5.4 YEARS OF LEASE TERM REMAINING

CORPORATELY GUARANTEED

DaVita

11600 BROADWAY STREET, PEARLAND, TX 77584

Houston MSA

Assumable Debt

- Balance: $1,500,000
- Interest Rate: 4.07%
- Expiration: 2047
- Fee: 1% fee plus $3,500 processing fee.

Contents

DAVITA DIALYSIS

LISTED BY

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Managing Partner

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PERANICH HUFFMAN NET LEASE GROUP

INVESTMENT OVERVIEW

DAVITA DIALYSIS | PEARLAND, TX

PERANICH HUFFMAN
NET LEASE GROUP

The Offering

Peranich Huffman Net Lease Group is pleased to present DaVita Dialysis at 11600 Broadway Street, Pearland, Texas. Built in 2015, the 7,315 SF single-tenant clinic sits on 1.02 acres with frontage on Broadway Street (FM 518), a major commercial corridor with complementary medical and retail uses. The site is minutes from HCA Houston Healthcare Pearland and nearby outpatient providers.

The property is leased to DaVita, Inc., under a corporate guaranty. The lease commenced in 2015 and runs through February 9, 2031, at $254,205 annual base rent ($34.75/SF). Two (2) five-year options remain, each at 95% of fair market value.

DaVita Inc. (S&P: "BB") 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

$3,632,000
Purchase Price

$496.51
Price/SF

$254,205
NOI

7.00%
Cap Rate

Address	**11600 Broadway Street, Pearland, TX 77584**
Tenant	**DaVita Dialysis**
Building Size	**7,315 Square Feet**
Lease Term	**5.4 Years of Lease Term Remaining (2) 5-Year Renewal Options**

INVESTMENT HIGHLIGHTS

DAVITA DIALYSIS | PEARLAND, TX

5.4 YEARS OF LEASE TERM REMAINING

The lease runs through **February 2031,** providing investors with more than five years of secure income. Two additional five-year renewal options are available at 95% of fair market value, supporting long-term tenancy potential.

STRONG OPERATIONAL PERFORMANCE

DaVita has operated at this Pearland facility for **over 9 years**, delivering essential dialysis treatments multiple days per week. The specialized build-out and steady patient volume underscore the property's role as a mission-critical healthcare location, supporting long-term tenant stability.

NON-INCOME TAX STATE

Serving as a major benefit to the landlord, as of 2024, nine states: Alaska, Florida, Nevada, New Hampshire, South Dakota, Tennessee, **Texas**, Washington, and Wyoming — **levy no state income tax.**

CORPORATELY GUARANTEED

The lease is backed by DaVita Inc., a Fortune 500 company and one of the nation's largest kidney care providers. The corporate guaranty enhances credit quality and provides investors with additional security of income backed by a nationally recognized healthcare operator.

