



### DESCRIPTION

Fresenius Medical Care is the world's largest, integrated provider of products and services for individuals with chronic kidney failure, a condition that affects about 2.1 million individuals worldwide. Through its network of more than 3,200 dialysis clinics in North America, Europe, Latin America and Asia-Pacific, Fresenius Medical Care provides dialysis treatment to over 264,000 patients around the globe.

### MONTCLAIR, NJ

The township of Montclair is an upscale bedroom community in Essex County, New Jersey located less than 15 miles west of Manhattan. Because of its proximity to New York City, many residents make the short commute every day — you can travel to Penn Station in under 30 minutes. Montclair is an eclectic community that embraces cultural diversity, renowned for its historical architecture and commitment to the arts and education. In addition to world-class shopping and dining, Montclair is also home to several parks, theatres, museums, art galleries, a minor-league baseball team and the prestigious Montclair State University.



### 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
- 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	114 Valley Road, Montclair, NJ
PROPERTY TYPE	Single-tenant, freestanding, medical
BUILDING / LOT SIZE	9,075 sq. ft.
PURCHASE PRICE	\$4,776,000

### LEASE INFORMATION

LEASE GUARANTOR	Fresenius Medical Care Holdings, Inc.
LEASE TERM	13.5 years remaining
RENT INCREASES	2% each year
RENEWAL OPTIONS	Three five-year options

### AVERAGE RETURN Initial Term: 7.10%\*

	TOTAL ANNUAL RENT	CAP RATE *
June 2012 – May 2013	\$290,309	6.08%
June 2013 – May 2014	\$296,115	6.20%
June 2014 – May 2015	\$302,037	6.32%
June 2015 – May 2016	\$308,078	6.45%
June 2016 – May 2017	\$314,240	6.57%
June 2017 – May 2018	\$320,524	6.71%
June 2018 – May 2019	\$326,935	6.84%
June 2019 – May 2020	\$333,474	6.98%
June 2020 – May 2021	\$340,143	7.12%
June 2021 – May 2022	\$346,946	7.26%
June 2022 – May 2023	\$353,885	7.40%
June 2023 – May 2024	\$360,963	7.55%
June 2024 – May 2025	\$368,182	7.70%
June 2025 – May 2026	\$375,545	7.86%
June 2026 – May 2027	\$383,056	8.02%

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