



DESCRIPTION

Fresenius Medical Care is the world's largest, integrated provider of products and services for individuals undergoing dialysis because of chronic kidney failure, a condition that affects about 2.5 million individuals worldwide. Through its network of more than 3,250 dialysis clinics in North and South America, Europe, Asia and Africa, Fresenius Medical Care provides dialysis treatment to over 270,000 patients around the globe.

BESSEMER, ALABAMA

Bessemer is a beautiful Southern city located in the Birmingham Alabama Metropolitan Area. The region is home to more than 1,130,000 residents. Long known as the cultural and entertainment capital of Alabama, the local economy has been transformed in recent decades by investments in bio-technology and medical research at the prestigious University of Alabama at Birmingham. UAB is also the area's largest employer accounting for nearly 20,000 jobs. Additionally, the region has become a leading banking center and serves as headquarters for a variety of large national telecom and insurance companies. The Birmingham metropolitan area has consistently been rated as one of America's best places to work and earn a living based on the area's competitive salary rates and relatively low living expenses.



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. This Rockwell property has the following characteristics:

- \$150,000 minimum investment amount
- Property is offered debt-free
- Long-term, corporate-guaranteed lease
- No closing costs
- Satisfies IRS requirements for 1031 exchanges



PROPERTY INFORMATION

TENANT	Fresenius Medical Care
LOCATION	4748 Bell Hill Road, Bessemer, AL 35022
PROPERTY TYPE	Single-tenant, freestanding, medical
BUILDING SIZE	8,091 square feet
PURCHASE PRICE	\$3,250,000

LEASE INFORMATION

LEASE GUARANTOR	Fresenius Medical Care Holdings
INITIAL LEASE TERM	15 years
RENT INCREASES	10% increases every 5 years
RENEWAL OPTIONS	Three 5-year options

AVERAGE RETURN: Initial Term: 6.07%

	ANNUAL RENT	CAP RENT
JULY 2014 – 2018	\$178,606	5.50%
JULY 2019 – 2023	\$196,466	6.05%
JULY 2024 – 2029	\$216,113	6.65%
OPTION 1	\$237,724	7.32%
OPTION 2	\$261,496	8.05%
OPTION 3	\$287,646	8.86%

CONTACT INFORMATION

ROCKWELL DEBT-FREE PROPERTIES
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