



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. Learn more by visiting www.mynoaHS.com.

PROPERTY INFORMATION

TENANT	Noah Corporation
LOCATION	Dickinson, Texas
PROPERTY TYPE	Single-tenant, freestanding
BUILDING / LOT SIZE	8,700 sq. ft. / 2.07 acres
PURCHASE PRICE	\$5,225,000

DICKINSON, TEXAS

Dickinson, Texas is a vibrant community located in the heart of the Houston-Woodlands-Sugar Land metropolitan area, which is home to more than 6.3 million residents. It is among the fastest growing metro areas in the United States in large part due to low crime and unemployment rates and above-average income levels. Recently named by Forbes as one of the "Best Places for Business and Careers," the local economy is thriving. This area serves as headquarters to more Fortune 500 Companies than anywhere else in the country other than New York City. Among the many industries that comprise the business base are aerospace, petrochemical, healthcare, and transportation. Additionally, the area is home to several prestigious universities and colleges, major professional sports teams and N.A.S.A.

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 years
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
MAY 2015	\$ 378,824	7.25%
MAY 2016	\$ 386,400	7.40%
MAY 2017	\$ 394,128	7.54%
MAY 2018	\$ 402,011	7.69%
MAY 2019	\$ 410,051	7.85%
MAY 2020	\$ 418,252	8.00%
MAY 2021	\$ 426,617	8.16%
MAY 2022	\$ 435,150	8.33%
MAY 2023	\$ 443,853	8.49%
MAY 2024	\$ 452,730	8.66%
MAY 2025	\$ 461,784	8.84%
MAY 2026	\$ 471,020	9.01%
MAY 2027	\$ 480,440	9.19%
MAY 2028	\$ 490,049	9.38%
MAY 2029	\$ 499,850	9.57%
MAY 2030	\$ 509,847	9.76%
MAY 2031	\$ 520,044	9.95%
MAY 2032	\$ 530,445	10.15%
MAY 2033	\$ 541,054	10.35%
MAY 2034	\$ 551,875	10.56%