

## Property Information

<b>Tenant</b>	Neuragenex
<b>Location</b>	497 W. 146000 South, Bluffdale, UT 84065
<b>Property Type</b>	Freestanding, Medical
<b>Building Size</b>	3,500 Square Feet
<b>Purchase Price</b>	\$6,286,782
<b>Cap Rate</b>	5.75%

**Neuragenex** is the nation's fastest growing healthcare brand and platform, consisting of multiple avenues of care and expanding across the nation to offer the latest and safest healthcare programs and treatments. Neuragenex consists of four primary avenues of care.

## Bluffdale, UT

The relocation of the Bluffdale prison has made room for the future home of downtown Silicon Slopes serving as the epicenter of business along the I-15 corridor. Bluffdale also serves as a crossroads for transportation and utilities between Salt Lake and Utah Counties.

## 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 lease
- Satisfies IRS requirements for 1031 exchanges



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## Lease Information

<b>Lease Guarantor</b>	Neuragenex Treatment Centers, LLC
<b>Initial Lease Term</b>	20 years
<b>Rent Increases</b>	2% increases every year
<b>Renewal Options</b>	Two 5-year options
<b>20 Yr. Avg. Return</b>	6.99%

Lease Year	Cap Rate	Net Yearly Rent
Year 1	5.75%	\$361,490
Year 2	5.87%	\$368,720
Year 3	5.98%	\$376,094
Year 4	6.10%	\$383,616
Year 5	6.22%	\$391,288
Year 6	6.35%	\$399,114
Year 7	6.48%	\$407,096
Year 8	6.60%	\$415,238
Year 9	6.74%	\$423,543
Year 10	6.87%	\$432,014
Year 11	7.01%	\$440,654
Year 12	7.15%	\$449,467
Year 13	7.29%	\$458,457
Year 14	7.44%	\$467,626
Year 15	7.59%	\$476,978
Year 16	7.74%	\$486,518
Year 17	7.89%	\$496,248
Year 18	8.05%	\$506,173
Year 19	8.21%	\$516,297
Year 20	8.38%	\$526,623