OFFERING MEMORANDUM

DaVita Tuscaloosa Dialysis Clinic

805 OLD MILL ST, TUSCALOOSA, AL 35401

Early 10-Year Lease Extension | Certificate of Need State | 20-Year Operating History | Rent Increases by 8.8% in 2031

PERANICH HUFFMAN
NET LEASE GROUP

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PERANICH HUFFMAN
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INVESTMENT OVERVIEW

DAVITA DIALYSIS | TUSCALOOSA, AL

PERANICH HUFFMAN NET LEASE GROUP

The Offering

Peranich Huffman Net Lease Group is pleased to exclusively present DaVita Dialysis, located at 805 Old Mill Street, Tuscaloosa, AL. This offering provides investors the opportunity to acquire a single-tenant medical property occupied by a nationally recognized kidney care provider. The 7,416 SF dialysis facility is located near The University of Alabama and serves an established trade area with 106,000+ residents within a three-mile radius, supporting recurring demand for essential outpatient healthcare services throughout the community.

The property is leased to DVA Healthcare Renal Care, Inc. under a net lease recently extended through September 30, 2036. Annual base rent is $136,282 ($18.38/SF), with an 8.83% increase in 2031. Three additional five-year renewal options remain, each featuring a 10% rent increase. The tenant pays taxes, insurance, utilities, landscaping, waste management, parking lot, and interior expenses, further limiting ownership obligations.

DaVita Inc. (NYSE: DVA; S&P: BB Stable) is a Fortune 500 kidney care leader. DaVita operates more than 3,000 U.S. outpatient dialysis centers nationwide, serves approximately 248,000 patients annually, employs over 70,000 people, and reported 2025 revenue of $13.3 billion and net income of $772 million.

Deal Snapshot

$2,097,000 **Purchase Price**	**$283/PSF** **Price Per SF**
$136,282 **Net Operating Income**	**6.50%** **Cap Rate**

Address	805 Old Mill St Tuscaloosa, AL 35401
Tenant	DaVita Dialysis
Lease Term	10 Years of Lease Term Remaining
Building Area	7,416 SF | 100% Occupied
Lot Area	0.65 Acres
Year Built | Renovated	1971 | 2013 | 2025

INVESTMENT HIGHLIGHTS

DAVITA DIALYSIS | TUSCALOOSA, AL

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EARLY 10-YEAR LEASE EXTENSION

Operating at the location since 2007, DaVita Dialysis recently reaffirmed its commitment to the site by executing an early 10-year lease extension, renewing five years before the original 2031 expiration.

BUILT-IN RENT GROWTH

DaVita's rent increases by 8.83% in 2031, followed by 10% increases scheduled at the start of each option period, compounding income growth and reducing inflation risk.

RECENT CAPITAL IMPROVEMENTS

DaVita completed significant property upgrades in 2025, including full parking lot repaving and restriping at the tenant's expense, demonstrating continued investment in the facility.

CERTIFICATE OF NEED STATE

Alabama is 1 of 11 states that impose Certificate of Need regulations governing dialysis treatment. State approval is required to build, relocate or expand a dialysis center, creating a meaningful regulatory barrier to new competition.

PROXIMITY TO THE UNIVERSITY OF ALABAMA

The subject property benefits from one of the region's largest education and employment centers while serving approximately 106,000 residents within a three-mile radius. The combination of institutional activity, population density, and diverse employment drivers supports recurring demand for essential outpatient healthcare services.

HIGH-VOLUME CLINIC

Operating six days per week from 4:30 a.m. to 8:00 p.m. on Monday, Wednesday, and Friday, and from 4:30 a.m. to 5:00 p.m. on Tuesday, Thursday, and Saturday, the clinic accommodates multiple shifts each day, underscoring strong utilization and reinforcing the property's role as an established provider of essential dialysis services.

