

Property Information

Tenant	Advance Care Medical
Location	780 S Weber Rd Romeoville, IL 60446
Property Type	Freestanding, Medical
Building Size	3,500 Square Feet
Purchase Price	\$4,675,607.19
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 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

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	\$297,429.40	\$292,225.45	6.25%
2021	\$303,377.99	\$298,069.96	6.38%
2022	\$309,445.55	\$304,031.36	6.50%
2023	\$315,634.46	\$310,111.98	6.63%
2024	\$321,947.15	\$316,314.22	6.77%
2025	\$328,386.09	\$322,640.51	6.90%
2026	\$334,953.81	\$329,093.32	7.03%
2027	\$341,652.89	\$335,675.19	7.18%
2028	\$348,485.95	\$342,388.69	7.32%
2029	\$355,455.67	\$349,236.46	7.47%
2030	\$362,564.78	\$356,221.19	7.62%
2031	\$369,816.07	\$363,345.62	7.77%
2032	\$377,212.40	\$370,612.53	7.93%
2033	\$384,756.64	\$378,024.78	8.09%
2034	\$392,451.78	\$385,585.27	8.25%
2035	\$400,300.81	\$393,296.98	8.41%
2036	\$408,306.83	\$401,162.92	8.58%
2037	\$416,472.97	\$409,186.18	8.75%
2038	\$424,802.42	\$417,369.90	8.93%
2039	\$433,298.47	\$425,717.30	9.11%