



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.

GEORGETOWN, SOUTH CAROLINA

Georgetown is a charming southern community located along the coast between Myrtle Beach and the capital city of Charleston. Georgetown is the third oldest city in the state and the seat of Georgetown County, serving as the governmental and industrial center for the area. Set on Winyah Bay, Georgetown is the state's second largest seaport. It greatly benefits from its close proximity to Myrtle Beach and its recent boom in tourism. The City's revitalized downtown commercial district, which offers a scenic view of the Sampit River via the Harborwalk, unique shops and restaurants and historic homes beckons visitors. Georgetown's waterfront location, temperate climate and the recreational amenities landed it on *National Geographic Adventure* magazine's list of "Top Ten Summer Sports Meccas." It was also named one of "The 50 Best Small Southern Towns."



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
- Debt-free / No closing costs
- Long-term, corporate-guaranteed lease
- Satisfies IRS requirements for 1031 exchanges



PROPERTY INFORMATION

TENANT	Fresenius Medical Care
LOCATION	2623 South Fraser Street Georgetown, SC
PROPERTY TYPE	Single-tenant, freestanding, medical
BUILDING / LOT SIZE	7,003 sq. ft. / 1.35 Acres
PURCHASE PRICE	\$2,587,500

LEASE INFORMATION

LEASE GUARANTOR	Fresenius Medical Care Holdings, Inc.
LEASE TERM	11.5 years remaining
RENT INCREASES	10% every 5 years, (increases 6/2014)
RENEWAL OPTIONS	Three 5-year options
AVERAGE RETURN	Initial Term: 7.42%

	ANNUAL RENT	CAP RATE
PRESENT - JUNE 2014	\$168,188	6.50%
JUNE 2014 - JUNE 2019	\$185,006	7.15%
JUNE 2019 - JUNE 2024	\$203,507	7.87%

CONTACT INFORMATION

ROCKWELL DEBT-FREE PROPERTIES
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