PROPERTY OVERVIEW

DAVITA DIALYSIS | TUSCALOOSA, AL

805 Old Mill St, Tuscaloosa, AL 35401
Address

DaVita Dialysis
Tenant

7,416 Square Feet | 100% Occupied
Building Area | Occupancy

Open Six Days a Week
Operating Schedule

Net Lease
Lease Type

10+ Years
Lease Term Remaining

09/30/2036
Lease Expiration Date

DVA Healthcare Renal Care, Inc.
Lessee Entity

$136,282
Annual Base Rent

8.83% in 2031
Rent Escalations

(3) 5-Year Options
Renewal Option

10% in Each Option
Option Escalations

SITE PLAN

DAVITA DIALYSIS | TUSCALOOSA, AL

FLOOR PLAN

DAVITA DIALYSIS | TUSCALOOSA, AL

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NET LEASE STRUCTURE & CASH FLOW SCHEDULE

DAVITA DIALYSIS | TUSCALOOSA, AL

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

Term Period	Annual Base Rent	Rent Increase (%)
October 2026 - September 2027	$136,282	-
October 2027 - September 2028	$136,282	-
October 2028 - September 2029	$136,282	-
October 2029 - September 2030	$136,282	-
October 2030 - September 2031	$136,282	-
October 2031 - September 2032	$148,320	8.83%
October 2032 - September 2033	$148,320	-
October 2033 - September 2034	$148,320	-
October 2034 - September 2035	$148,320	-
October 2035 - September 2036	$148,320	-
5-Year Option Period 1 *October 2036 - September 2041*	*$163,152*	*10.00%*
5-Year Option Period 2 *October 2041 - September 2046*	*$179,467*	*10.00%*
5-Year Option Period 3 *October 2046 - September 2051*	*$197,414*	*10.00%*

IMMEDIATE MAP

DAVITA DIALYSIS | TUSCALOOSA, AL

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TENANT PROFILE

DAVITA DIALYSIS

Founded in 1994, DaVita Inc., a Fortune 500® company, has grown to become the largest U.S. dialysis provider by patient count, delivering care to patients with end-stage renal disease (ESRD). DaVita performs over 28 million dialysis treatments annually, serves approximately 200,500 patients in the U.S., and holds roughly 37% of the domestic dialysis market.

A component of the S&P 500, DaVita is a long-held investment of Berkshire Hathaway, which first acquired its position in 2011 and remains the company's largest shareholder at approximately 40% of shares outstanding. In 2025, DaVita reported consolidated revenues of $13.6 billion, operating income of $2.0 billion, and net income of $747 million, supported by a workforce of 78,000+ employees. The company carries a "BB" credit rating with a stable outlook from Standard & Poor's, affirmed in September 2025.

As of 2025, DaVita operated approximately 2,650 outpatient dialysis centers in the U.S., alongside 585 international centers in 14 countries. Its patient care services include in-center hemodialysis, nocturnal dialysis, peritoneal dialysis, home hemodialysis, vascular access management, chronic kidney disease education, and renal diet support. Beyond its outpatient network, DaVita delivers acute inpatient ESRD treatment through hospital partnerships.

Dialysis is a non-discretionary, life-sustaining treatment, with most patients requiring care three times per week on an ongoing basis for the remainder of their lives or until transplant. Because patients diagnosed with end-stage renal disease qualify for Medicare regardless of age, coverage for the patient base is highly assured, supported by a diversified mix of government and commercial payers. Perpetual treatment demand from an insured patient base provides recession-resistant revenue, reinforcing DaVita's position as a leader in outpatient healthcare delivery.

