

Within 150
miles of NYC!

SINGLE TENANT NET LEASE



1412 East King Street
Lancaster Township
Lancaster County, PA



Presented by: Marc Raiken, Feinberg & McBurney
raiken@f-mcb.com (856) 489-8887



**FEINBERG &
McBURNey**
Realty/Development, LLC

1412 EAST KING STREET, LANCASTER, PENNSYLVANIA

Offering Summary

1412 East King Street (Pa Rt. 462)

Lancaster, PA

Listed Price: \$3,050,000.

NOI: Currently \$183,565.00

Cap rate: 6.01%

Current Lease term: Until May 31, 2031

In-term Rent Increase: June 1, 2026: 10% (\$201,922.00)

TENANT CORPORATE GUARANTY



Presented by: Marc Raiken, Feinberg & McBurney
mraiken@f-mcb.com (856) 489-8887



**FEINBERG &
McBURNERY**
Realty/Development, LLC

Lease Summary

Lease Type: NN Lease

Operating Expenses: Tenant Responsibility

Roof/Structure: Tenant Responsibility
(However Landlord recently replaced roof w/ warranty)

Operating History at this location: December 2002

Current Lease Start Date: June 2016

Building size (GLA) : 8,760 sf

HVAC: Landlord recently replaced 2 RTU's



Presented by: Marc Raiken, Feinberg & McBurney
mraiken@f-mcb.com (856) 489-8887



**FEINBERG &
McBURNey**
Realty/Development, LLC

Tenant Summary

DaVita Inc (DaVita), formerly DaVita HealthCare Partners Inc, is a provider of dialysis services and integrated health care delivery and management services. The company caters to patients with chronic kidney failure and end-stage renal disease (ESRD). It also offers various ancillary services, including therapy services, disease management services, vascular access services, ESRD clinical research programs and physician services. The company operates through a network of outpatient dialysis centers in hospitals and related laboratory services.

NYSE SYMBOL: DVA

MORE THAN 200,000 PATIENTS WORLDWIDE

\$7.5B MARKET CAPITALIZATION

2022 REVENUES REPORTED > \$11,600,000,000.

Source: globaldata.com



Presented by: Marc Raiken, Feinberg & McBurney
mraiken@f-mcb.com (856) 489-8887



**FEINBERG &
McBURNERY**
Realty/Development, LLC

1412 EAST KING STREET, LANCASTER, PENNSYLVANIA

Images



Presented by: Marc Raiken, Feinberg & McBurney
mraiken@f-mcb.com (856) 489-8887



**FEINBERG &
McBURNey**
Realty/Development, LLC

Images

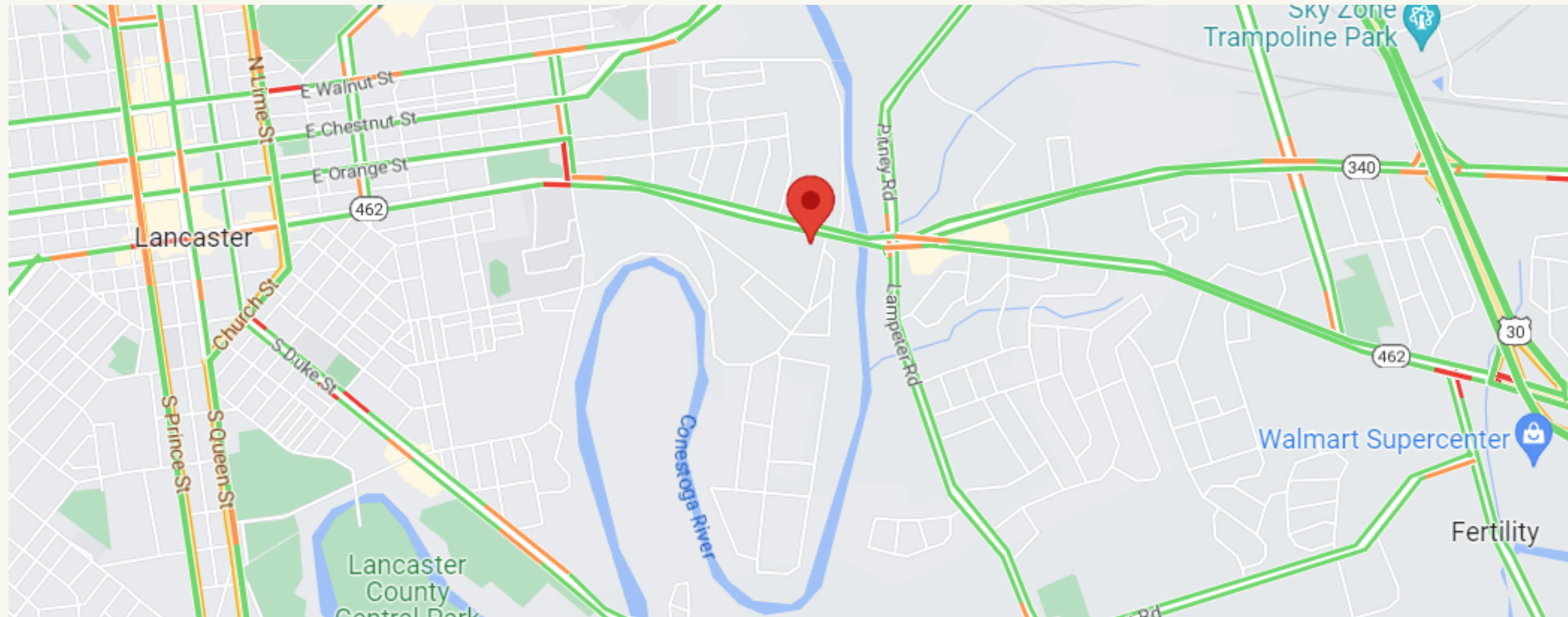


Presented by: Marc Raiken, Feinberg & McBurney
mraiken@f-mcb.com (856) 489-8887



**FEINBERG &
McBURNey**
Realty/Development, LLC

Location Map



Presented by: Marc Raiken, Feinberg & McBurney
mraiken@f-mcb.com (856) 489-8887



**FEINBERG &
McBURNey**
Realty/Development, LLC

Demographics

DEMOGRAPHICS	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
Population:	8,158	93,975	155,358
Avg. HH Income:	\$83,025	\$70,334	\$79,436
Households:	5,602	60,792	103,470



Presented by: Marc Raiken, Feinberg & McBurney
mraiken@f-mcb.com (856) 489-8887



**FEINBERG &
McBURNIEY**
Realty/Development, LLC

Disclaimer

This Offering Memorandum was prepared by Feinberg & McBurney Realty/Development, LLC ("FMcB") and has been reviewed by the Seller. The information in this presentation is limited in nature, and in no way is it a complete report on the subject property. This information has been compiled & prepared to establish only a preliminary interest in the site by Prospective Purchasers, and is in no way verified. The information in this report shall not be relied upon by any Purchaser, nor should it take the place of a complete due diligence investigation by a Purchaser.

FMcB makes no warranty or representation about the financial performance of the asset, the presence of any environmental contaminants on site, the physical condition of the land or the improvements thereon, or any of the Tenants intentions of continuing it occupancy in the subject property.

Neither FMcB, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, express or implied, as to the accuracy of this offering memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.



Presented by: Marc Raiken, Feinberg & McBurney
mraiken@f-mcb.com (856) 489-8887



**FEINBERG &
McBURNAY**
Realty/Development, LLC