

**Investment Property**  
640 Martin Luther King Jr. Blvd.  
Macon, GA 31201

 **FICKLING  
& COMPANY**  
A Full Service Real Estate Company  
[commercial.fickling.com](http://commercial.fickling.com)



## HIGHLIGHTS

<b>Offering Price:</b>	\$5,800,000
<b>Annual Net Operating Income:</b>	\$338,900
<b>*Cap Rate 1st year:</b>	5.8%
<b>Increases:</b>	2 % Annual
<b>Building Size:</b>	17,750 SF (2 Story)
<b>Lot Size:</b>	1.25 AC
<b>Building Class:</b>	A
<b>Year Built:</b>	2008

\* Assuming all operating expenses passed through to the tenants

# Triple Net Lease Investment Opportunity



Macon Medical Group  
  
Nephrology & Hypertension

**FOR MORE  
INFORMATION  
CONTACT**

Larry E. Crumbley, CPM, CCIM, SIOR  
478-746-9421  
478-737-3381  
[lcrumbley@fickling.com](mailto:lcrumbley@fickling.com)

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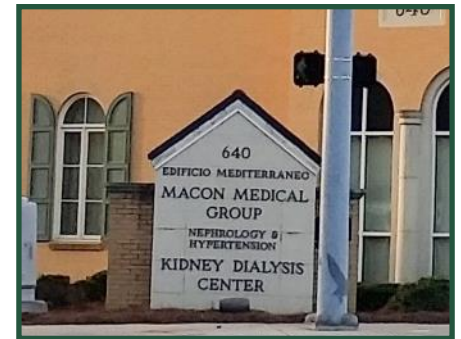
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## MACON AREA OVERVIEW



- One of Macon's key strengths is its strategic location in the heart of Georgia.
- At the crossroads of Interstates 75 and 16
- A population of over 390,000 in a 30 mile radius
- 75 minutes south of Atlanta, Macon has become an attractive location for businesses.
- Four major seaports within 4 hours truck travel time
- Two railroads and the largest rail switching center on the East coast make Macon an ideal location.
- As of 2017 the Macon, GA MSA population was 230,189 with an average household income of \$61,956.
- Amazon.com is set to open new 1 million square foot Macon fulfillment center in 2018, creating more than 500 jobs.
- Nine colleges and universities in the Macon area offer executive level training and provide the Macon community with unique cultural, artistic and sporting opportunities.
- Over 50,000 students afford the business community an educated, diverse and flexible workforce. Macon's reputable colleges and universities play a vital economic role and enhance the aesthetic quality of life.
- Home to Medical Center Navicent Health, the second largest hospital in Georgia serving 30 counties; Central Georgia's only Level 1 Trauma Center and the region's only dedicated Children's Hospital.

## LOCATION HIGHLIGHTS

- ◇ Only a few minutes from the 637 bed Medical Center Navicent Health and 1.2 miles from the 310 bed Coliseum Medical Center.
- ◇ Adjacent to Capricorn Lofts that represent 137 of the 600 plus residential units added to Downtown Macon's multi-million dollar revitalization.
- ◇ Construction is set to begin on the nearby \$60 million Central City Commons development featuring a 142 room Hyatt Place Hotel.
- ◇ It's unique location in the heart of Macon's historic Downtown sets it apart from other investment opportunities.
- ◇ 1.4 miles from Exit 164 I-75 and .7 miles from Exit 2 I-16.
- ◇ Macon's Downtown is host to over 200 Businesses with over 25,000 employees which includes a diverse choice of restaurants and entertainment venues.
- ◇ According to a LandLink Analysis Service Study, property values in the area increased by 59% from 2009 to 2016.