DaVita

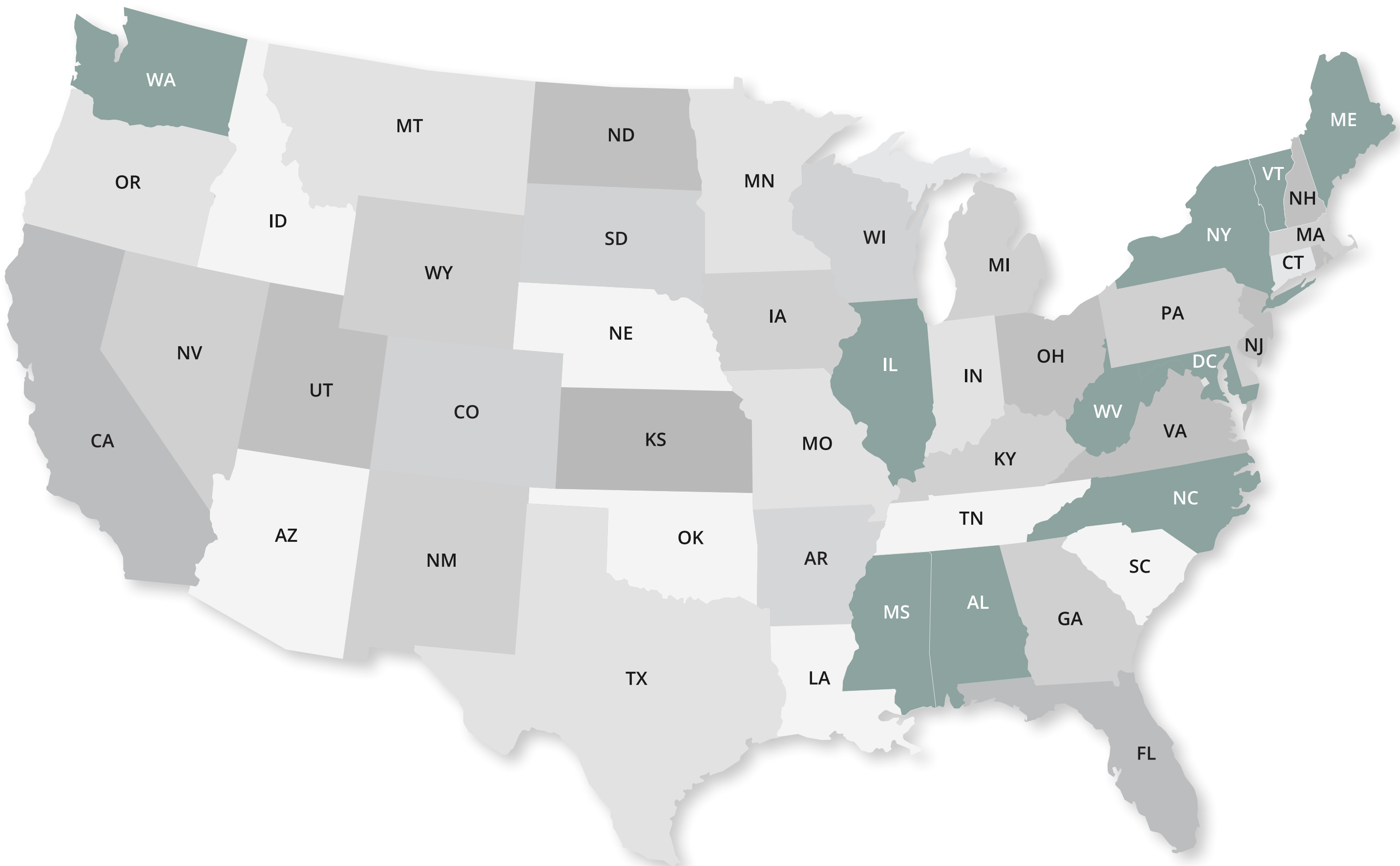
COMPANY TYPE	CLINICS	EMPLOYEES
Public (NYSE: DVA)	**3,200+**	**78,000+**
2025 NET INCOME	2025 REVENUE	2025 CREDIT RATING
$747M	**$13.6B**	**BB Stable (S&P)**

CERTIFICATE OF NEED STATE

DAVITA DIALYSIS | TUSCALOOSA, AL

As of 2026, **only 11 states and one jurisdiction (D.C.) impose Certificate of Need (CON) regulations** governing the treatment of End-Stage Renal Disease (ESRD). CON laws regulate the construction and operation of ESRD (dialysis) facilities on the premise that excess capacity from overbuilding directly drives healthcare price inflation.

