

Property Information

Tenant	Pulse Physician Organization, PLLC
Location	303 S Robb St, Trinity, TX 75862
Property Type	Medical Clinic
Building Size	1,273 sq ft
Purchase Price	\$456,000
Cap Rate	5.75%

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.

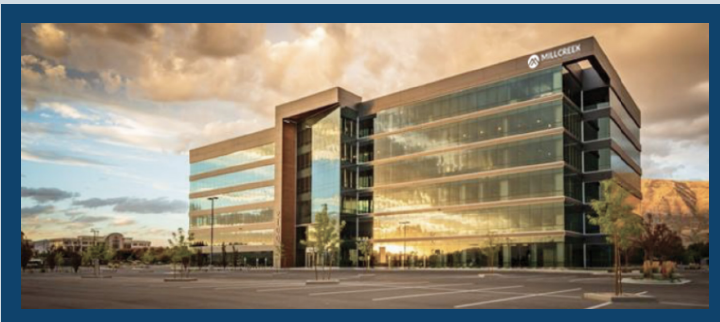
Trinity, TX

Trinity is a city in Trinity County, Texas. Trinity is at the intersection of State highways 19 and 94 and Farm roads 230, 356, and 1617, in southwestern Trinity County. The current population of Trinity, Texas is 2,732 based on projections of the latest US Census estimates. According to the United States Census Bureau, the city has a total area of 3.8 square miles. Trinity is 80 miles north of Houston.

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

Lease Guarantor(s)	Achy Legs Clinics, LLC; Spectre Innovations, LLC
Minimum Rent	\$2,185.00
Initial Lease Term	15 Years
Rent Increases	11% every 5 years
Renewal Options	Three 5-year options

Lease Year	Cap Rate	Monthly Rent
Year 1	5.75%	\$2,185.00
Year 2	5.75%	\$2,185.00
Year 3	5.75%	\$2,185.00
Year 4	5.75%	\$2,185.00
Year 5	5.75%	\$2,185.00
Year 6	6.38%	\$2,425.35
Year 7	6.38%	\$2,425.35
Year 8	6.38%	\$2,425.35
Year 9	6.38%	\$2,425.35
Year 10	6.38%	\$2,425.35
Year 11	7.08%	\$2,692.14
Year 12	7.08%	\$2,692.14
Year 13	7.08%	\$2,692.14
Year 14	7.08%	\$2,692.14
Year 15	7.08%	\$2,692.14

* Partial rent holiday for the first 9 months of the lease, seller will prorate to buyer at closing the difference between rents shown above and rents paid during the rent holiday.