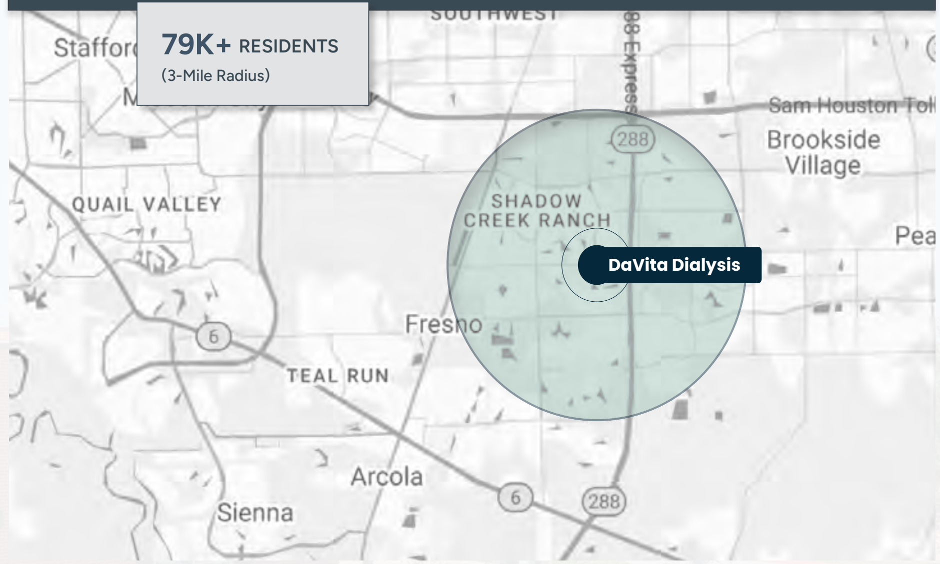
Fortune 500+
COMPANY

Nation's Largest
KIDNEY CARE PROVIDER

DaVita

ESTABLISHED DEMOGRAPHIC BASE

The property is strategically positioned within Pearland's established commercial corridor, surrounded by medical offices, retail, and service-oriented uses that drive consistent traffic. **More than 79,000 residents** live within a three-mile radius, providing a strong patient base that supports tenant performance and long-term investment stability.



