

Property Information

Tenant	Advance Care Medical
Location	5315 Flynn Crossing, Alpharetta, GA, 30005
Property Type	Freestanding, Medical
Building Size	4,061 SF
Purchase Price	\$5,681,575
Cap Rate	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.

Alpharetta, GA

Just a quick 30 minutes outside of Atlanta, Alpharetta is a community with a character all its own. Part Southern, part cosmopolitan, but always down to earth and accessible. You’ll find everything from tranquil street locations to high rises, from swim and tennis neighborhoods to wooded escapes. The people in the community come from all ages and backgrounds, but they all share a sense of excitement and expectation.

Alpharetta is known for its excellent school system, job opportunities, shopping, restaurants, cultural events, parks and access to work.

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



Lease Information

Lease Guarantor	Healthcare Solutions Holdings Inc.
Initial Lease Term	20 years
Rent Increases	2% increases every year
Renewal Options	Two 5-year options

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%

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