

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:

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