



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 1.5 million individuals worldwide. Through its network of more than 2,500 dialysis clinics in North American, Europe, Latin America and Asia-Pacific, Fresenius Medical Care provides dialysis treatment to nearly 200,000 patients around the globe.

HOUSTON, TX

The city of Houston is the fourth largest city in the United States, with over two million residents. The 10-county MSA has a population exceeding 5.2 million, ranking seventh nationally. Of the 10 most populous metro areas in the U.S., Houston ranks second in employment growth rate and fourth in nominal employment growth. In 2006, *Forbes* magazine ranked Houston No. 1 in Texas and No. 3 nationally within the Category of "Best Places for Business and Careers."



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 Debt-Free investment 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	Fresenius Medical Care
LOCATION	5435 Aldine Road Houston, TX 77039
PROPERTY TYPE	Single-tenant, stand alone, medical
DATE BUILT	2009
TOTAL SQUARE FEET	10,062 sq. ft.
PURCHASE PRICE	\$3,041,450

LEASE INFORMATION

LEASE GUARANTOR	Fresenius Medical Care
LEASE TYPE	NNN-lease
LEASE TERM	12 year initial term <ul style="list-style-type: none"> • 12% increase in year seven • (3) Five-year renewal options 10% increase w/each option

AVERAGE RETURN **First 12 years: 7.00%**

	TOTAL ANNUAL RENT	CAP RATE
YEARS 1-6	\$200,736	6.60%
YEARS 7-12	\$224,824	7.40%
OPTION 1	\$247,306	8.13%
OPTION 2	\$272,037	8.94%
OPTION 3	\$299,240	9.84%