



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.

RICHARDSON, TX

Richardson is located in Dallas County and is part of the Dallas-Fort Worth-Arlington metropolitan area. With a population of nearly 2.4 million, Dallas County is among the top ten most populous regions in the United States. Over the last decade Richardson has received many prestigious awards for being among the top places to live, raise children and commute to work by both Money Magazine and Business Weekly. During the widespread economic recession that has swept the nation in recent years, Richardson has enjoyed steady growth and boasts a strong and vibrant economy.



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. All Rockwell TIC 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 DEBT-FREE PROPERTIES

8494 S. 700 E. 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	2251 N. Greenville Ave Richardson, TX 75082
PROPERTY TYPE	Single-tenant, freestanding
BUILDING/LOT SIZE	9,256 sq. ft. / 1.87 Acres
PURCHASE PRICE	\$3,965,500

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)
INITIAL TERM	8.80%

YEAR	TOTAL ANNUAL RENT	CAP RATE
2013	\$287,500	7.25%
2014	\$287,500	7.25%
2015	\$293,250	7.39%
2016	\$299,115	7.54%
2017	\$305,097	7.69%
2018	\$311,199	7.84%
2019	\$317,423	8.00%
2020	\$323,771	8.16%
2021	\$330,247	8.32%
2022	\$336,852	8.49%
2023	\$343,589	8.66%
2024	\$350,460	8.83%
2025	\$357,470	9.01%
2026	\$364,619	9.19%
2027	\$371,911	9.37%
2028	\$379,350	9.56%
2029	\$386,937	9.75%
2030	\$394,675	9.95%
2031	\$402,569	10.15%
2032	\$410,620	10.35%
2033	\$418,833	10.56%