



## 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.



## JACKSONVILLE BEACH, FLORIDA

Jacksonville is the largest city in the state of Florida in terms of both population (over 1,345,000 in the metropolitan area) and land area. Due to its convenient location, mild climate, reasonable cost of living, high quality of life and business-friendly government, Jacksonville is a popular location for corporate expansions and relocations. The area's economy is balanced among distribution, financial services, biomedical technology, consumer goods information services, manufacturing, insurance and other industries. The oceanfront community of Jacksonville Beach, often cited as one of the best places to work and live in the U.S. Southeast, boasts scenic coast lines along with world-class resorts, dining and shopping.

## 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.

Our 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	1711 South 5th Street, Jacksonville Beach, FL
PROPERTY TYPE	Single-tenant, freestanding, medical
BUILDING / LOT SIZE	7,100 sq. ft. / .77 acres
PURCHASE PRICE	\$2,525,000

## LEASE INFORMATION

LEASE GUARANTOR	Fresenius Medical Care Holding, Inc.
LEASE TERM	9.5 years remaining
ANNUAL INCREASES	2.5%
RENEWAL OPTIONS	Three five-year options
<b>AVERAGE RETURN</b>	<b>Initial Term: 7.25%</b>

	ANNUAL RENT	CAP RATE
2012	\$164,166	6.50%
2013	\$168,225	6.66%
2014	\$172,385	6.83%
2015	\$176,650	6.99%
2016	\$181,021	7.16%
2017	\$185,502	7.34%
2018	\$190,094	7.52%
2019	\$193,800	7.67%
2020	\$193,800	7.67%
2021	\$193,800	7.67%

## CONTACT INFORMATION

**ROCKWELL DEBT-FREE PROPERTIES**  
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