EXCLUSIVE RETAIL OFFERING

Marcus & Millichap

SHOPPING STRIP DAVITA & SHERWIN WILLIAMS | CORPORATE GUARANTEE 796 East Wood Street Decatur, IL 62523

INVESTMENT HIGHLIGHTS

- 100% Leased | Sherwin Williams 'HUB' Store | "A" Stable Rating S&P -Investment Grade Credit, Corporate Guaranteed
- Corporate Guaranteed by DVA Renal Healthcare, Inc. Subsidiary of DaVita (DVA)
- Low Price Per Square Foot | Below Market Rents | Located in a Certificate of Need State | Limited Landlord Responsibilities
- DaVita Recently Extended Lease 10 Years; Proving Tenant's Commitment to the Location (Eight-Years Remaining); has been Tenant for 18 Years
- Excellent Location | Located Minutes from Two Major Hospitals (St. Mary's and Decatur Memorial)



OFFERING SUMMARY

Price	\$1,207,000
Down Payment	(100%) \$1,207,000
Gross Leasable Area (GLA)	15,000
Price per Square Foot (GLA)	\$80.47
Year Built	1956/2002
Lot Size	1.02 Acres
Cap Rate - Current	7.04%
Total Return - Current	6.73%





Listed by:

TAMMY A. SAIA, CCIM

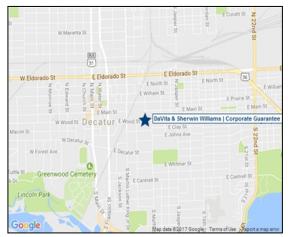
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INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present this two-tenant retail center located in Decatur, Illinois. The center contains two credit tenants with corporate guarantees and long-term historical occupancy, Sherwin Williams and DaVita Dialysis.

Sherwin Williams has been at this location since 1967 and DaVita Dialysis since 1999. DaVita Dialysis just signed a brand new 10-year lease with increases every five years and two five-year options.

This property is a rare 'HUB' store for Sherwin Williams, where they have a portion of the store dedicated to retail and a portion for warehousing parts for wholesale and distribution. 'HUB' stores are built in specific areas to act as both a retail store and distribution hub for surrounding stores.

The subject property is located in a retail dense area near the heart of downtown Decatur. Decatur is located in central Illinois, three hours south of Chicago.

796 EAST WOOD STREET • DECATUR, IL 62523

OPERATING DATA

Income	Current
Base Rent	
Occupied Space	\$94,008
Gross Potential Rent	\$94,008
Expense Reimbursements	\$21,686
Gross Potential Income	\$115,694
Effective Gross Income	\$115,694
Total Expenses	\$30,722
Net Operating Income	\$84,972
Reserves / Replacements	\$3,750
Total Return	6.73% / \$81,222

MAJOR TENANTS

- DaVita Dialysis
- Sherwin Williams



EXPENSES

Real Estate Taxes	22,095
Insurance	3,352
Repairs & Maintenance	1,000
Snow Removal	2,110
Lawn Care	2,165
Total CAM	\$5,275
Total Expenses	\$30,722
Expenses per SF	\$2.05

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