

Property Information

Tenant	Neuragenex Treatment Centers, LLC
Location	2277 E Fort Union Blvd, Cottonwood Heights, UT 84121
Property Type	Freestanding, Medical
Building Size	5,904 Square Feet
Purchase Price	\$7,561,549
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.

Lease Information

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

Cottonwood Heights, UT

One of the fastest growing cities in Utah, Cottonwood Heights is the perfect town for your next commercial real estate investment. As a suburb of Salt Lake City, just 15 miles southeast of downtown, Cottonwood Heights enjoys access to a large and diverse customer base.

The economic growth in Utah, together with the increase in demand in both residential and commercial properties in Cottonwood Heights, make its real estate a strong option for your portfolio.

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
- NNN Leased

Year	Annual Net Rent	Cap Rate
Year 1	\$501,531.32	6.50%
Year 2	\$511,561.95	6.63%
Year 3	\$521,793.19	6.76%
Year 4	\$532,229.05	6.90%
Year 5	\$542,873.63	7.04%
Year 6	\$553,731.10	7.18%
Year 7	\$564,805.72	7.32%
Year 8	\$576,101.84	7.47%
Year 9	\$587,623.88	7.62%
Year 10	\$599,376.35	7.77%
Year 11	\$611,363.88	7.92%
Year 12	\$623,591.16	8.08%
Year 13	\$636,062.98	8.24%
Year 14	\$648,784.24	8.41%
Year 15	\$661,759.93	8.58%
Year 16	\$674,995.12	8.75%
Year 17	\$688,495.03	8.92%
Year 18	\$702,264.93	9.10%
Year 19	\$716,310.23	9.28%
Year 20	\$730,636.43	9.47%

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