



## Advance Care Medical | Lehi, UT



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Millcreek Commercial | 2100 S Pleasant Grove Blvd. Ste 200, Pleasant Grove, UT

## Property Information

|                       |                       |
|-----------------------|-----------------------|
| <b>Tenant</b>         | Advance Care Medical  |
| <b>Location</b>       | Lehi, UT              |
| <b>Property Type</b>  | Freestanding, Medical |
| <b>Building Size</b>  | 3,500 Square Feet     |
| <b>Purchase Price</b> | \$4,903,200           |
| <b>Cap Rate</b>       | 6.00%                 |

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.

## Lehi, UT

Lehi is home to Silicon Slopes where there are typically more cranes in the skyline on any give day than the rest of the state of Utah. Lehi's recent growth has been in single family homes and commercial development. The region encompasses a cluster of IT, software development, hardware manufacturing, and research firms along the Wasatch Front.

## 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



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## Lease Information

|                           |                                   |
|---------------------------|-----------------------------------|
| <b>Lease Guarantor</b>    | Healthcare Solutions Holdings Inc |
| <b>Initial Lease Term</b> | 20 years                          |
| <b>Rent Increases</b>     | 2% increases every year           |
| <b>Renewal Options</b>    | Two 5-year options                |
| <b>20 Yr. Avg. Return</b> | 7.25%                             |

| Year          | Cap Rate |
|---------------|----------|
| Lease Year 1  | 6.00%    |
| Lease Year 2  | 6.12%    |
| Lease Year 3  | 6.24%    |
| Lease Year 4  | 6.36%    |
| Lease Year 5  | 6.48%    |
| Lease Year 6  | 6.6%     |
| Lease Year 7  | 6.73%    |
| Lease Year 8  | 6.86%    |
| Lease Year 9  | 6.99%    |
| Lease Year 10 | 7.13%    |
| Lease Year 11 | 7.27%    |
| Lease Year 12 | 7.42%    |
| Lease Year 13 | 7.57%    |
| Lease Year 14 | 7.72%    |
| Lease Year 15 | 7.87%    |
| Lease Year 16 | 8.02%    |
| Lease Year 17 | 8.18%    |
| Lease Year 18 | 8.34%    |
| Lease Year 19 | 8.51%    |
| Lease Year 20 | 8.68%    |



## Advance Care Medical

**Largest Network:** Development of 350 Comprehensive Care Centers will create the most extensive branded system in the country.

**Significant Margins:** By vertically integrating, they will capture revenue and margins that have historically been “lost” in the channel to sales, marketing, and third-party providers. This will result in significantly enhanced operating margins.

**Building a Brand:** A key element to their strategy is to acquire reputable family practice to establish themselves in each community they target. Clusters of facilities will provide better access and more consistent care to patients in their system.

**New Technologies:** They intend to use new technologies and more comprehensive diagnostic capabilities to improve patient care and access and to give their medical teams more tools to provide superior care.

## Backed By Strength

Healthcare Solutions Holdings, Inc. “HSH” is a publicly-traded medical service and device company focused on providing clinicians with state-of-the-art diagnostic and therapeutic tools. HSH’s mission is to provide clinicians with broader access to the most advanced technologies in the Healthcare Industry. Technology proliferation drives progressive methods of testing patients, leading to superior patient outcomes.

HSH not only helps physicians deliver better healthcare but also assists them in remaining compliant with industry best practices.

## The Tenant of Your Dreams

Millcreek Commercial is developing properties specifically for Advance Care Medical. ACM, in cooperation with Healthcare Solutions Holdings, Inc. (HSH), meets our pillars for success. With each property, ACM will sign a 20-year NNN lease with 2% rent escalations annually, all backed by an HSH corporate guarantee and insured by Lloyds of London.





