



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.

SOUTH JORDAN, UT

South Jordan, Utah is a thriving bedroom community located in the heart of the beautiful Salt Lake Valley. It is part of the Salt Lake City Metropolitan Area, which has a population of nearly 1.3 million residents. Renowned for its highly educated citizens and business-friendly climate, this area has experienced tremendous growth in recent years and boasts one of the strongest economies in the nation. Fortune Magazine recently included South Jordan on its list of 'Best Places to Live' in America.



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:

- \$200,000 minimum investment amount
- Debt-free / No closing costs
- Long-term, corporate-guaranteed lease
- 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	322 West 11000 South, South Jordan, UT
PROPERTY TYPE	Single-tenant, freestanding
BUILDING/LOT SIZE	32,374 sq. ft. / 2.44 Acres
PURCHASE PRICE	\$7,245,000

LEASE INFORMATION

LEASE GUARANTOR	Noah Corporation
INITIAL LEASE TERM	20 years
RENT INCREASES	2% each year
RENEWAL OPTIONS	Two ten-year options
LEASE TYPE	Absolute Triple Net (NNN)
INITIAL TERM	8.84%

YEAR	TOTAL ANNUAL RENT	CAP RATE
2014	\$525,240	7.25%
2015	\$535,744	7.39%
2016	\$546,459	7.54%
2017	\$557,388	7.69%
2018	\$568,536	7.84%
2019	\$579,907	8.00%
2020	\$591,505	8.16%
2021	\$603,335	8.32%
2022	\$615,402	8.49%
2023	\$627,710	8.66%
2024	\$640,264	8.83%
2025	\$653,069	9.01%
2026	\$666,131	9.19%
2027	\$679,453	9.37%
2028	\$693,043	9.56%
2029	\$706,903	9.75%
2030	\$721,041	9.95%
2031	\$735,462	10.15%
2032	\$750,172	10.35%
2033	\$765,175	10.56%