

Property Information

Tenant	Surgical Ambulatory Regional Centers
Location	38 W 13775 S, STE 100, 110, 200, 210, Draper, UT
Property Type	Freestanding, Medical
Building Size	19,772 SF
Purchase Price	20,675,855.92.
Cap Rate	6.00%

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 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 | 801.899.1943

www.MILLCREEKCOMMERCIAL.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	7.255%

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 12	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%