

FOR SALE
PRIME SINGLE-TENANT NET-LEASED MEDICAL BUILDING
GUARANTEED BY DAVITA, INC
3071 Gold Canal Dr, Rancho Cordova, CA

\$3,915,000



- **PRIME NORTHERN CALIFORNIA LOCATION**
- **2007 CONSTRUCTION**
- **GUARANTEED BY DAVITA, INC- STOCKHOLDER EQUITY TOTALING \$2.135 BILLION**

PROPERTY TO BE SHOWN BY LISTING BROKERS ONLY
For More Information, Contact Exclusive Broker

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Information presented in this flyer was provided by the Owner. Hirsch and Associates makes no representation as to the accuracy of the information. Tenant/Buyer should use due diligence in investigating the feasibility of entering into a lease or purchase of this property by relying on his own professional advisors.

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ATTENTION:

This brochure has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property presented. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for thorough due diligence investigation. In particular, Hirsch and Associates has not made any investigation, and makes no warranty or representation with respect to the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue or renew its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Hirsch and Associates has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

IMPROVEMENTS, SIZE AND BOUNDARIES: Any oral or written representations by Seller or Broker regarding age of improvements, size and square footage of parcel or building, or location of property lines may not be accurate. Apparent boundary line indicators such as fences, hedges, walls or other barriers may not represent the true boundary lines; only a surveyor can determine the actual boundary lines. If any of these issues are important to Buyer's decision to purchase, then Buyer should consider investigating the property independently.

Property and Lease Summary

Property	
Address	3071 Gold Canal Dr, Rancho Cordova
APN	072-0460-011
Zoning	OIMU
Parcel Size	.87 Acres/ 37,897 Sq. Ft. +/-
Building Size	11,136 +/- Sq. Ft.
Age	2007/ Tenant Improvements Completed 2008
Current Use	Single Tenant Medical Building
Parking	50 Total Spaces
Lease	
Term of Tenancy	Commencing February 2008
Lease Term and Options	Initial Term is 12 Years running through January 2020. Two 5-year options.
Lease Structure (Landlord Obligation)	Net Lease with Landlord responsible only for Foundation, Structural Components of Roof, and Structural Components of Building that were part of Lessor's work
Rental Increase	CPI Increases capped at 3% Annually

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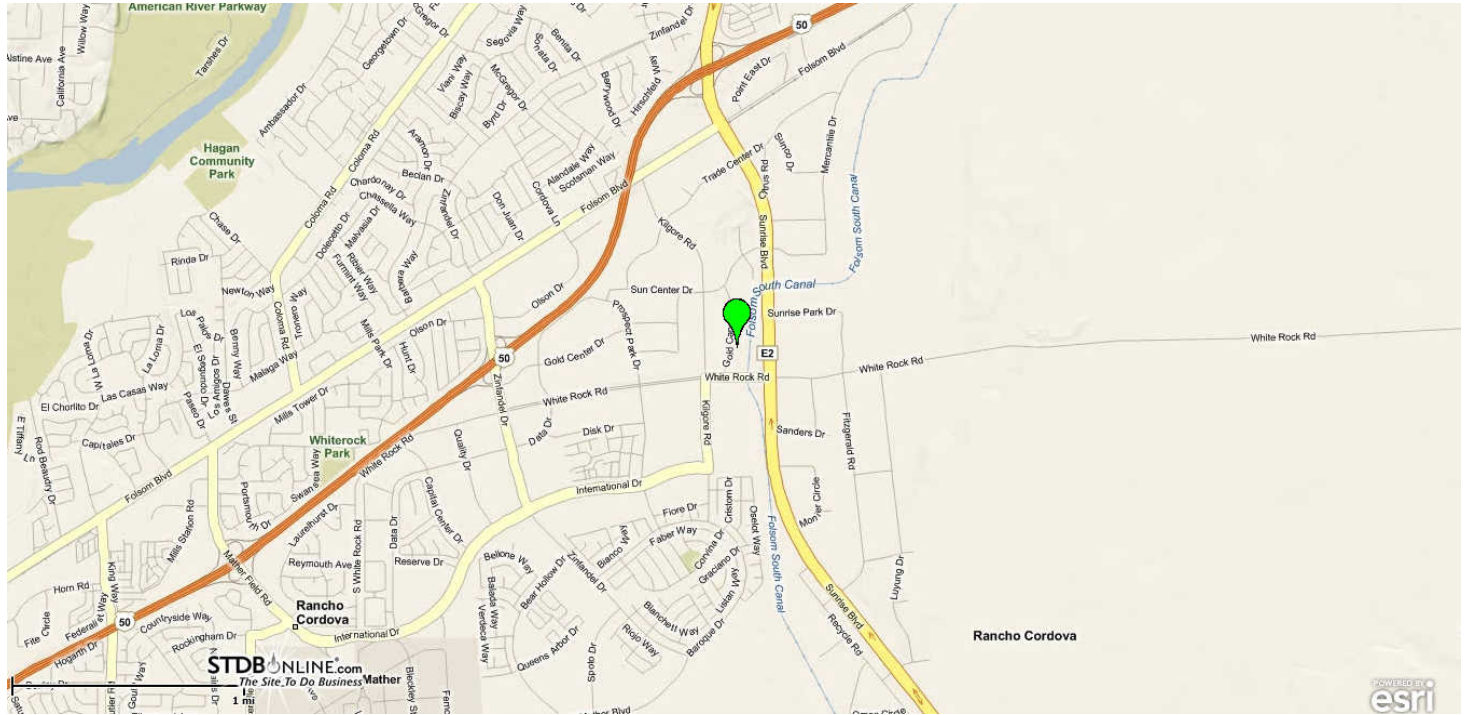
Pro Forma Financial Summary

