



## 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.

## TAYLORSVILLE, UT

Taylorsville is situated in the heart of the Salt Lake Valley, the gateway to the state's renowned ski resorts, scenic national parks and recreational areas and was the host city for the 2002 Winter Olympic Games. The Salt Lake City MSA has a population of more than 1,150,000 residents. In terms of job growth and economic performance, Utah ranks as the overall best performing state. Salt Lake combines the amenities of a large metro area with the opportunity to take advantage of year-round outdoor recreation within minutes in every direction. A recent Forbes report stated that "Utah is looking like the new benchmark for business and quality of life." The Economic Report to the Governor, prepared by the Utah Economic Council, said the Beehive State should continue to have robust economic growth, positive labor market performance and an increasing number of people moving to Utah. Salt Lake City is also home to the Utah Jazz.

## 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	5350 South 2700 West Taylorsville, UT
PROPERTY TYPE	Single-tenant, freestanding, medical
BUILDING SIZE	8,916 square feet
PURCHASE PRICE	\$6,700,000

## LEASE INFORMATION

LEASE GUARANTOR	Fresenius Medical Care Holdings
INITIAL LEASE TERM	15 years
RENEWAL OPTIONS	Three 5-year options

## AVERAGE RETURN: Initial Term: 5.94%

YEAR	ANNUAL RENT	MONTHLY	CAP RATE
CONSTRUCTION	\$345,000.00	\$28,750.00	5.15%
JUNE 2017	\$345,000.00	\$28,750.00	5.15%
JUNE 2018	\$351,900.00	\$29,325.00	5.25%
JUNE 2019	\$358,938.00	\$29,911.50	5.36%
JUNE 2020	\$366,116.76	\$30,509.73	5.47%
JUNE 2021	\$373,439.10	\$31,119.92	5.57%
JUNE 2022	\$380,907.88	\$31,742.32	5.69%
JUNE 2023	\$388,526.03	\$32,377.17	5.80%
JUNE 2024	\$396,296.56	\$33,024.71	5.92%
JUNE 2025	\$404,222.49	\$33,685.21	6.03%
JUNE 2026	\$412,306.94	\$34,358.91	6.15%
JUNE 2027	\$420,553.07	\$35,046.09	6.28%
JUNE 2028	\$428,964.14	\$35,747.01	6.40%
JUNE 2029	\$437,543.42	\$36,461.95	6.53%
JUNE 2030	\$446,294.29	\$37,191.19	6.66%
JUNE 2031	\$455,220.17	\$37,935.01	6.80%