2017	1 mile	3 mile	5 mile
Population	4,520	37,850	80,856
Avg. HH Income	\$55,810	\$39,323	\$46,414
Median Age	33.5	34.7	34.9

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# INVESTMENT OVERVIEW



<b>Lease Summary</b>	Leawood Dialysis LLC (Guaranteed by: DaVita, Inc.)	Macon Medical Group
<b>Lease Start Date</b>	November, 2017	November, 2017
<b>Lease Term</b>	15 years	15 years
<b>Square Feet</b>	7,853	7,381
<b>Taxes, Insurance, Trash &amp; Utilities*</b>	Passed through to Tenants	Passed through to Tenants
<b>Other Operating Expenses</b>	Passed through to Tenants with limitations of 7% annual increase on a cumulative basis	Passed through to Tenants with limitations of 7% annual increase on a cumulative basis
<b>Roof/Structure</b>	Landlord can amortize cost and pass through to Tenants subject to certain limitations	Landlord can amortize cost and pass through to Tenants subject to certain limitations
<b>Increases</b>	2% rent increase annually	2% rent increase annually
<b>Options</b>	Two (2) five (5) year renewal options at Fair Market Rental Value	Two (2) five (5) year renewal options at Fair Market Rental Value
<b>Annual Reconciliation Statement</b>	Landlord will provide NLT 120 days from the end of each calendar year	Landlord will provide NLT 120 days from the end of each calendar year

**\*Tenants pay their proportionate share of estimated operating expenses in advance in equal monthly installments at the time of the payment of base rent**

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## TENANT OVERVIEW

**Leawood Dialysis LLC**  
**DaVita Kidney Dialysis Center**



- DaVita, Inc. is a multi-billion dollar company
- Leading provider of kidney care in the United States. Delivering dialysis services to patients with end stage renal disease.
- As of September 30, 2017, DaVita Kidney Care operated or provided administrative services at 2,470 outpatient dialysis centers located in the United States serving approximately 196,000 patients. The company also operated 230 outpatient dialysis centers located in 11 countries outside the United States.
- Ranked #181 on the Fortune 500 list for 2017 (10th consecutive year appearing on the list)
- Their 70,800+ employees provide superior patient care striving to improve patient's quality of life with innovating clinical care.
- BB Credit Rated Tenant



### Highlights:

<b>Website:</b>	www.davita.com
<b>Founded:</b>	1999
<b>Locations:</b>	2,470 (US) 230 (International)
<b>Lease Term</b>	15 years
<b>Headquarters:</b>	Denver, CO



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## TENANT OVERVIEW

### Macon Medical Group-Nephrology & Hypertension

- Macon Medical Group is a well established medical practice specializing in Nephrology and Hypertension. Its physicians and staff have been providing services in the Middle Georgia area for 33 years.
- The practice has an excellent standing and is highly regarded within the Middle Georgia community. Its providers have a very large referral base. It has a very skilled administration and well organized healthcare staff.
- Macon Medical Group Physicians and staff offer high level services based on up-to-date knowledge and experience to the entire Middle Georgia area by accommodating patients from Bibb County and seven surrounding rural counties.
- Awarded with the Renal Physicians Association's Exemplary Practice Award in 2012, Macon Medical Group specializes in Kidney Disease, including End Stage Renal Disease and Hypertension. It has conducted a very successful and profitable business since 1985.
- Macon Medical Group is housed in state-of-the-art facilities with very convenient patient access. Office area includes a large lobby and reception area, twelve exam rooms, large laboratory, physicians and mid-levels offices, a large conference room as well as administrative offices and a breakroom area.
- Macon Medical Group was awarded with the Downtown Business Award in 2015 by the Keep Macon-Bibb Beautiful Commission.



### Highlights:

<b>Website:</b>	www.maconmedicalgroup.com
<b>Founded:</b>	1985
<b>Locations:</b>	1, serves 11 Dialysis Centers
<b>Lease Term</b>	15 years
<b>Headquarters:</b>	Macon, GA

