



DESCRIPTION

Noah Corporation develops and operates innovative event and conference center space for business, corporate and community events as well as weddings, anniversaries, birthday parties and social gatherings. Noah's provides their customers with high-tech, upscale, impeccably clean, well-managed, flexible, four-star space that is the very best in their class. You can learn more about Noah's by visiting www.mynoahs.com.

PROPERTY INFORMATION

TENANT	Noah Corporation
LOCATION	Albuquerque, New Mexico
PROPERTY TYPE	Single-tenant, freestanding
BUILDING / LOT SIZE	10,288 sq. ft. / 2 acres
PURCHASE PRICE	\$4,770,000

ALBUQUERQUE, NEW MEXICO

Albuquerque is the picturesque heart of the Southwestern state of New Mexico. It is the center of the most populous Metropolitan Area in the region with more than one million residents. The city is home to Sandia National Laboratories and Kirtland Air Force Base as well as the University of New Mexico. In recent years Forbes rated Albuquerque the best city in America for business and careers while U.S. News and World report ranked it among the top ten best cities to live. Albuquerque's rich art scene and storied culture are among the primary supporters of jobs and tourism. It also lies at the center of the New Mexico Technology Corridor, a concentration of high-tech private companies and government institutions along the Rio Grande.

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



REPRESENTATIVE PHOTO

LEASE INFORMATION

LEASE GUARANTOR	Noah Corporation
LEASE TERM	20-year initial term
RENT INCREASES	2% annual escalations
RENEWAL OPTIONS	Two 10-year options
LEASE TYPE	Absolute Triple Net (NNN)

AVERAGE RETURN Initial Term: 8.81%

	ANNUAL RENT	CAP RATE
MARCH 2014	\$345,800	7.25%
MARCH 2015	\$352,716	7.40%
MARCH 2016	\$359,770	7.54%
MARCH 2017	\$366,966	7.69%
MARCH 2018	\$374,305	7.85%
MARCH 2019	\$381,791	8.00%
MARCH 2020	\$389,427	8.16%
MARCH 2021	\$397,216	8.33%
MARCH 2022	\$405,160	8.49%
MARCH 2023	\$413,263	8.66%
MARCH 2024	\$421,528	8.84%
MARCH 2025	\$429,959	9.01%
MARCH 2026	\$438,558	9.19%
MARCH 2027	\$447,329	9.38%
MARCH 2028	\$456,276	9.57%
MARCH 2029	\$465,401	9.76%
MARCH 2030	\$474,709	9.95%
MARCH 2031	\$484,203	10.15%
MARCH 2032	\$493,888	10.35%
MARCH 2033	\$503,765	10.56%