



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 a refreshing experience for their customers by offering unmatched Four Star space that energizes and sparks the imagination. Noah's is best for delivering high tech, upscale, impeccably clean, well-managed, flexible space that is the very best in their class. You can learn more about Noah's by visiting www.mynoaHS.com.

CHANDLER, ARIZONA

Located in Maricopa County, Chandler and is a beautiful and increasingly prominent city within the Phoenix-Metro area. Since the early 1990s, Chandler has flourished as one of the fastest growing municipalities within the United States and was named an All-American city by the National Civic League in 2010. As the southernmost city in Maricopa County, Chandler is positioned to be the center of a New Mega-Region, called the "Sun Corridor" which is home to over 235,000 residents.



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:

- \$150,000 minimum investment amount
- Property is offered debt-free
- Long-term, corporate-guaranteed lease
- No closing costs
- Satisfies IRS requirements for 1031 exchanges

ROCKWELL TIC PROPERTIES

8494 South 700 East, Ste 200 · Sandy, UT 84070

Toll Free: 1-877-568-1031 | Phone 801-568-1031

Info@rockwelltic.com | www.rockwelltic.com



PROPERTY INFORMATION

TENANT	Noah Corporation
LOCATION	2100 E Yeager Drive, Chandler, AZ 85286
PROPERTY TYPE	Single-tenant, freestanding
TOTAL SQ FT	12,490 sq. ft. / 2.7 Acres
PURCHASE PRICE	\$4,300,000

LEASE INFORMATION

LEASE GUARANTOR	Noah's Corporation
LEASE TERM	20 years
RENT INCREASES	2% annual escalations
RENEWAL OPTIONS	Two 10-year options
LEASE TYPE	Absolute Triple Net (NNN)
AVERAGE RETURN	Initial Term: 8.90%

YEAR	TOTAL ANNUAL RENT	CAP RATE
2013	\$312,000	7.25%
2014	\$318,240	7.40%
2015	\$324,605	7.54%
2016	\$331,097	7.69%
2017	\$337,719	7.85%
2018	\$344,473	8.00%
2019	\$351,363	8.16%
2020	\$358,390	8.33%
2021	\$365,558	8.49%
2022	\$372,869	8.66%
2023	\$380,326	8.84%
2024	\$387,933	9.01%
2025	\$395,691	9.19%
2026	\$403,605	9.38%
2027	\$411,677	9.57%
2028	\$419,911	9.76%
2029	\$428,309	9.95%
2030	\$436,875	10.15%
2031	\$445,613	10.35%
2032	\$454,525	10.56%
2033	\$463,616	10.77%