

Property Information

Tenant	Neuragenex
Location	780 South Weber Road, Romeoville, IL 60446
Property Type	Freestanding, Medical
Building Size	3,500 Square Feet
Purchase Price	\$6,587,795
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.

Romeoville, IL

Romeoville is a suburb of Chicago and home to over 600 businesses. In 2013, Romeoville won a Gold Medal from the International Economic Development Council and Atlas Integrated in the High Performance Economic Development category. Romeoville's estimated median household income in 2021 was \$88,205.

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. 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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LIMITED AVAILABILITY



Lease Information

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