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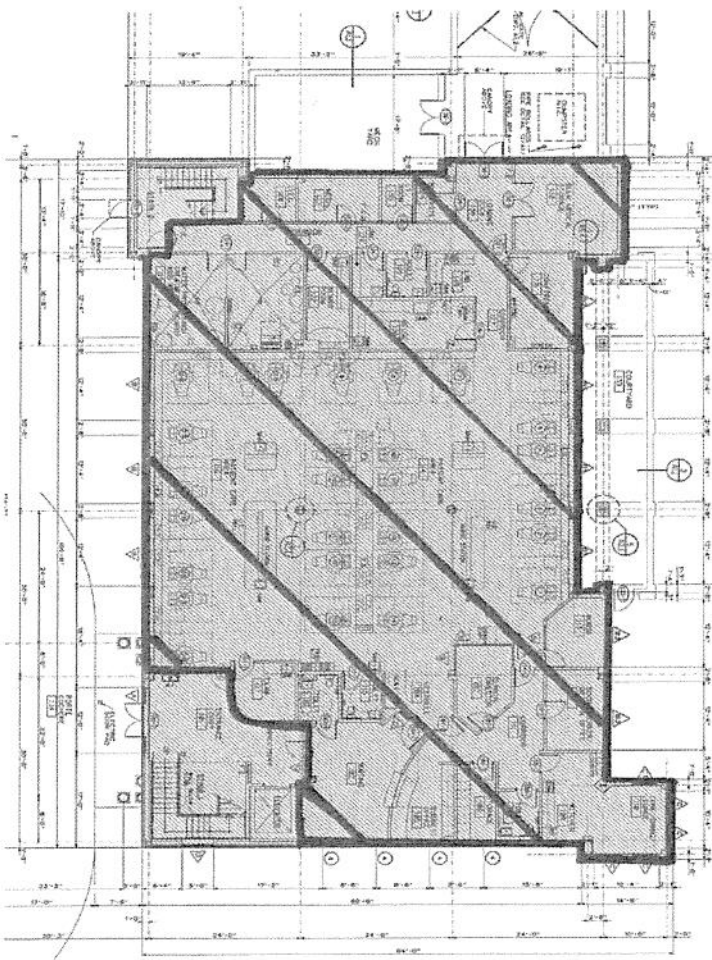
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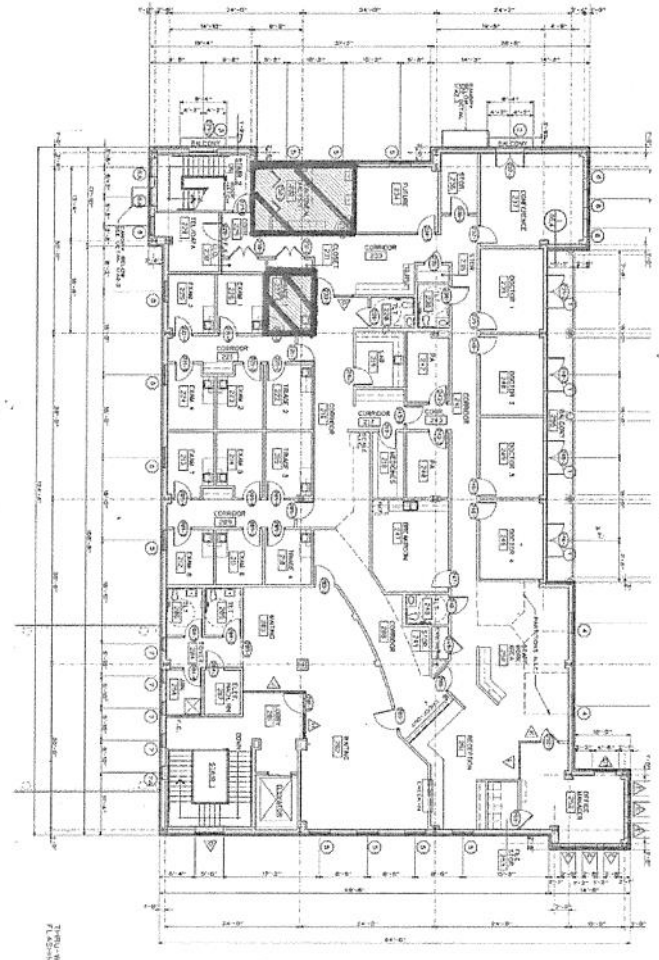
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## FLOOR PLANS

