

Property Information

Tenant	Surgical Ambulatory Regional Centers
Location	13775 S Pony Express Rd., Draper, UT
Property Type	Freestanding, Medical, Hospital
Building Size	19,772 SF
Purchase Price	~\$22,000,000
Cap Rate	6.25%

SARC'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.

Draper, UT

Draper City is an exciting, vibrant city with strong economic growth and high quality of life. People choose to live in Draper because of the location and the beauty of the community, as it sits nestled in the corner of the southeast portion of the Salt Lake Valley. This site is located across the street from a State of Utah sponsored megasite economic development project.

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



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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	Three 5-year options
20 Yr. Avg. Return	7.593%

Year	Gross Rent	Net Rent	Cap Rate
2020	\$ 1,053,435	\$ 1,035,000	6.250%
2021	\$ 1,074,504	\$ 1,055,700	6.375%
2022	\$ 1,095,994	\$ 1,076,814	6.502%
2023	\$ 1,117,914	\$ 1,098,350	6.633%
2024	\$ 1,140,272	\$ 1,120,317	6.765%
2025	\$ 1,163,077	\$ 1,142,724	6.901%
2026	\$ 1,186,339	\$ 1,165,578	7.039%
2027	\$ 1,210,066	\$ 1,188,890	7.179%
2028	\$ 1,234,267	\$ 1,212,667	7.323%
2029	\$ 1,258,952	\$ 1,236,921	7.469%
2030	\$ 1,284,132	\$ 1,261,659	7.619%
2031	\$ 1,309,814	\$ 1,286,892	7.771%
2032	\$ 1,336,010	\$ 1,312,630	7.927%
2033	\$ 1,362,731	\$ 1,338,883	8.085%
2034	\$ 1,389,985	\$ 1,365,661	8.247%
2035	\$ 1,417,785	\$ 1,392,974	8.412%
2036	\$ 1,446,141	\$ 1,420,833	8.580%
2037	\$ 1,475,063	\$ 1,449,250	8.752%
2038	\$ 1,504,565	\$ 1,478,235	8.927%
2039	\$ 1,534,656	\$ 1,507,800	9.105%