Current Income	\$254,604
Current Expenses*:	
Utilities	Tenant
Janitorial	Tenant
Maintenance	Tenant
Insurance	Tenant
Taxes	Tenant
*Net Operating Income	\$254,604
*Return at \$3,915,000	6.50%

Note: The above income is an estimate and does not provide for all potential costs and expenses that may be required of the owner. Any reserves set forth herein are merely estimates and not based on any experience, physical inspection, or prior knowledge. All prospective purchasers are strongly advised to make an independent investigation to determine their estimate of costs and expenses prior to entering into an agreement to purchase.

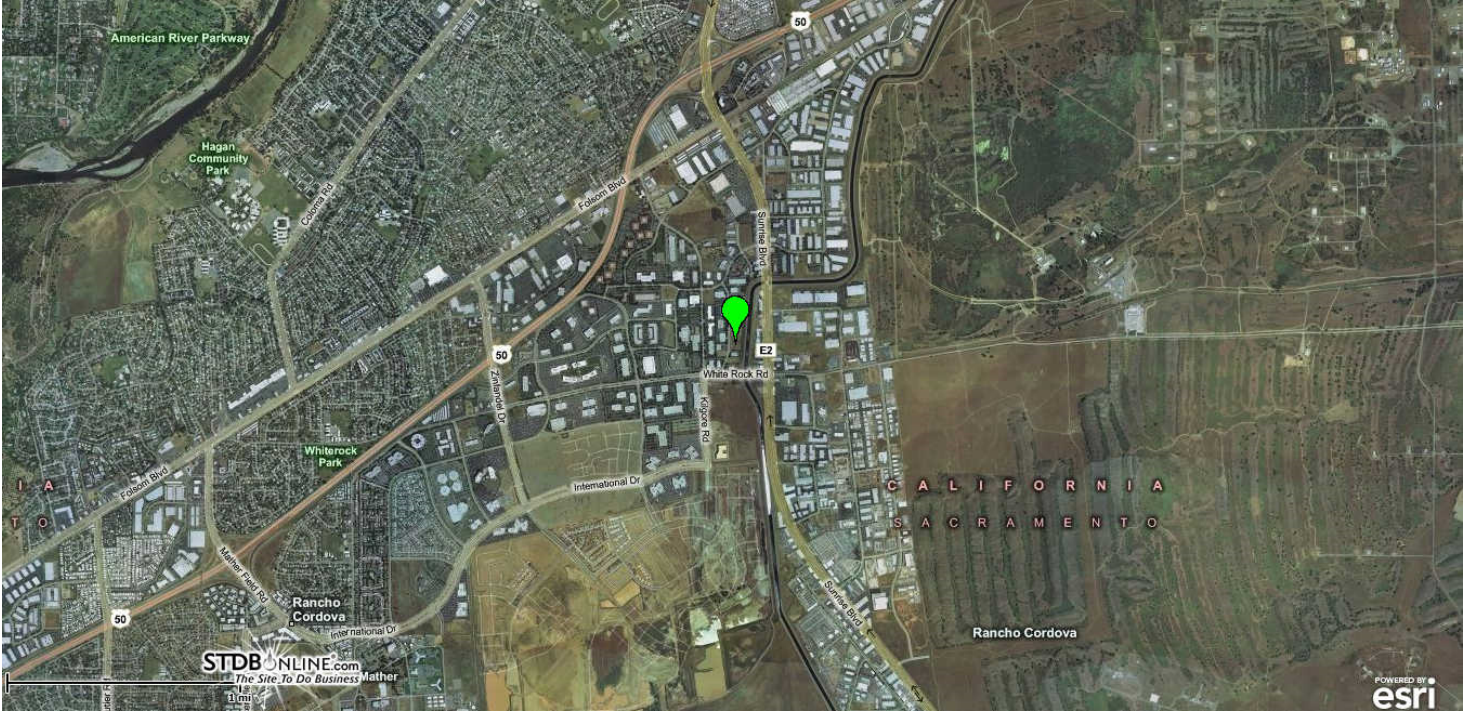
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LOCATION MAP



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AERIAL PHOTOGRAPH



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