



DESCRIPTION

DaVita Inc., a FORTUNE 500® company, is a leading provider of kidney care in the U.S., 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. DaVita operates or provides administrative services at nearly 2,000 U.S. centers, serving approximately 149,000 patients. For the 7th consecutive year ('06-12), DaVita has been named as one of Fortune's Most Admired Healthcare Companies ranking #3 overall and #1 in innovation and quality of products in the Health Care Medical Facilities category.

ANDALUSIA, ALABAMA

Andalusia, a beautiful, quaint community nicknamed "the heart of South Alabama", is located between Montgomery and Pensacola, FL. As the seat of Covington County, Andalusia is a center for commerce and offers state-of-the-art medical facilities, a rich history and an innovative education system. Next door to this brand-new DaVita Dialysis facility is the medical campus of Andalusia Regional Hospital, a 100-bed Joint Commission-accredited Acute Care Facility. Recent improvements include a new 8,000-square-foot level-three trauma ER, renovated surgical suites, a new birthing center and a comprehensive cancer center which administers more than 150 patient treatments weekly.



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



PROPERTY INFORMATION

TENANT	DaVita Dialysis
LOCATION	757 South Three Notch Street, Andalusia, AL 36420
PROPERTY TYPE	Single-tenant, freestanding, medical
BUILDING / LOT SIZE	6,800 sq. ft.
PURCHASE PRICE	\$1,432,000

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: 7.4%

	ANNUAL RENT	CAP RATE
SEPT 2012 - AUG. 2017	\$95,978	6.70%
SEPT 2017 - AUG. 2022	\$105,575	7.37%
SEPT 2022 - AUG. 2027	\$116,133	8.11%

CONTACT INFORMATION

ROCKWELL DEBT-FREE PROPERTIES
 8494 South 700 East, Ste 200 · Sandy, UT 84070

Toll Free: 1-877-568-1031 | Phone 801-568-1031
 Info@RockwellTIC.com | www.RockwellTIC.com