



DESCRIPTION

DaVita is a leading provider of kidney care in the U.S., delivering dialysis services and education to patients with chronic kidney failure and end stage renal disease. As of Dec. 2010, DaVita operated or provided administrative services at 1,612 dialysis facilities, serving approximately 125,000 patients. DaVita has been honored as one of the 2011 *Fortune*® World's Most Admired Companies, and ranked second in the Health Care: Medical Facilities industry — the sixth consecutive year on the World's Most Admired Companies list. Among healthcare providers, DaVita ranked first in innovation and quality of products and services.

YUMA, ARIZONA

Yuma is the largest city in Arizona outside the metro areas of Phoenix and Tucson. It is the county seat of Yuma County. With the arrival of snowbirds, the population nearly doubles during the peak travel months of January, February and March. Yuma holds the proud distinction of being the sunniest city in the country. *US News & World Report* has listed Yuma as one of the best places to retire. Yuma also made *Money*'s "Best Places to Live" list as one of America's best small cities.



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. All Rockwell properties have the following characteristics:

- Low minimum investment amounts
- Property is offered debt-free
- Strong national companies as tenants
- Long-term, corporate-guaranteed lease
- No closing costs
- Satisfies IRS requirements for 1031 exchanges



PROPERTY INFORMATION

TENANT	DaVita Dialysis
LOCATION	7179 E. 31st Place, Yuma, AZ
PROPERTY TYPE	Single-tenant, stand-alone, medical
DATE BUILT	October, 2009
BUILDING / LOT SIZE	7,868 sq. ft. / .91 acres
PURCHASE PRICE	\$2,500,000

LEASE INFORMATION

LEASE GUARANTOR	DVA Healthcare Renal Care, Inc.
LEASE TERM	15 year initial term <ul style="list-style-type: none"> • 1.25% annual increases • (3) Five-year renewal options

AVERAGE RETURN Initial Term: 7.27%

	TOTAL ANNUAL RENT	CAP RATE
OCT 2010-2011	\$167,509	6.70%
OCT 2011-2012	\$169,603	6.78%
OCT 2012-2013	\$171,723	6.87%
OCT 2013-2014	\$173,869	6.95%
OCT 2014-2015	\$176,043	7.04%
OCT 2015-2016	\$178,243	7.13%
OCT 2016-2017	\$180,471	7.22%
OCT 2017-2018	\$182,727	7.31%
OCT 2018-2019	\$185,011	7.40%
OCT 2019-2020	\$187,324	7.49%
OCT 2020-2021	\$189,665	7.59%
OCT 2021-2022	\$192,036	7.68%
OCT 2022-2023	\$194,437	7.78%
OCT 2023-2024	\$196,867	7.87%

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