



## DESCRIPTION

Through their industry-leading network of more than 2,200 dialysis facilities, outpatient cardiac and vascular labs, and urgent care centers, as well as the country's largest practice of hospitalist and post-acute providers, Fresenius Medical Care provides coordinated health care services at pivotal care points for hundreds of thousands of chronically ill customers throughout the continent. As the world's only vertically integrated renal company, they also offer specialty pharmacy and laboratory services, as well as manufacturing and distributing the most comprehensive line of dialysis equipment, disposable products and renal pharmaceuticals.

## MONMOUTH, ILLINOIS

Located in the heart of Central Illinois, Monmouth is a charming Midwestern city rich in culture and history. It is part of the Galesburg Metropolitan Statistical Area, which has a population of roughly 75,000 residents. The region is known for its agricultural, academic, industrial, business and cultural influences and serves as the commercial center for the surrounding communities. Two of the primary contributors to the local economy are the beautiful Monmouth College, a private liberal arts institution founded in the 1850's, and a brand new 250,000 square-foot Cloverleaf cold storage facility which is scheduled to open later this year. Monmouth is also home to OSF Holy Family Medical Center; a state-of-the art 23-bed acute/intermediate care, critical access hospital. In addition to the hospital, the medical campus boasts a newly remodeled family health clinic and a family specialty clinic, which provide a host of healthcare services including podiatry, rehabilitation, cardiac rehabilitation, sleep lab, general surgery and diabetes center.

## 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	1225 North Main Street Monmouth, IL 61462
PROPERTY TYPE	Single-tenant, freestanding, medical
BUILDING SIZE	4,960 square feet
PURCHASE PRICE	\$2,975,000

## LEASE INFORMATION

LEASE GUARANTOR	Fresenius Medical Care Holdings
INITIAL LEASE TERM	15 years
RENT INCREASES	1.7% increases annually
RENEWAL OPTIONS	Three 5-year options

## AVERAGE RETURN: Initial Term: 6.21%

	ANNUAL RENT	CAP RENT
APRIL 2015	\$163,625	5.50%
APRIL 2016	\$196,466	5.59%
APRIL 2017	\$169,235	5.69%
APRIL 2018	\$172,112	5.79%
APRIL 2019	\$175,038	5.88%
APRIL 2020	\$178,014	5.98%
APRIL 2021	\$181,040	6.09%
APRIL 2022	\$184,118	6.19%
APRIL 2023	\$187,248	6.29%
APRIL 2024	\$190,431	6.40%
APRIL 2025	\$193,668	6.51%
APRIL 2026	\$196,960	6.62%
APRIL 2027	\$200,309	6.73%
APRIL 2028	\$203,714	6.85%
APRIL 2029	\$207,177	6.96%

## CONTACT INFORMATION

**ROCKWELL DEBT-FREE PROPERTIES**

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