**1st Floor**



**2nd Floor**



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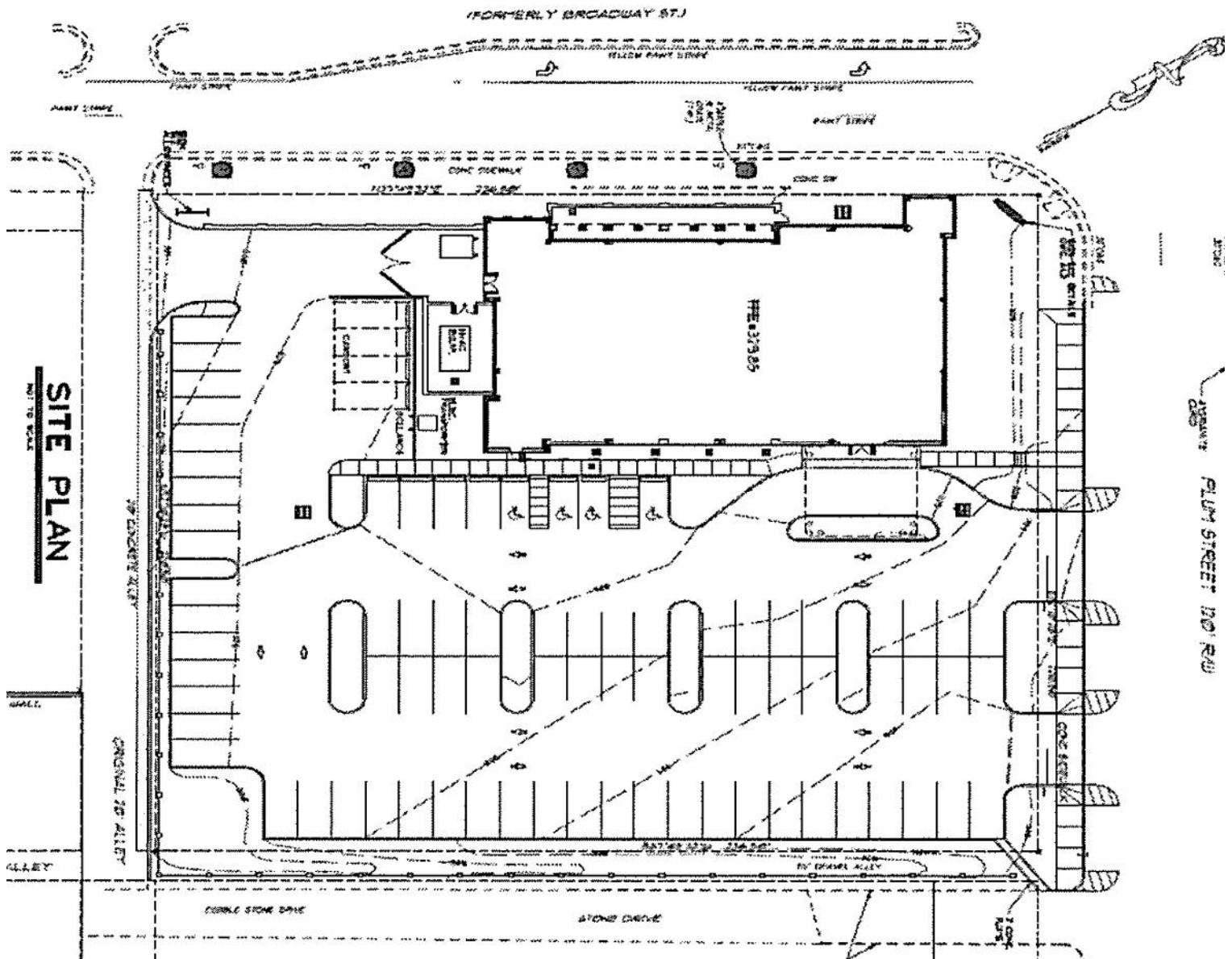
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## SITE PLAN



