



DESCRIPTION

Fresenius Medical Care is the world's largest, integrated provider of products and services for individuals with chronic kidney failure, a condition affecting about 2.1 million individuals worldwide. Through its network of 3,000-plus clinics in North America, Europe, Latin America and Asia-Pacific, Fresenius Medical Care provides dialysis treatment to over 253,000 patients.



MACCLENNY, FLORIDA

Located approximately 25 minutes from the heart of downtown Jacksonville, Macclenny is the county seat of Baker county and is part of the Jacksonville metropolitan statistical area. The Jacksonville MSA is one of the fastest growing regions in the United States with a population of more than 1.3 million. The region's strategic location, intermodal hub, strong economy, low construction costs and pro-business environment make it one of the most attractive areas in the Southeast. Due to its convenient location, mild climate, reasonable cost of living, high quality of life and business-friendly government, this area is a popular location for corporate expansions and relocations.

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:

- Low minimum investment amounts
- Property is offered debt-free
- Strong national companies as tenants
- Long-term, corporate-guaranteed lease
- No closing costs
- Satisfies IRS requirements for 1031 exchanges



PROPERTY INFORMATION

TENANT	Fresenius Medical Care
LOCATION	244 North 3rd Street, Macclenny, FL 32063
PROPERTY TYPE	Single-tenant, freestanding, medical
BUILDING / LOT SIZE	4,712 sq. ft. / .45 acres
PURCHASE PRICE	\$1,500,000

LEASE INFORMATION

LEASE GUARANTOR	Fresenius Medical Care
LEASE TERM	11 years remaining
ANNUAL INCREASES	3.0%
RENEWAL OPTIONS	Three five-year options

AVERAGE RETURN **Initial Term: 7.62%**

	ANNUAL RENT CAP RATE		ANNUAL RENT CAP RATE	
2012	\$97,667	6.50%	2018	\$116,212 7.74%
2013	\$100,534	6.69%	2019	\$119,635 7.97%
2014	\$103,487	6.89%	2020	\$123,161 8.20%
2015	\$106,528	7.09%	2021	\$126,793 8.44%
2016	\$109,661	7.30%	2022	\$130,534 8.69%
2017	\$112,888	7.52%	2023	\$134,113 8.93%

CONTACT INFORMATION

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

Toll Free: 1-877-568-1031 | Phone 801-568-1031
Info@RockwellTIC.com | www.RockwellTIC.com