

Property Information

Tenant	Advance Care Medical
Location	2968 Reflection Drive, Naperville, IL 60564
Property Type	Freestanding, Medical
Building Size	3,500 Square Feet
Purchase Price	\$5,078,231.42
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.

Naperville, IL

Naperville Crossings is situated at the Northwest Corner of Route 59 and 95th Street in the heart of South Naperville's retail corridor. Lot sits as an outparcel to AMC Showplace 16 which boasts over 750,000 visitors per year. Tapestry of Naperville, a 300-unit residential project, is adjacent to center. There is ample parking available and multiple points of access via Route 59 or 95th Street.

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



Office | 619.436.1031
www.ELEVATED1031.com



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
2021	\$323,866.85	\$ 317,389.46	6.25%
2022	\$330,344.19	\$ 323,737.25	6.38%
2023	\$336,951.07	\$ 330,212.00	6.50%
2024	\$343,690.09	\$ 336,816.24	6.63%
2025	\$350,563.89	\$ 343,552.56	6.77%
2026	\$357,575.17	\$ 350,423.61	6.90%
2027	\$364,726.68	\$ 357,432.09	7.04%
2028	\$372,021.21	\$ 364,580.73	7.18%
2029	\$379,461.63	\$ 371,872.34	7.32%
2030	\$387,050.87	\$ 379,309.79	7.47%
2031	\$394,791.88	\$ 386,895.99	7.62%
2032	\$402,687.72	\$ 394,633.91	7.77%
2033	\$410,741.48	\$ 402,526.58	7.93%
2034	\$418,956.30	\$ 410,577.12	8.09%
2035	\$427,335.43	\$ 418,788.66	8.25%
2036	\$435,882.14	\$ 427,164.43	8.41%
2037	\$444,599.78	\$ 435,707.72	8.58%
2038	\$453,491.78	\$ 444,421.87	8.75%
2039	\$462,561.61	\$ 453,310.31	8.93%
2040	\$471,812.85	\$ 462,376.52	9.11%