PROPERTY OVERVIEW

DAVITA DIALYSIS | PEARLAND, TX

11600 Broadway Street, Pearland, TX 77584
Street Address

DaVita Dialysis
Tenant

7,315 Square Feet | 1.0 Acres
Building Area | Land Area

Open 6 Days/Week
Operating Schedule

Net Lease
Lease Type

5.4 Years
Lease Term Remaining

02/09/2031
Lease Expiration Date

DaVita, Inc.
Lease Guarantor

$254,205
Annual Base Rent

In Options Only
Rent Adjustments

(2) 5-Year Options
Renewal Options

95% of Fair Market Value
Option Rent Adjustments

EAST VIEW

DAVITA DIALYSIS | PEARLAND, TX

WEST VIEW

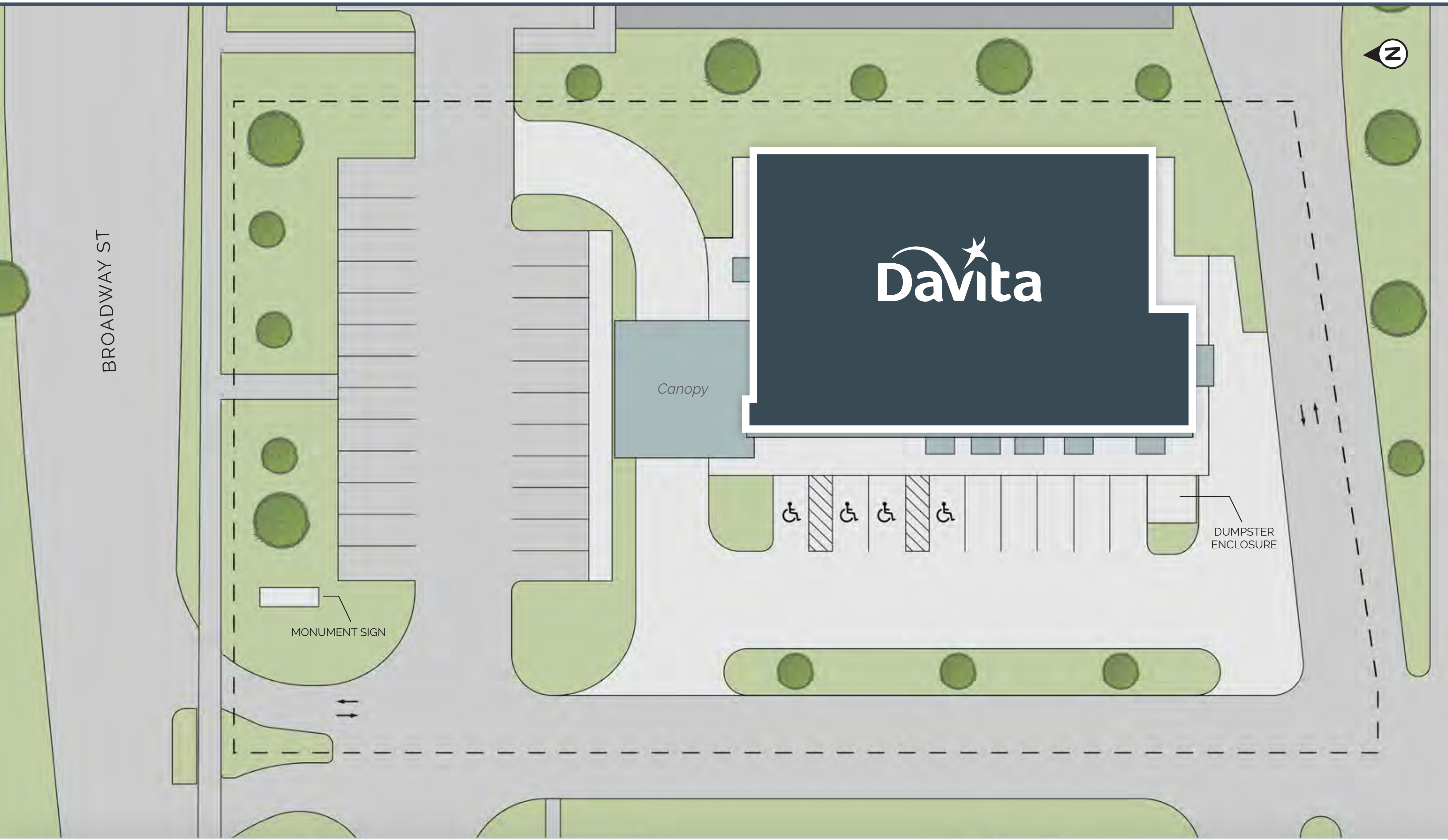
DAVITA DIALYSIS | PEARLAND, TX

PERANICH HUFFMAN
NET LEASE GROUP

SITE PLAN

DAVITA DIALYSIS | PEARLAND, TX

PERANICH HUFFMAN NET LEASE GROUP



FLOOR PLAN

DAVITA DIALYSIS | PEARLAND, TX

Nathan Huffman | Direct: (972) 865-7991 | Email: nathan@phnlg.com

GALLERY

DAVITA DIALYSIS | PEARLAND, TX

GALLERY

DAVITA DIALYSIS | PEARLAND, TX

TENANT OVERVIEW

DAVITA DIALYSIS | PEARLAND, TX

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.

DaVita

COMPANY TYPE	CLINICS	EMPLOYEES
Public (DVA)	3,000+	70,000+
2023 NET INCOME	**2023 REVENUE**	**2025 CREDIT RATING**
$936M	$12.8B	BB (S&P)

