

Property Information

Tenant	Advance Care Medical
Location	NWC Weber & Renwick Rd., Romeoville, IL
Property Type	Freestanding, Medical, Hospital
Building Size	3,500 Square Feet
Purchase Price	\$4,734,470
Cap Rate	6.25%

Advance Care's mission and business strategy is to provide better, more consistent, comprehensive care solutions by vertically integrating urgent care facilities with ancillary services and new technologies. The intended outcome is to provide a broader continuum of patient care at a lower cost and generate significantly higher operating margins.

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 2017 was \$74,311.

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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Lease Information

Lease Guarantor	Healthcare Solutions Management Group
Initial Lease Term	20 years
Rent Increases	2% increases every year
Renewal Options	Two 5-year options
20 Yr. Avg. Return	7.59%

Year	Gross Rent	Net Rent	Cap Rate
2020	\$ 301,174.91	\$ 295,904.35	6.25%
2021	\$ 307,198.41	\$ 301,822.44	6.38%
2022	\$ 313,342.38	\$ 307,858.89	6.50%
2023	\$ 319,609.23	\$ 314,016.07	6.63%
2024	\$ 326,001.41	\$ 320,296.39	6.77%
2025	\$ 332,521.44	\$ 326,702.32	6.90%
2026	\$ 339,171.87	\$ 333,236.36	7.03%
2027	\$ 345,955.31	\$ 339,901.09	7.18%
2028	\$ 352,874.41	\$ 346,699.11	7.32%
2029	\$ 359,931.90	\$ 353,633.09	7.47%
2030	\$ 367,130.54	\$ 360,705.75	7.62%
2031	\$ 374,473.15	\$ 367,919.87	7.77%
2032	\$ 381,962.61	\$ 375,278.27	7.93%
2033	\$ 389,601.87	\$ 382,783.83	8.09%
2034	\$ 397,393.90	\$ 390,439.51	8.25%
2035	\$ 405,341.78	\$ 398,248.30	8.41%
2036	\$ 413,448.62	\$ 406,213.27	8.58%
2037	\$ 421,717.59	\$ 414,337.53	8.75%
2038	\$ 430,151.94	\$ 422,624.28	8.93%
2039	\$ 438,754.98	\$ 431,076.77	9.11%