income			
Median Household Income	\$56,596	\$60,745	\$60,155

Source: Crexi



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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.

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DAVITA DIALYSIS

255 E North Street, Madisonville, KY 42431

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. | KY License #: 204982