

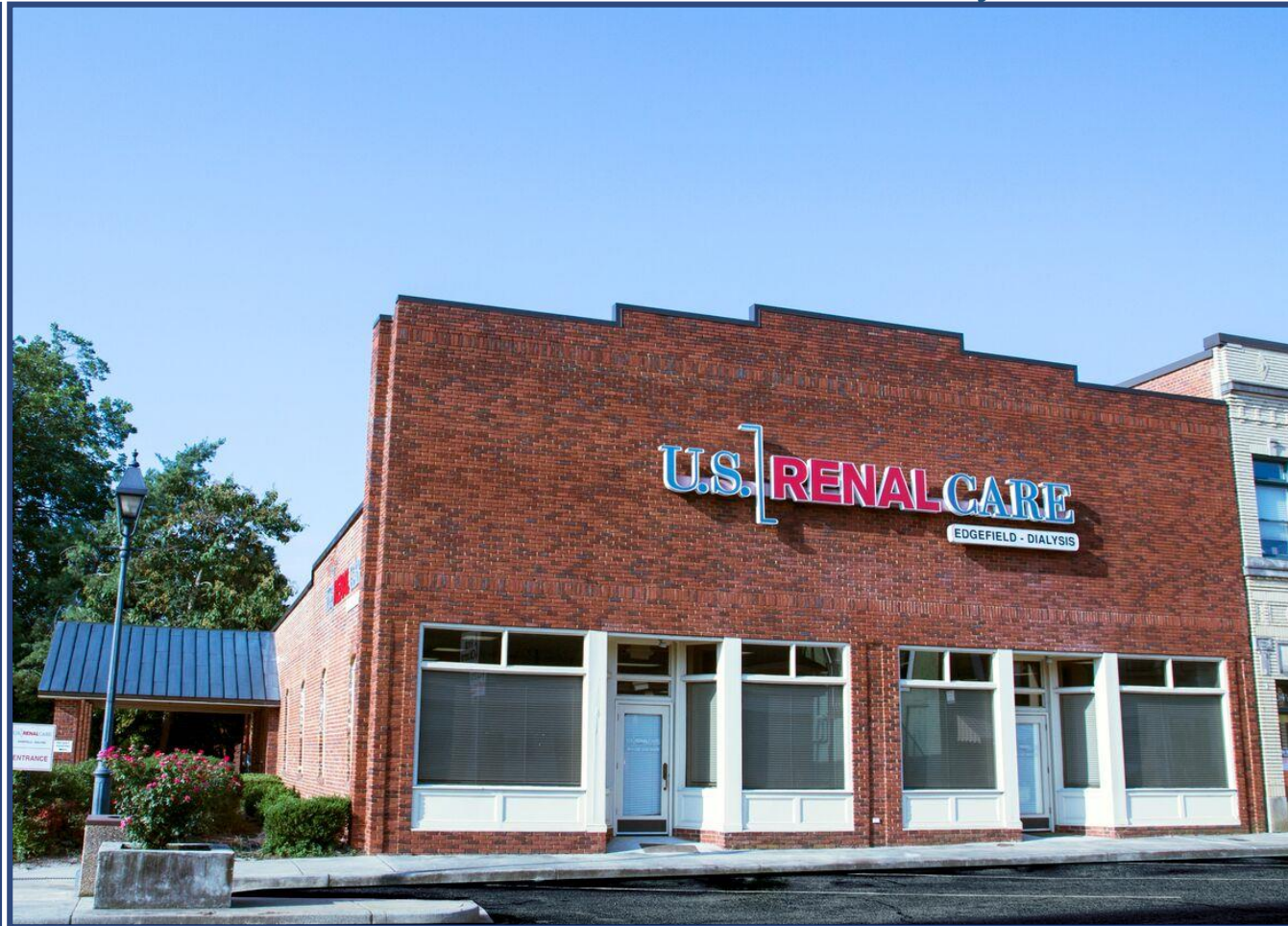
Dialysis Center

PROPERTY DETAILS

Year Built/Renovated	1900 / 2005
Lot Size	1.3 acres
Square footage	6,250
Primary Property Type	Health Care
Net Operating Income	\$55,495.50
CAP Rate	8.88%
Asking Price	\$625,000
Original Lease Term:	10 Years / (2) Five Year Renewals
First Renewal Expiration	8/22/2020

DEMOGRAPHICS

	Population	HHI
3 Miles	5,829	\$44,304
5 Miles	7,060	\$47,209
10 Miles	16,958	\$52,036



CONTACTS

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Dialysis Center

Company History

U.S. Renal Care was founded in 2000 and now serves more than 14,000 patients in more than 200 dialysis facilities in 20 states and the Territory of Guam. They have a unique business model, developing and operating dialysis centers in joint venture partnerships with leading local nephrologists. U.S. Renal Care clinics provide in-center and at-home hemodialysis and peritoneal dialysis services for end stage renal disease. They also manage several acute setting dialysis programs in conjunction with local community hospitals. They support their facilities with experienced clinical and operations management – not to mention a steadfast commitment to delivering the highest quality care. Their physicians play a critical role in the care they provide. But beyond that, they play a critical role in our business model. U.S. Renal Care runs its local facilities through partnerships with physicians who serve as Medical Directors.



Treatment Room



Waiting Room



Check-In Area



Break Room

PROPERTY DETAILS

The property is located in Edgefield, SC, which is part of the Aiken/Augusta Metropolitan Statistical Area (MSA). Edgefield serves as the county seat for Edgefield County. Established in 1785, Edgefield County is located on the Savannah River just north of Augusta and north-west of Aiken County, covering an area of 506 square miles. It has a population of approximately 27,000. The county's economy is balanced with approximately equal sectors of agriculture, manufacturing and services.

The subject property is located in the center of the historic downtown Edgefield business district. Convenient parking is provided directly in front of the building on the adjacent municipal parking lot. The property's prominent location and covered drop off area make this the ideal location for the current tenant.