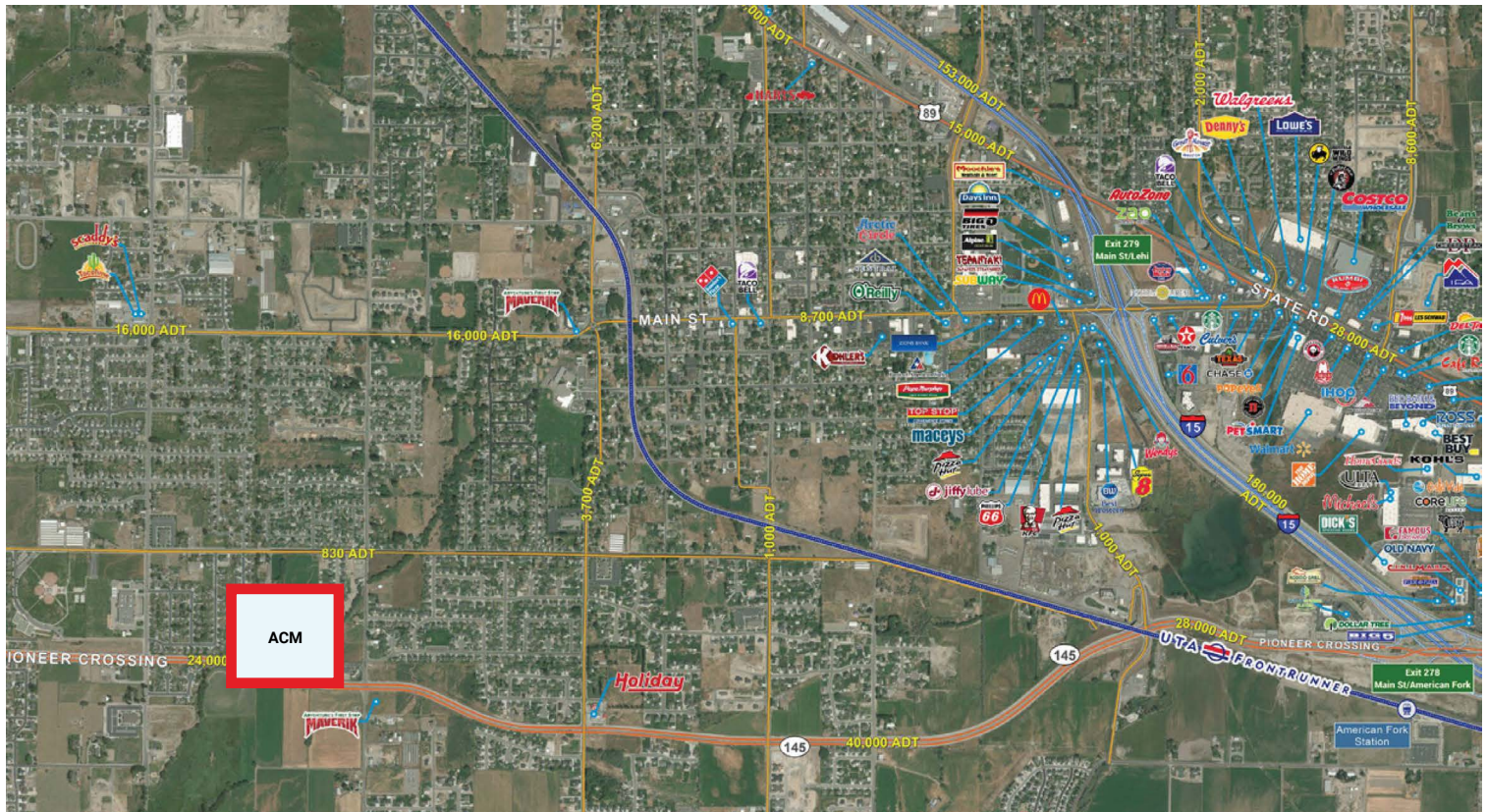
## Lehi, UT

Lehi is the home to Silicon Slopes where there are typically more cranes in the skyline on any give day than the rest of the state of Utah. Most of Lehi's recent growth has been in single family homes and commercial development. The region encompasses a cluster of information technology, software development, hardware manufacturing and research firms along the Wasatch Front. Lehi is a beautiful place to live and work.

- The current population estimate is **69,724**
- Median Age: **28 years**
- Median Household Income is **\$85,794**
- Total Households: **15,922**
- Owner Occupied: **78%**
- Renter Occupied: **22%**
- Median Home Price: **\$390,000**
- Median Rental Rate: **\$1,326**

Today, according to the U.S. Census Bureau, Lehi is the fifth fastest-growing city in the country. The City has more than doubled in size since 2000, with population estimates approaching 70,000 residents.







## Lease Abstract

|                                      |   |
|--------------------------------------|---|
| <b>Tenant</b>                        | Advance Care Medical                              |
| <b>Guarantor</b>                     | Healthcare Solutions Holdings Inc                 |
| <b>Address</b>                       | Lehi, UT  |
| <b>Building Size (SF)</b>            | 3,500 SF  |
| <b>Year Built</b>                    | 2021  |
| <b>Rent Commencement</b>             | 2021  |
| <b>Lease/Rent Expiration</b>         | 2041  |
| <b>Lease Term Remaining</b>          | 20 Years  |
| <b>Rental Increases</b>              | 2% annually                                       |
| <b>Renewal Options</b>               | Two five-year options                             |
| <b>Renewal Notice</b>                | 6 months  |
| <b>Option Increases</b>              | Yes   |
| <b>Lease Type</b>                    | Absolute NNN bonded                               |
| <b>Landlord Responsibilities</b>     | Zero  |
| <b>Insurance/Taxes/CAM/Utilities</b> | Tenant  |
| <b>ROFO</b>                          | No  |
| <b>Estoppel</b>                      | As needed   |
| <b>Default Bond</b>                  | 1 year of rent payments if in the first 48 months |
| <b>Ownership Interest</b>            | TIC fee simple estate                             |



### Millcreek Commercial

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