



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



REPRESENTATIVE PHOTO

AUBURN HILLS, MICHIGAN

The City of Auburn Hills is known not only for its 22 high-technology parks, but also for having world-renowned retail, entertainment and manufacturing. With a metropolitan area population of over 3.7 million, Auburn Hills serves as Michigan's global business address, with 40 international corporations housed here, including many world headquarters. Auburn Hills' residents enjoy the amenities of city and suburban living with parks, a revitalized downtown district and a welcoming city complex with a library and community center. The city has five colleges and universities, the award-winning Palace of Auburn Hills entertainment complex and a destination shopping centers, providing a variety of cultural, social and educational opportunities to residents, workers and visitors.

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 co-owner 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	Noah Corporation
LOCATION	3390 Cross Creek Parkway, Auburn Hills, MI 48326
PROPERTY TYPE	Single-tenant, freestanding
BUILDING SIZE	10,288 sq. ft.
PURCHASE PRICE	\$6,215,000

LEASE INFORMATION

LEASE GUARANTOR	Noah Corporation
INITIAL LEASE TERM	20 years
RENT INCREASES	2% annual escalations
RENEWAL OPTIONS	Two ten-year options
LEASE TYPE	Absolute Triple Net (NNN)
AVERAGE RETURN	Initial Term: 8.81%

	ANNUAL RENT	CAP RATE
OCT. 2014	\$450,663	7.25%
OCT. 2015	\$459,676	7.40%
OCT. 2016	\$468,870	7.54%
OCT. 2017	\$478,247	7.69%
OCT. 2018	\$487,812	7.85%
OCT. 2019	\$497,568	8.00%
OCT. 2020	\$507,520	8.16%
OCT. 2021	\$517,670	8.33%
OCT. 2022	\$528,024	8.49%
OCT. 2023	\$538,584	8.66%
OCT. 2024	\$549,356	8.84%
OCT. 2025	\$560,343	9.01%
OCT. 2026	\$571,550	9.19%
OCT. 2027	\$582,981	9.38%
OCT. 2028	\$594,640	9.57%
OCT. 2029	\$606,533	9.76%
OCT. 2030	\$618,664	9.95%
OCT. 2031	\$631,037	10.15%
OCT. 2032	\$643,658	10.35%
OCT. 2033	\$656,631	10.56%

CONTACT INFORMATION

ROCKWELL DEBT-FREE PROPERTIES
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