- **Alabama**
- Alaska
- Hawaii
- Illinois
- Maine
- Mississippi
- New York
- North Carolina
- Vermont
- Washington
- Washington D.C.
- West Virginia



In the states and jurisdictions outlined above, dialysis facilities cannot be built, expanded or relocated without first obtaining CON approval, a rigorous and often years-long review of whether market demand necessitates additional capacity. This process meaningfully limits new supply and creates a high barrier to entry, insulating the subject property from competition within its trade area. For healthcare real estate owners, that translates into a more defensible income stream and a protected long-term market position.

LOCATION OVERVIEW

DAVITA DIALYSIS | TUSCALOOSA, AL

+ Old Mill Street | Tuscaloosa, Alabama

Old Mill Street is a compact healthcare and professional corridor in Tuscaloosa, positioned near The University of Alabama and Bryant-Denny Stadium and surrounded by medical offices, service businesses, and established residential neighborhoods that support consistent patient traffic and convenient access to outpatient dialysis care.

The corridor connects to the greater Tuscaloosa roadway network via nearby I-359, the downtown spur that links to I-20/I-59 along the city's southern corridor, supporting efficient regional travel toward Birmingham and Meridian and reinforcing the property's accessibility within the Tuscaloosa healthcare market.

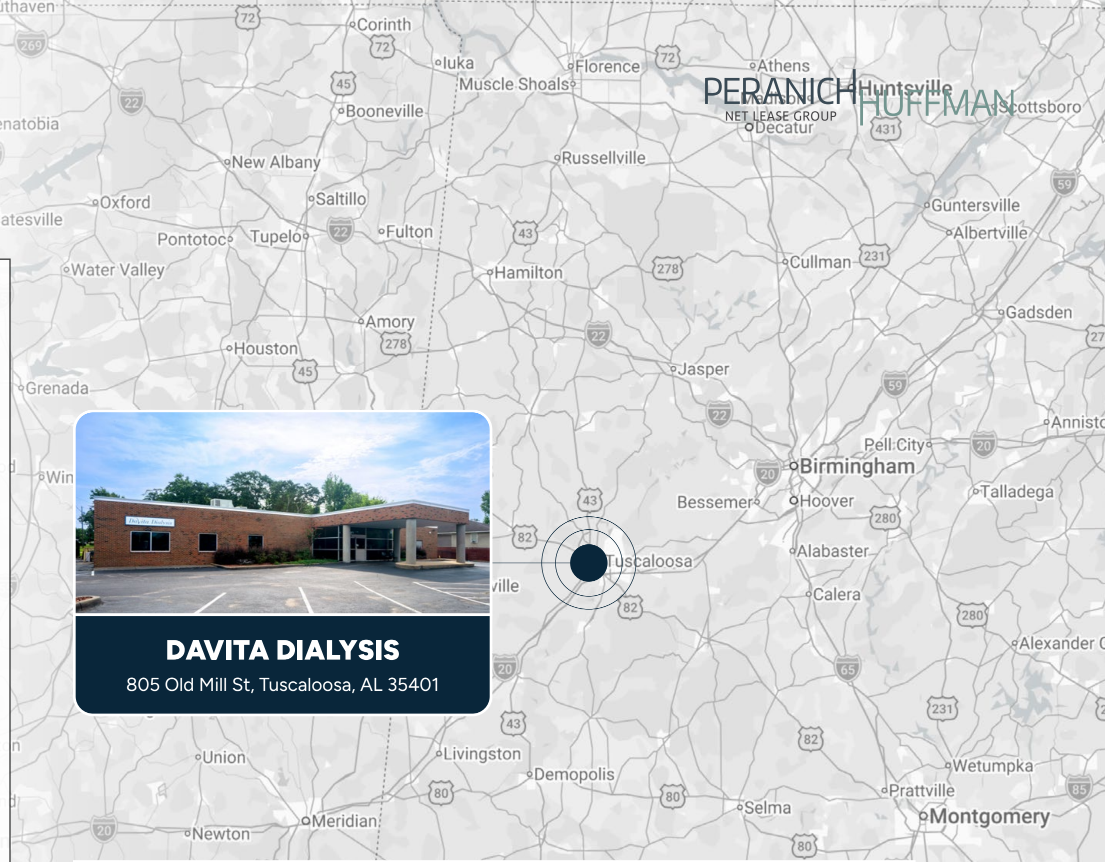
LOCATION HIGHLIGHTS

Established Medical Location
Longstanding dialysis use reinforces the site's medical identity with over 20 years of healthcare use.

Healthcare Synergy
Proximity to Tuscaloosa's hospitals strengthens the site as a regional healthcare destination.

