



DESCRIPTION

Fresenius Medical Care (NYSE: FMS) is the world's leading company devoted to patient-oriented renal therapy. Through over 2,800 kidney dialysis clinics around the globe, Fresenius provides over 35 million annual life-saving dialysis treatments to more than 228,000 patients worldwide. Fresenius is also the world's pre-eminent provider of dialysis products such as hemodialysis machines, dialyzers and related disposable products. Chronic kidney failure is a condition that affects about 2 million individuals worldwide. Fresenius Medical Care's 2011 revenues exceeded \$12.75 billion.

OXFORD, NC

Oxford is about 25 miles north of the Raleigh-Durham-Chapel Hill area of North Carolina, known as "Research Triangle". This region is known for its prestigious universities, foremost among them Duke Univ. and Univ. of North Carolina. Research Triangle is also home to several research centers and major corporations due to the highly educated and sophisticated population. Oxford is the commercial center for the more than 60,000 residents of Granville County and is experiencing a great deal of growth as new employers locate in the area including internationally renowned companies such as Revlon and Baxter Pharmaceutical Solutions.



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. All 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	1620 Williamsboro Street Oxford, NC 27565
PROPERTY TYPE	Single-tenant, freestanding, medical
BUILDING / LOT SIZE	8,803 sq. ft. / 1.72 acres
PURCHASE PRICE	\$2,175,000

LEASE INFORMATION

LEASE GUARANTOR	Fresenius Medical Care Holdings, Inc.
LEASE TERM	Initial term expires January 31, 2021 10% rent increase in year 2015
RENEWAL OPTIONS	Three five-year options

	TOTAL ANNUAL RENT	CAP RATE
2012-2014	\$ 145,750	6.70%
2015-2020	\$ 160,325	7.37%
OPTION 1 / 2021-2025	Annual rent increases	
OPTION 2 / 2026-2030	based on CPI	
OPTION 3 / 2031-2035	(not to exceed 3%)	

AVERAGE RETURN **Initial Term: 7.15%**

CONTACT INFORMATION

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