



DESCRIPTION

Fresenius Medical Care is the world's largest, integrated provider of products and services for individuals undergoing dialysis because of chronic kidney failure, a condition that affects about 2.5 million individuals worldwide. Through its network of more than 3,335 dialysis clinics in North and Latin America, Europe, Asia-Pacific and Africa, Fresenius provides dialysis treatment to over 280,900 patients around the globe.

PROPERTY INFORMATION

TENANT	Fresenius Medical Care
LOCATION	1684 Bishop Road Chehalis, WA
PROPERTY TYPE	Single-tenant, freestanding, medical
BUILDING SIZE	8,200 square feet
PURCHASE PRICE	\$5,950,000

CHEHALIS, WASHINGTON

Chehalis is a beautiful Northwestern town situated less than 30 miles south of the Washington State Capitol of Olympia. It is part of the Seattle-Tacoma-Olympia Combined Statistical Area, which has a population of more than 4.2 million residents. Located directly on Interstate-5, Chehalis sits exactly halfway between Seattle, Washington and Portland, Oregon. Chehalis is the county seat of Lewis County. The historic downtown and most of the city's amenities lie on the east side of the freeway, nestled at the base of a small range of forested hills. The region is home to several Fortune 500 companies including Airgas, Windstream Communications and Sorenson Transport Company.

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
- Long-term, corporate-guaranteed lease
- No closing costs
- Satisfies IRS requirements for 1031 exchanges



LEASE INFORMATION

LEASE GUARANTOR	Fresenius Medical Care Holdings
INITIAL LEASE TERM	15 years
RENT INCREASES	1.7% increases annually
RENEWAL OPTIONS	Three 5-year options
AVERAGE RETURN	Initial Term: 6.21%

	ANNUAL RENT	MONTHLY	CAP RATE
MARCH 2015	\$327,135	\$27,261	5.50%
MARCH 2016	\$332,696	\$27,725	5.59%
MARCH 2017	\$338,352	\$28,196	5.69%
MARCH 2018	\$344,104	\$28,675	5.79%
MARCH 2019	\$349,954	\$29,163	5.88%
MARCH 2020	\$355,903	\$29,659	5.98%
MARCH 2021	\$361,954	\$30,163	6.09%
MARCH 2022	\$368,107	\$30,676	6.19%
MARCH 2023	\$374,365	\$31,197	6.29%
MARCH 2024	\$380,729	\$31,727	6.40%
MARCH 2025	\$387,201	\$32,267	6.51%
MARCH 2026	\$393,784	\$32,815	6.62%
MARCH 2027	\$400,478	\$33,373	6.73%
MARCH 2028	\$407,286	\$33,941	6.85%
MARCH 2029	\$414,210	\$34,517	6.96%

CONTACT INFORMATION

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