



DESCRIPTION

Fresenius Medical Care is the world's largest, integrated provider of products and services for individuals with chronic kidney failure, a condition that affects about 1,770,000 individuals worldwide. Through its network of 2,448 dialysis clinics in North America, Europe, Latin America and Asia-Pacific, Fresenius Medical Care provides dialysis treatment to 190,081 patients around the globe.

Fresenius Medical Care is also the world's largest provider of dialysis products, such as hemodialysis machines, dialyzers and related disposable products.

DALLAS, TX

Dallas, with an estimated population nearing 1.3 million, is the third largest city in Texas behind Houston and San Antonio, respectively. It is the main city and economic center of the 12-county Dallas–Fort Worth–Arlington metropolitan area that, according to the March 2009 U.S. Census Bureau release, had a population of 6,300,006 as of July 2008, making it the fourth largest and number one fastest-growing metropolitan area in the nation last year.



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 TIC properties have the following characteristics:

- \$50,000 minimum purchase amount
- 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	Fresenius Medical Care
LOCATION	4810 W. Illinois Avenue Dallas, TX
PROPERTY TYPE	Single-tenant, stand alone, medical
DATE BUILT	2009
TOTAL SQUARE FEET	7,330 sq. ft.
PURCHASE PRICE	\$2,076,485

LEASE INFORMATION

LEASE GUARANTOR	Fresenius Medical Corporation (FMS)
LEASE TYPE	NNN-lease
LEASE TERM	Ten (10) year base term (3) five-year renewal options

	TOTAL ANNUAL RENT	CAP RATE
YEARS 1–10	\$145,354	7.00%
OPTION 1	\$159,889	7.70%
OPTION 2	\$175,877	8.47%
OPTION 3	\$193,464	9.32%

CONTACT INFORMATION

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