NET LEASE STRUCTURE

DAVITA DIALYSIS | PEARLAND, TX

PERANICH HUFFMAN NET LEASE GROUP

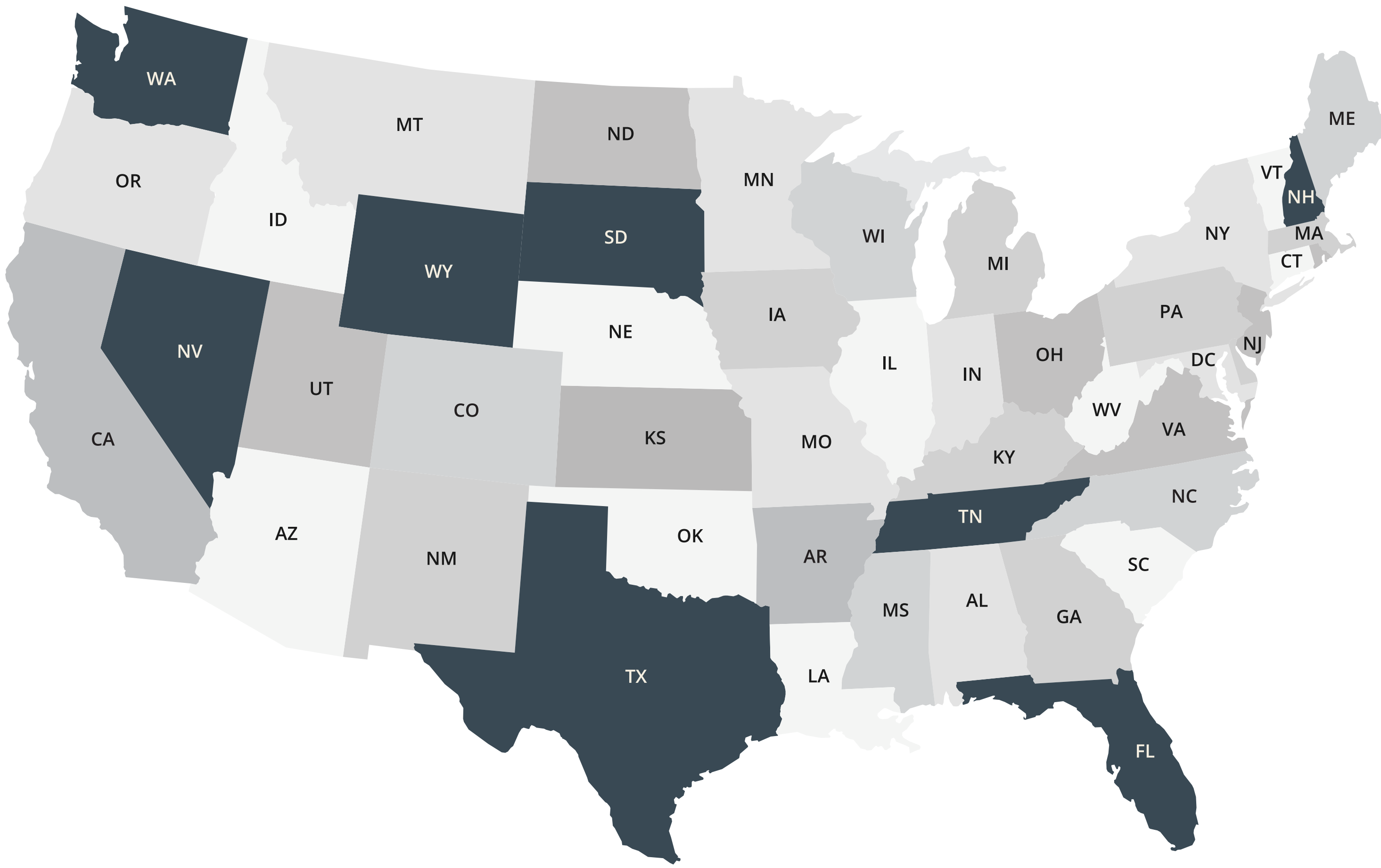
Tenant's Responsibility	Expense Category	Landlord's Responsibility
-	Structural	✓
✓*	Roof Repair	✓
✓**	Roof Replacement	✓**
✓**	Parking Lot Repair	✓**
✓**	Parking Lot Replacement	✓**
✓	HVAC Repair	-
✓**	HVAC Replacement	✓**
✓	Interior/Non-Structural	-
✓	Property Taxes	-
✓***	Insurance Premiums	✓***
✓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

Roof repair: *Landlord performs; Tenant reimburses up to* ***$1,000 per lease year.***
Capital replacements (roof / HVAC / parking):** *Landlord performs; Tenant reimburses on an* ***amortized *basis (roof ~***20 yrs,*** *HVAC ~***15 yrs,*** *parking per useful life).*
****Insurance premiums:** *Landlord procures building/property & LL CGL; Tenant* ***reimburses*** *that cost as Additional Rent and maintains required* ***GL*** *and coverage for* ***tenant improvements/contents.***

