

## Property Information

<b>Tenant</b>	Pulse Physician Organization, PLLC
<b>Location</b>	714 South Peek Rd., Katy, TX 77450
<b>Property Type</b>	Medical Clinic
<b>Building Size</b>	5,250 sq ft
<b>Purchase Price</b>	\$2,054,546.18
<b>Cap Rate</b>	5.50%

Pulse Healthcare System is made up of nine clinic locations across the state of Texas. The twelve healthcare providers at Pulse put one-on-one relationships with their patients at the core of what they do. Pulse also prioritizes state-of-the-art resources. The clinics are equipped with the best technology and treatment options to ensure that patients are feeling better without delay.

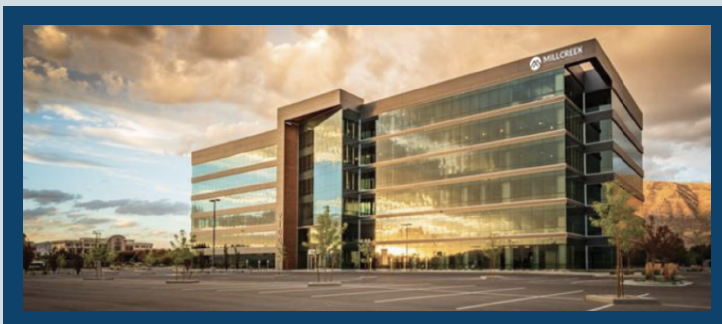
## Katy, TX

Katy, Texas is conveniently located thirty miles west of Houston and sits at the intersection of Fort Bend County, Harris County, and Waller County. Katy is known for its beautiful neighborhoods, master-planned communities, abundant parks, and nationally-ranked school district. Katy City offers the charm of a small town, but its proximity to Houston makes the pleasures of city life easily accessible.

## About Tenant in Common

Tenant-in-Common or TIC ownership allows multiple buyers to purchase an undivided percentage of a single piece of property. Each buyer receives their 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:

- Long-term, NNN lease
- Satisfies IRS requirements for 1031 exchanges



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## Lease Information

<b>Lease Guarantor(s)</b>	Achy Legs Clinics, LLC; Spectre Innovations, LLC
<b>Minimum Rent</b>	\$9,416.67
<b>Initial Lease Term</b>	15 Years
<b>Rent Increases</b>	11% every 5 years
<b>Renewal Options</b>	Three 5-year options

Lease Year	Cap Rate	Monthly Rent
Year 1	5.50%	\$9,416.67
Year 2	5.50%	\$9,416.67
Year 3	5.50%	\$9,416.67
Year 4	5.50%	\$9,416.67
Year 5	5.50%	\$9,416.67
Year 6	6.11%	\$10,452.50
Year 7	6.11%	\$10,452.50
Year 8	6.11%	\$10,452.50
Year 9	6.11%	\$10,452.50
Year 10	6.11%	\$10,452.50
Year 11	6.78%	\$11,602.28
Year 12	6.78%	\$11,602.28
Year 13	6.78%	\$11,602.28
Year 14	6.78%	\$11,602.28
Year 15	6.78%	\$11,602.28