



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.

FORT WORTH, TEXAS

Fort Worth is located in North Central Texas and is part of the Dallas-Fort Worth-Arlington metropolitan area. The city, which was recently voted one of America's Most Livable Communities, has more than 750,000 residents making it one of the sixteen largest cities in America. Fort Worth is the top tourist destination in Texas, hosting more than 5.5 million visitors each year. Bank of America, Coca-Cola Bottling Company, Hagggar Clothing Company, Precision Rx, Courtyard by Marriott, Fairfield Inn by Marriott, State Farm, Allstate and Summit National Bank are all based in Fort Worth. Despite the widespread economic recession that has swept the nation in recent years, Fort Worth 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. Rockwell properties have the following characteristics:

- \$150,000 minimum investment amount
- Debt-free / No closing costs
- Long-term, corporate-guaranteed lease
- Satisfies IRS requirements for 1031 exchanges

ROCKWELL DEBT-FREE PROPERTIES

8494 South 700 East, 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	4201 Fossil Creek, Blvd, Ft. Worth, TX 76137
PROPERTY TYPE	Single-tenant, freestanding
BUILDING / LOT SIZE	10,288 sq. ft. / 2 acres
PURCHASE PRICE	\$4,500,000

LEASE INFORMATION

LEASE GUARANTOR	Noah Corporation
LEASE TERM	20-year initial term
RENT INCREASES	2% annual escalations
RENEWAL OPTIONS	Two 10-year options
AVERAGE RETURN	Initial Term: 8.80%

	ANNUAL RENT	CAP RATE
2014	\$326,000	7.25%
2015	\$332,520	7.40%
2016	\$339,170	7.54%
2017	\$345,954	7.69%
2018	\$352,873	7.85%
2019	\$359,930	8.00%
2020	\$367,129	8.16%
2021	\$374,472	8.33%
2022	\$381,961	8.49%
2023	\$389,600	8.66%
2024	\$397,392	8.84%
2025	\$405,340	9.01%
2026	\$413,447	9.19%
2027	\$421,716	9.38%
2028	\$430,150	9.57%
2029	\$438,753	9.76%
2030	\$447,528	9.95%
2031	\$456,479	10.15%
2032	\$465,608	10.35%
2033	\$474,920	10.56%