NON-INCOME TAX STATE

DAVITA DIALYSIS | PEARLAND, TX

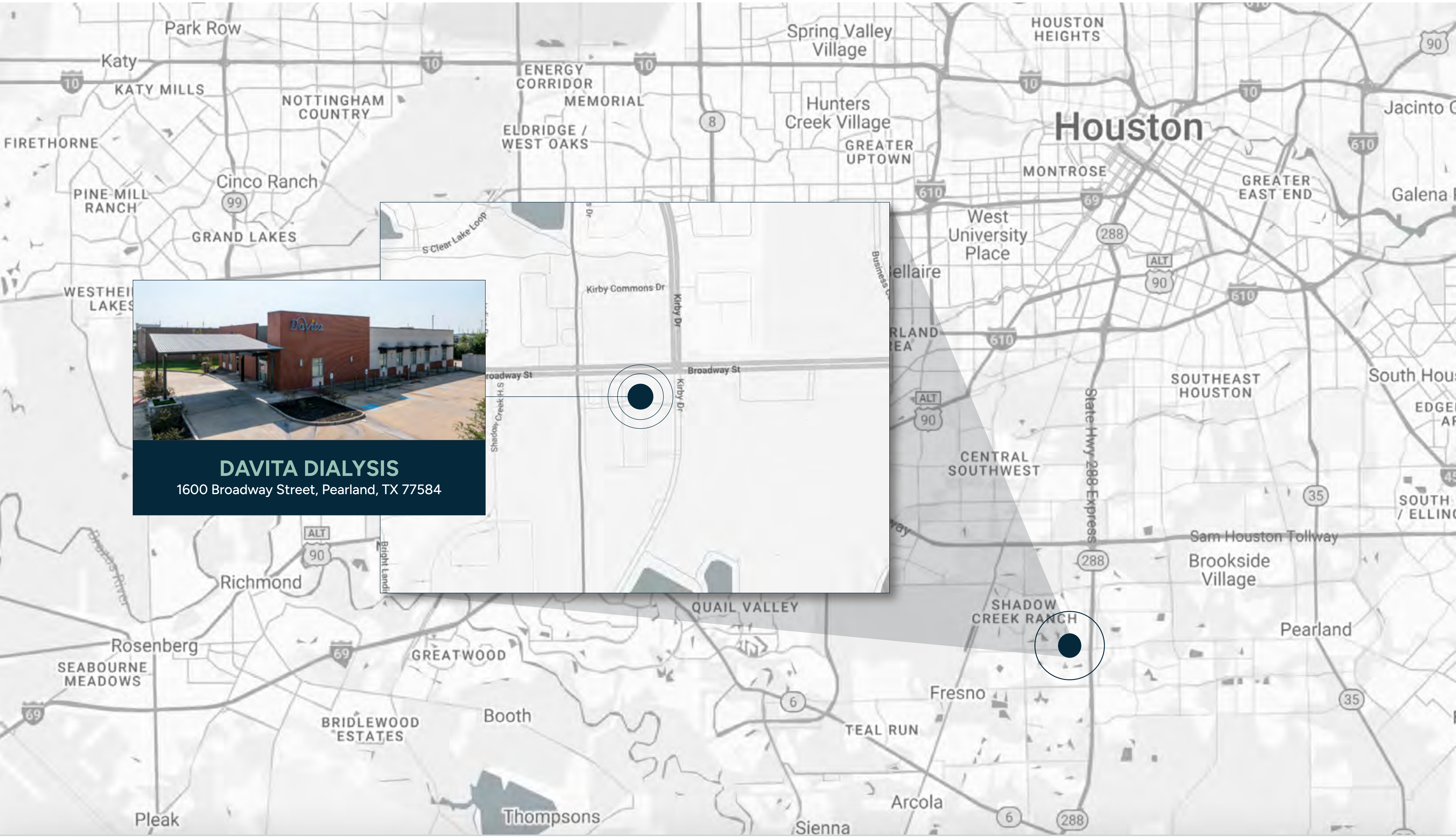
- Alaska
- Florida
- Nevada
- New Hampshire
- South Dakota
- Tennessee
- **Texas**
- Washington
- Wyoming



The **nine states listed above do not levy state income tax**. In these jurisdictions, state governments generate revenue through other means, primarily sales taxes, property taxes, and various fees. This tax structure can be particularly attractive for high-income earners and retirees looking to maximize their take-home pay and retirement savings. However, these states often compensate for the lack of income tax revenue by implementing higher rates in other tax categories. For example, Tennessee and Washington maintain some of the highest sales tax rates in the nation, while Texas relies heavily on property taxes (tenant's responsibility). Despite these trade-offs, the absence of state income tax remains a significant draw for businesses and individuals, often contributing to population growth and economic development in these regions.

REGIONAL MAP

DAVITA DIALYSIS | PEARLAND, TX



IMMEDIATE MAP

DAVITA DIALYSIS | PEARLAND, TX

LOCATION OVERVIEW

DAVITA DIALYSIS | PEARLAND, TX

+ BROADWAY STREET (FM 518) | PEARLAND, TEXAS

DaVita is strategically located along Broadway Street (FM 518), one of Pearland's primary commercial arterials. The site benefits from strong visibility, immediate access to State Highway 288, and proximity to major healthcare providers and retail amenities.

Pearland's rapid residential growth, high household incomes, and established medical infrastructure create a strong foundation for long-term tenant performance and investment stability.

LOCATION HIGHLIGHTS

Primary Arterial Frontage
Direct exposure along high-traffic Broadway Street (FM 518).

