

EMBREE

Asset Group, Inc.

FOR SALE

Lease Investment Property

Affordable Dentures

2379 State Road 46 • Terre Haute, IN



Sample Photo



Price: \$1,589,737

Cap Rate: 8.00%

Lease Term: 12 Years

Building: 3,700 Sq. Ft.

Lot Size: .7 Acres

Estimated Rent Commencement:

October 2011

Schedule of Rents:

Years 1-5: \$127,179

Years 6-10: \$143,076

Years 11-12: \$160,960

Options: Two (2) Five - (5) Year

Increases: 12.5% Every Option Period

Lease Type: NNN

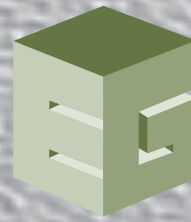
For more information about our properties for sale please contact:

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www.embreegroup.com

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Affordable Care, Inc. was started 1975 to assist other dentists in establishing practices focusing on removable prosthetics and related services at affordable fees. Twenty-five (25) years later, this growing network of affiliated denture practices now totals over 140 in 33 states. Each practice is owned and operated by a licensed general dentist. Every practice has its own on-site lab designed with state-of-the-art equipment. Dentures are processed on-site to the specifications and requirements of the practicing dentist and providing same day service to their patients. Before investing in a permanent, freestanding location with a long term lease, each practicing dentist is required to operate within its geographical market for a period of five (5) years to establish revenue trends and practice viability.

Affordable Care was recently purchased by American Capital with an infusion of cash and executive management committed to branding and expanding the number of locations across the country.

Embree Group of Companies provides **fully integrated in-house** Development, Design Build, Program Management and Capital Market services.

Established in 1979, Embree Group of Companies:

- Has completed **over 8,000** projects in **50 states**
- Specializes in health care, automotive, restaurant, retail, and financial facilities

With more than **150** employees, including **in-house** attorneys, Development, Design and Construction Managers, Embree brings **stability, scalability** and **expertise** to each project.

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