

Property Information

Tenant	Surgical Ambulatory Regional Centers
Location	1220 Keller Parkway, Keller, TX
Property Type	Freestanding, Medical
Building Size	10,260 SF
Purchase Price	\$21,336,982
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.

Keller, TX

Named to CNN/Money Magazine’s biennial listing of “Top 100 Places to Live.” This Texas suburb has been growing right alongside the rest of the urban area and currently has a population of approximately 48,212. The public schools in Keller are highly ranked and are an important part of the community. Keller has seen the job market increase by 2.7% over the last year. Future job growth over the next ten years is predicted to be 41.5%, which is higher than the US average of 33.5%

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



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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	Two 5-year options
20 Yr. Avg. Return	7.25%

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%