Established Medical Corridor
Adjacent to major providers including HCA, Kelsey-Seybold, and Memorial Hermann.

Regional Connectivity
Quick access to SH-288 linking to Houston CBD and Texas Medical Center.

Dense Residential Base
Over 79,000 residents within three miles support patient volume.

Retail and Service Synergy
Surrounded by national brands and service tenants driving daily traffic.

Retail and Service Synergy
Pearland's rapid growth and strong demographics support healthcare demand

AREA OVERVIEW

DAVITA DIALYSIS | PEARLAND, TX

+ Pearland, TX

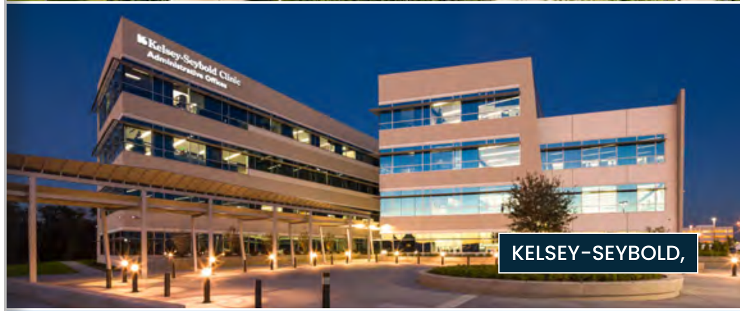
Pearland, Texas is a dynamic and fast-growing city located just south of Houston in Brazoria County. Known for its strong residential growth, diverse population, and proximity to the Texas Medical Center, Pearland has evolved into a thriving suburban hub with a balanced mix of healthcare, retail, education, and professional services. The city's strategic location along State Highway 288 and Beltway 8 offers seamless access to the Houston metropolitan area, supporting both commuter convenience and business expansion.

Pearland features master-planned neighborhoods, top-rated schools, and a robust commercial corridor along Broadway Street (FM 518), making it an attractive destination for healthcare providers, national retailers, and service-oriented businesses. With a population exceeding 125,000 and continued residential development, Pearland offers a stable consumer base and favorable conditions for long-term investment.

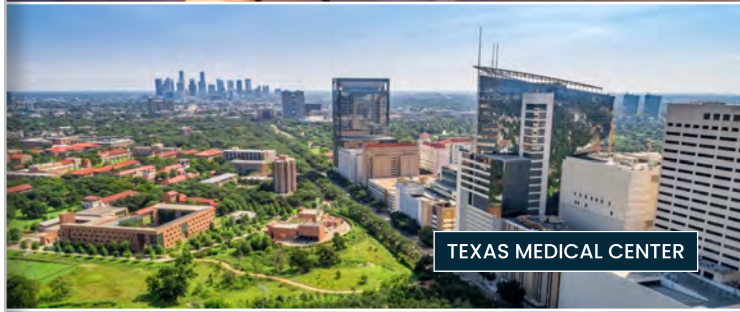
CITY HEALTH FUNDAMENTALS

- **Economic Base:** Driven by healthcare, education, logistics, and professional services.
- **Healthcare Anchors:** HCA Houston Healthcare Pearland, Kelsey-Seybold, and proximity to Texas Medical Center.
- **Retail Momentum:** New entrants like H-E-B, Dutch Bros, and Academy Sports signal continued growth.
- **Infrastructure:** SH-288, FM 518, and Beltway 8 offer direct access to Houston and the Texas Medical Center
- **Demographic Strength:** High incomes, low vacancy, and sustained population growth support long-term stability.

