



## 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](http://www.mynoahs.com).

## PROPERTY INFORMATION

TENANT	Noah Corporation
LOCATION	Wichita, Kansas
PROPERTY TYPE	Single-tenant, freestanding
BUILDING / LOT SIZE	10,288 sq. ft. / 2.3 acres
PURCHASE PRICE	\$4,793,000

## WICHITA, KANSAS

Wichita is a beautiful Midwestern community located conveniently between Kansas City and Oklahoma City. This metropolitan area is the cultural and economic center of Kansas and is home to nearly 700,000 residents. Wichita is known as "The Air Capital of the World" as it has been the nation's leader in aircraft production for nearly a century. Moreover, the two largest privately-held companies in the United States, Koch Industries and Cargill, have headquarters in the city. Boasting one of the country's most favorable business climates, Wichita was named one of the best "bang-for-the buck" cities by Forbes Magazine. A recent National Migration Trend Report listed Wichita as the top growth area for families in the United States.

## 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

**Toll Free: 1-877-568-1031 | Phone 801-568-1031**  
[Info@RockwellTIC.com](mailto:Info@RockwellTIC.com) | [www.RockwellTIC.com](http://www.RockwellTIC.com)

**ROCKWELL DEBT-FREE PROPERTIES**  
 8494 South 700 East, Ste 200 · Sandy, UT 84070



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
<b>AVERAGE RETURN</b>	<b>Initial Term: 8.81%</b>

	ANNUAL RENT	CAP RATE
AUGUST 2014	\$ 347,500	7.25%
AUGUST 2015	\$ 354,450	7.40%
AUGUST 2016	\$ 361,539	7.54%
AUGUST 2017	\$ 368,770	7.69%
AUGUST 2018	\$ 376,145	7.85%
AUGUST 2019	\$ 383,668	8.00%
AUGUST 2020	\$ 391,341	8.16%
AUGUST 2021	\$ 399,168	8.33%
AUGUST 2022	\$ 407,152	8.49%
AUGUST 2023	\$ 415,295	8.66%
AUGUST 2024	\$ 423,601	8.84%
AUGUST 2025	\$ 432,073	9.01%
AUGUST 2026	\$ 440,714	9.19%
AUGUST 2027	\$ 449,528	9.38%
AUGUST 2028	\$ 458,519	9.57%
AUGUST 2029	\$ 467,689	9.76%
AUGUST 2030	\$ 477,043	9.95%
AUGUST 2031	\$ 486,584	10.15%
AUGUST 2032	\$ 496,316	10.35%
AUGUST 2033	\$ 506,242	10.56%