



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 2.1 million individuals worldwide. Through its network of more than 3,119 dialysis clinics in North America, Europe, Latin America and Asia-Pacific, Fresenius Medical Care provides dialysis treatment to over 253,000 patients around the globe.

MEBANE, NORTH CAROLINA

Mebane is a beautiful, clean community conveniently located between the International Airports of Greensboro and Raleigh-Durham, with I-85/40 running through the city. Mebane connects two major metro areas, the Piedmont Triad (Winston-Salem, High Point and Greensboro) and its 1.6 million residents and the famed Research Triangle (Raleigh, Durham and Chapel Hill) and its 1.8 million residents. This region is known for its prestigious universities, foremost among them Duke University and the University of North Carolina. Research Triangle is also home to several research centers and major corporations due to the highly educated and sophisticated population. Anchored by leading technology firms, government and world-class universities and medical centers, the area's economy has performed exceptionally well. Significant increases in employment, earnings, personal income and retail sales are projected over the next several years which should contribute to the continued growth and vitality of this desirable area of the country.

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

CONTACT INFORMATION

ROCKWELL DEBT-FREE PROPERTIES

8494 South 700 East, Ste 200 · Sandy, UT 84070

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PROPERTY INFORMATION

TENANT	Fresenius Medical Care
LOCATION	1410 South Third Street, Mebane, NC 27302
PROPERTY TYPE	Single-tenant, freestanding, medical
BUILDING / LOT SIZE	10,283 sq. ft.
PURCHASE PRICE	\$2,060,000

LEASE INFORMATION

LEASE GUARANTOR	Fresenius Medical Care Holdings, Inc.
LEASE TERM	11.5 years remaining
RENT INCREASES	1.25% each year
RENEWAL OPTIONS	Three 5-year options
AVERAGE RETURN	Initial Term: 6.65%

	ANNUAL RENT	CAP RATE
JUNE 2012-JUNE 2013	\$127,714	6.20%
JUNE 2013-JUNE 2014	\$129,311	6.28%
JUNE 2014-JUNE 2015	\$130,927	6.36%
JUNE 2015-JUNE 2016	\$132,564	6.44%
JUNE 2016-JUNE 2017	\$134,221	6.52%
JUNE 2017-JUNE 2018	\$135,899	6.60%
JUNE 2018-JUNE 2019	\$137,597	6.68%
JUNE 2019-JUNE 2020	\$139,317	6.76%
JUNE 2020-JUNE 2021	\$141,059	6.85%
JUNE 2021-JUNE 2022	\$142,822	6.93%
JUNE 2022-JUNE 2023	\$144,607	7.02%
JUNE 2023-JUNE 2024	\$146,415	7.10%