

Property Information

Tenant	Advance Care Medical
Location	4300 Bells Ferry Road, Kennesaw GA 30144
Property Type	Freestanding, Medical
Building Size	3,254 Square Feet
Purchase Price	\$5,533,238.76
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.

Kennesaw, GA

The City’s approximately 32,000 residents enjoy Kennesaw as a great place to live, learn, work and play. The City’s combination of small town charm and big city amenities provides access to excellent educational resources, first-rate parks, greenspaces, public buildings, and athletic facilities, high quality and affordable recreation programs safe, well-maintained neighborhoods and central business district.

Lease Information

Lease Guarantor	Healthcare Solutions Holdings Inc
Initial Lease Term	20 years
Rent Increases	2% increases every year
Renewal Options	Three 5-year options
20 Yr. Avg. Return	7.25%

Lease Year	Cap Rate	Annual Minimum Rent
Year 1	6.00%	\$338,769.75
Year 2	6.12%	\$345,545.15
Year 3	6.24%	\$352,456.05
Year 4	6.36%	\$359,505.17
Year 5	6.48%	\$366,695.27
Year 6	6.60%	\$374,029.18
Year 7	6.73%	\$381,509.76
Year 8	6.86%	\$389,139.96
Year 9	6.99%	\$396,922.76
Year 10	7.13%	\$404,861.22
Year 11	7.27%	\$412,958.44
Year 12	7.42%	\$421,217.61
Year 13	7.57%	\$429,641.96
Year 14	7.72%	\$438,234.80
Year 15	7.87%	\$446,999.50
Year 16	8.02%	\$455,939.49
Year 17	8.18%	\$465,059.28
Year 18	8.34%	\$474,360.45
Year 19	8.51%	\$483,847.66
Year 20	8.68%	\$493,524.61



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