University Campus Proximity
Approximately two miles from The University of Alabama and its expansive campus community.

Regional Connectivity
Access to I-359 and I-20/I-59 supports efficient travel across the greater Tuscaloosa market.



DAVITA DIALYSIS
805 Old Mill St, Tuscaloosa, AL 35401


TUSCALOOSA, AL

AREA OVERVIEW

DAVITA DIALYSIS | TUSCALOOSA, AL

+ Tuscaloosa, AL

Tuscaloosa is a regional center in western Alabama and home to The University of Alabama. The local economy is anchored by education, healthcare, and advanced manufacturing, with major employers including the university, DCH Health System, and Mercedes-Benz U.S. International.

The area benefits from convenient transportation via Interstates 20 and 59, Interstate 359, and U.S. Route 82, providing direct access throughout western Alabama and toward Birmingham. Established residential neighborhoods and commercial corridors, served by Tuscaloosa City Schools, create a strong environment for healthcare providers to meet the needs of the surrounding community.

CITY FUNDAMENTALS

- **Leading Industries:** Advanced manufacturing, metals and materials, and healthcare and education anchor employment.
- **Major Employers:** Notable employers include The University of Alabama, Mercedes-Benz US International, and DCH Health System.
- **Emerging Development:** Culver's, Golden Corral, Dutch Bros Coffee, and Bath & Body Works are establishing new locations in Tuscaloosa, further enhancing the area's commercial appeal.
- **Major Transportation Infrastructure:** Convenient access via I-20, I-59, and U.S. Route 82, with I-20/59 crossing the city's southern corridor.