HCA HOUSTON HEALTHCARE PEARLAND



KELSEY-SEYBOLD,



TEXAS MEDICAL CENTER

ACADEMY SPORTS

SH-288,

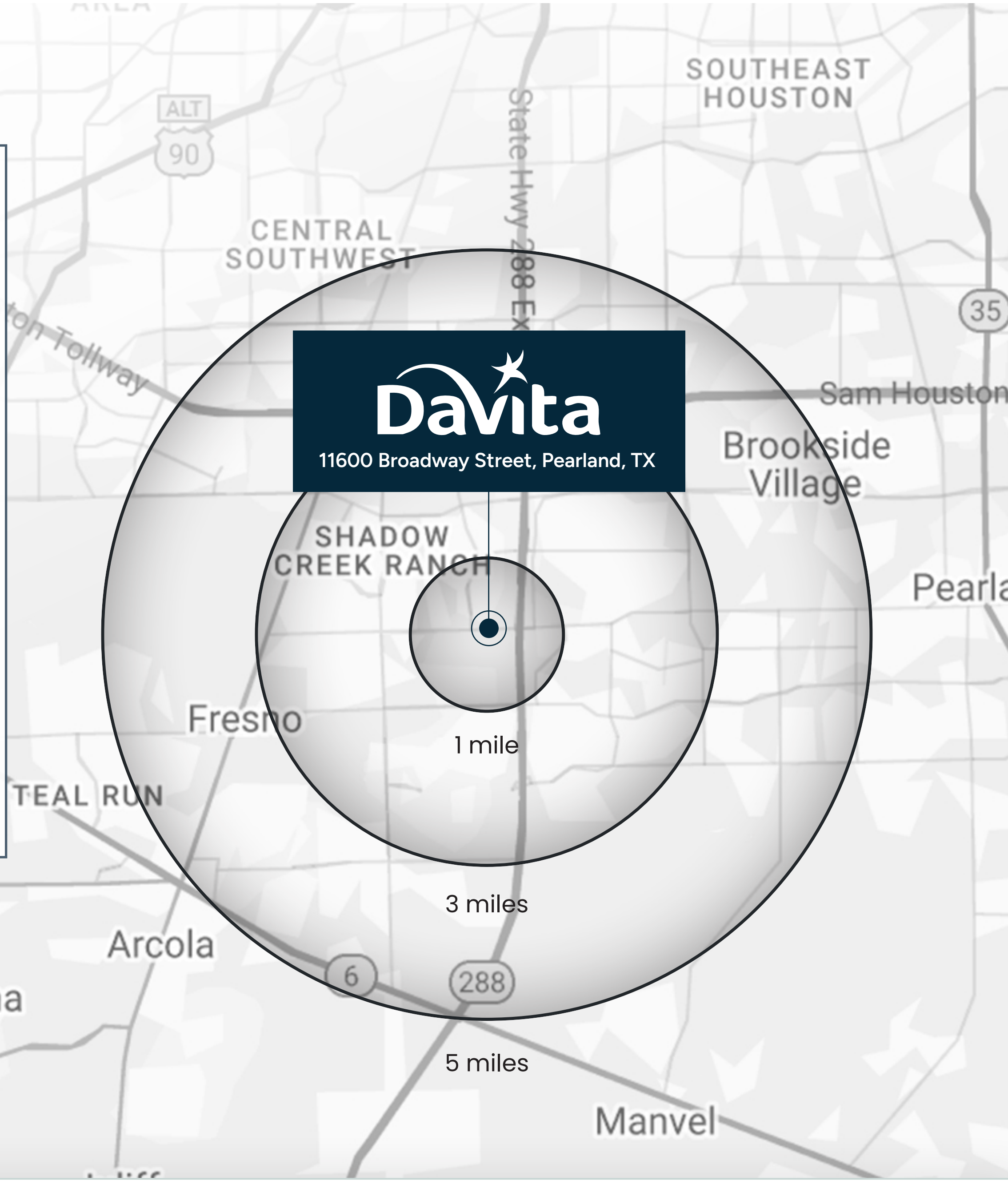
DEMOGRAPHICS

DAVITA DIALYSIS | PEARLAND, TX

PERANICH HUFFMAN NET LEASE GROUP

Distance From Subject Property	1 Mile	3 Miles	5 Miles
Population (2024)			
Population	11,486	79,057	186,279
Employed	12,648	88,176	206,252
Housing (2024)			
Homeowners	2,761	21,627	48,118
Renters	1,592	8,424	18,655
Income (2024)			
Average Household Income	$156,696	$144,743	$116,727
Median Household Income	$109,622	$114,930	$90,575

Source: CoStar



CONFIDENTIAL MEMORANDUM & DISCLAIMER

Peranich Huffman Net Lease Group ("Agent") has been engaged as the exclusive agent for the sale of the DaVita Dialysis |Pearland, TX (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

11600 BROADWAY STREET,
PEARLAND, TX 77584

PERANICH HUFFMAN
NET LEASE GROUP
www.phnlg.com

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.