

Property Information

Tenant	Neuragenex
Location	3590 E. New York Street, Aurora, IL 60504
Property Type	Freestanding, Medical
Building Size	2,970 Square Feet
Purchase Price	\$5,565,234
Cap Rate	6.50%

Neuragenex stands as the nation's most rapidly growing healthcare brand and platform, poised to expand from its current 15 operating locations to an impressive 56 within the next year. Founded by medical professionals, Neuragenex Treatment Centers was established to provide patients with access to pain relief without surgery, drugs or invasive treatments through high pulse external electrical stimulation and specialized hydration therapy.

Aurora, IL

Aurora offers compelling commercial real estate opportunities due to its strategic location within the vibrant Chicago metropolitan area. With a burgeoning economy characterized by diverse industries and a growing population, Aurora presents an environment primed for sustained demand in commercial properties.

Aurora's robust economic growth and ongoing development projects signify a positive trajectory for the local commercial real estate market. As the second-largest city in Illinois, its diverse population and economy translates to a consistent demand for different types of commercial spaces.

About Tenant In Common

Tenant in common or TIC ownership allows two or more people to hold an ownership interest in a property. Each property owner or business entity holds its own separate stake in the property and receives a deed. Their interests do not have to be equal.

This Millcreek Commercial property has the following characteristics:

- Property is offered debt-free
- Long-term, corporate-guaranteed NNN lease
- Satisfies IRS requirements for 1031 exchanges

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Lease Information

Lease Guarantor	Personal; President, Founder, CEO
Initial Lease Term	20 years
Rent Increases	2% increases every year
Renewal Options	Two 5-year options

Year	Cap Rate
1	6.50%
2	6.63%
3	6.76%
4	6.90%
5	7.04%
6	7.18%
7	7.32%
8	7.47%
9	7.62%
10	7.77%
11	7.92%
12	8.08%
13	8.24%
14	8.41%
15	8.58%
16	8.75%
17	8.92%
18	9.10%
19	9.28%
20	9.47%