



DESCRIPTION

DaVita Inc., a FORTUNE 500® company, is a leading provider of kidney care in the United States, delivering dialysis services to patients with chronic kidney failure and end stage renal disease. DaVita strives to improve patients' quality of life by innovating clinical care, and by offering integrated treatment plans, personalized care teams and convenient health-management services. As of September 30, 2013, DaVita operated or provided administrative services at 2,042 outpatient dialysis centers located in the United States, serving approximately 166,000 patients. For the 8th consecutive year ('06-13), DaVita has been named as one of Fortune's Most Admired Healthcare Companies ranking #2 overall and #1 in innovation and quality of products in the Health Care Medical Facilities category.

BROWNS MILLS, NEW JERSEY

Pemberton Township is a beautiful bedroom community in the heart of Burlington County, New Jersey. Located just 30 miles east of Philadelphia and 75 miles south of Manhattan, many residents make the short commute to those major metropolitan cities every day. The Township offers a wide variety of recreational and community activities and is also home to the world-famous Deborah Heart and Lung Center, which was established in 1922. According to the most recent Census data, the county has a population of over 450,000 and has grown by nearly 7% over the course of the last decade.



ABOUT TENANTS-IN-COMMON

Tenants-in-Common or TIC ownership allows multiple buyers to purchase an undivided percentage of a single piece of property. Each buyer receives his own deed to the property and benefits from all of the income, tax shelters and appreciation it provides. Rockwell properties have the following characteristics:

- \$100,000 minimum investment amount
- Debt-free / No closing costs
- Long-term, corporate-guaranteed lease
- Satisfies IRS requirements for 1031 exchanges



REPRESENTATIVE PHOTO

PROPERTY INFORMATION

TENANT	DaVita Dialysis
LOCATION	107 Trenton Road, Browns Mills, NJ 08015
PROPERTY TYPE	Single-tenant, freestanding, medical
BUILDING / LOT SIZE	8,000 sq. ft.
PURCHASE PRICE	\$2,765,000

LEASE INFORMATION

LEASE GUARANTOR	DaVita Inc.
LEASE TERM	15 year initial term
RENT INCREASES	10% every 5 years
RENEWAL OPTIONS	Two 5-year options
AVERAGE RETURN	Initial Term: 6.84%

	ANNUAL RENT	CAP RATE
2014-2018	\$171,342	6.20%
2019-2023	\$188,476	6.82%
2024-2028	\$207,323	7.50%

CONTACT INFORMATION

ROCKWELL DEBT-FREE PROPERTIES
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