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# AERIAL



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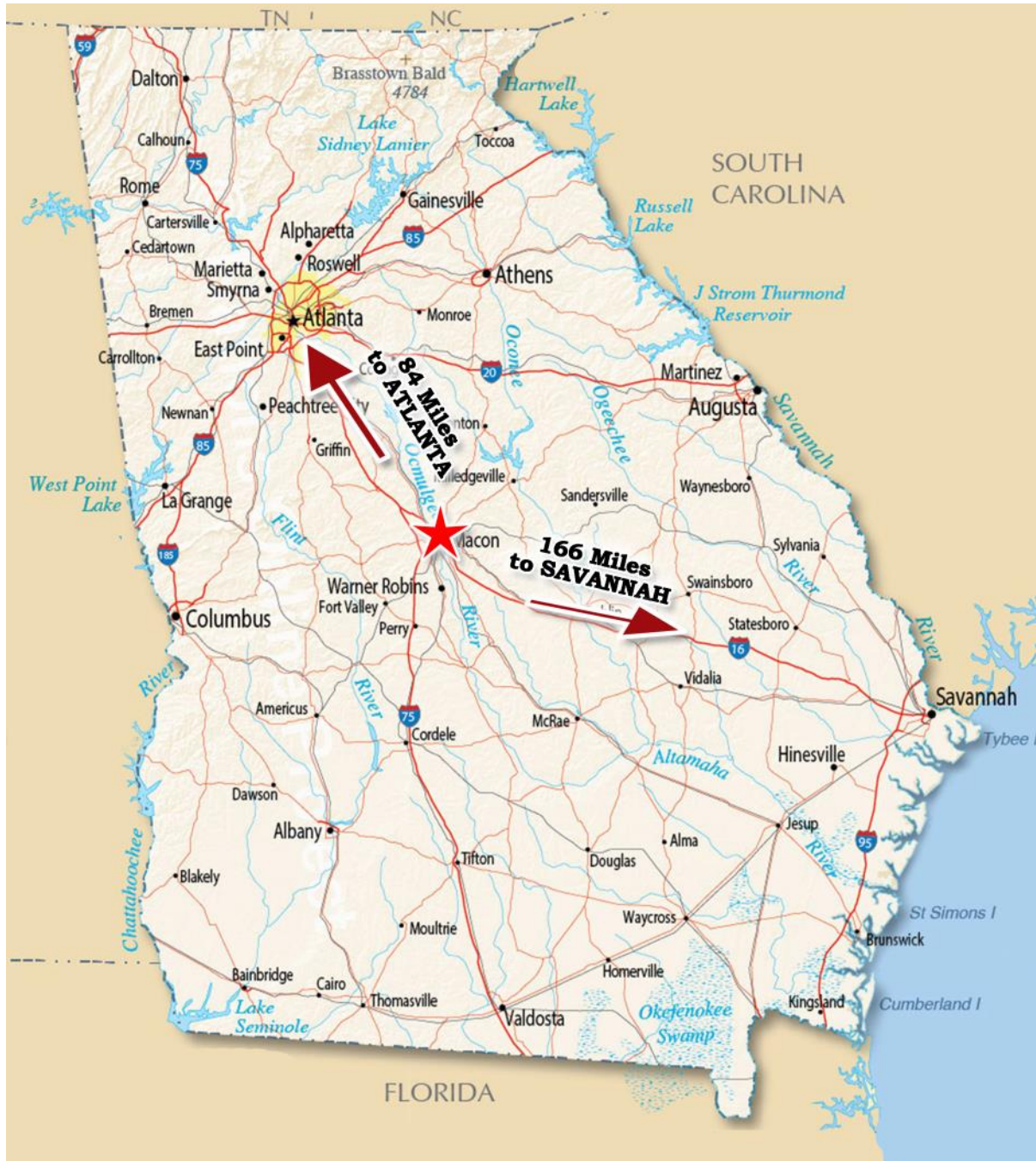
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## REGIONAL MAP



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