DCH HEALTH SYSTEM

THE UNIVERSITY OF ALABAMA

MERCEDES-BENZ U.S. INTERNATIONAL

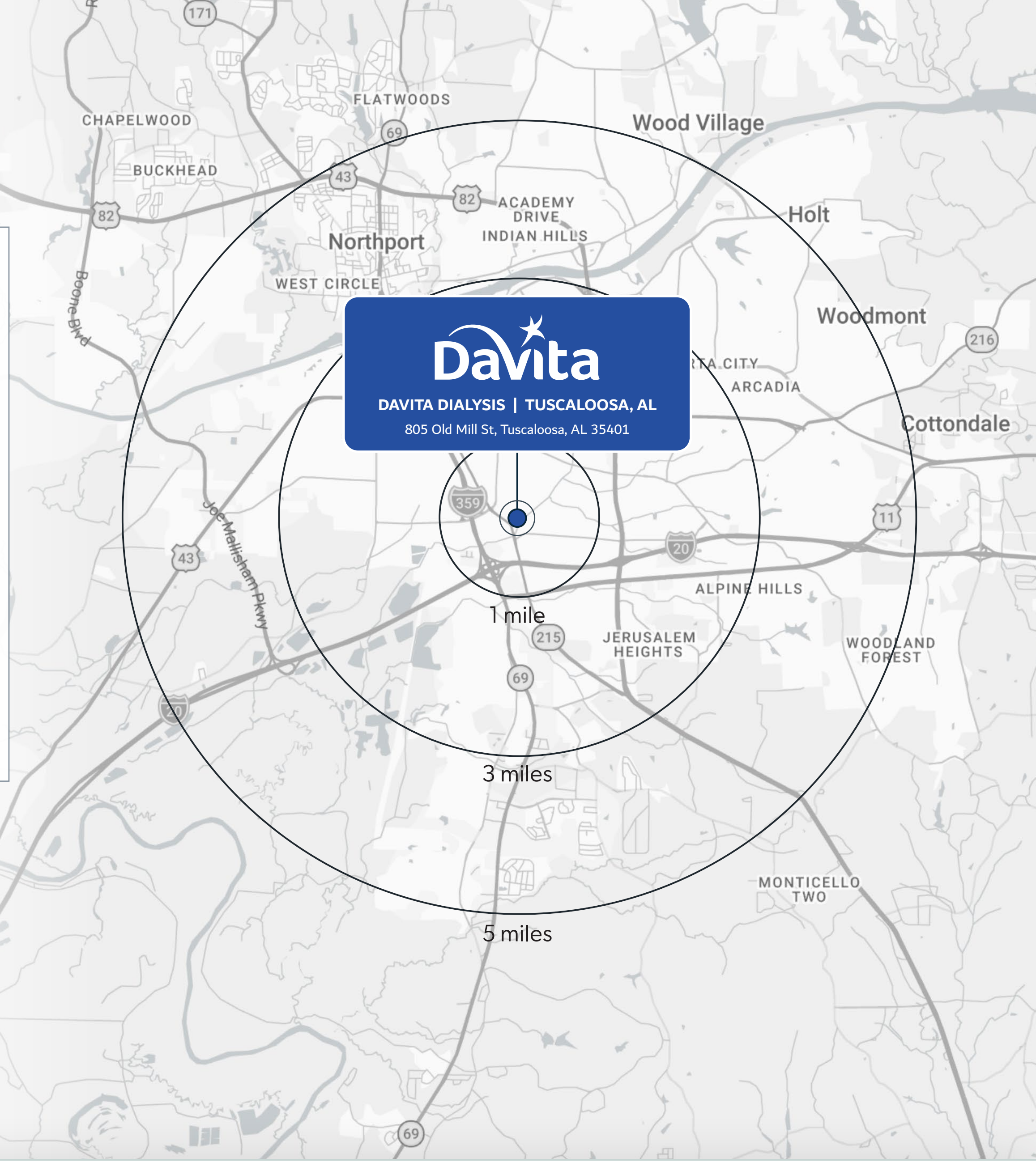
CONVENIENT ACCESS TO MAJOR HIGHWAYS

DEMOGRAPHICS

DAVITA DIALYSIS | TUSCALOOSA, AL

Distance from Subject Property	1 mile	3 miles	5 miles
Population			
Residents	21,901	106,467	167,614
Employed	17,476	90,018	138,853
Housing			
Homeowners	2,670	15,882	32,226
Renters	6,698	24,224	32,196
Income			
Median Household Income	$37,119	$47,548	$56,671

Source: U.S. Census (2024 projections)



CONFIDENTIAL MEMORANDUM & DISCLAIMER

Peranich Huffman Net Lease Group (“Agent”) has been engaged as the exclusive agent for the sale of the DaVita Dialysis | Tuscaloosa, AL (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

805 Old Mill St, Tuscaloosa, AL 35401

Offers should be submitted electronically to:

JONATHAN PERANICH
at **jonathan@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 | Harrison Warr | | AL License #: 000178615-0

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