

INVESTMENT OPPORTUNITY

INVESTMENT

American Medical Properties LLC ("AMP" or the "Company") is being formed for the purpose of acquiring high-quality hospital and related healthcare real estate assets throughout the United States. The proceeds from the Offering will be used primarily to acquire hospital properties in AMP's near-term identified pipeline. The Company expects to acquire over \$750 million of hospital and related healthcare real estate assets before seeking to IPO in the next 24 months. An investment in AMP is intended to provide investors with a target annual dividend yield above 8.0% and the potential for capital appreciation over time.

OFFERING SUMMARY

Format:	Private capital raise	Use of proceeds:	To acquire high-quality hospital and related healthcare real estate throughout the U.S.
Offering size:	\$300 - \$400 mm of equity	Target leverage:	Up to 60%
Sponsor:	American Medical Properties LLC	Target current yield:	8%+ (within 12 months of capital deployment)

DIFFERENTIATED STRATEGY TO GENERATE INCREMENTAL VALUE

American Medical Properties intends to leverage its unique real estate and healthcare expertise and long-standing relationships to acquire high-quality hospital real estate assets in off-market transactions and maximize risk-adjusted returns. AMP has the unique ability to help operators improve the quality, efficiency and profitability of hospitals through clinical and operational improvements including physician recruitment and the addition of new specialties and service lines. This will enhance the overall profitability of the hospitals resulting in attractive rent yields with stronger credit tenants which increases real estate asset values. Additionally, the management team brings together physician relationships, deep understanding of the healthcare sector, ability to navigate the regulatory environment and differentiated perspective on the business and science of medicine to partner with and support hospital operators.

NEAR-TERM ACTIONABLE PIPELINE

AMP's management has strong long-standing relationships with a diverse group of hospital operators and physicians. AMP will capitalize on its relationships to acquire high-quality assets in private, off-market transactions. As part of the sale and leaseback structures, AMP will also provide capital to hospital operators to expand their hospital campus footprint through the development of excess real estate to generate incremental returns. AMP's strong network of relationships has already translated into a significant near-term pipeline of ~\$2 billion of sale and leaseback opportunities across 35 assets representing ~8,000 beds and 11 high-quality for profit and not-for-profit operators diversified across United States. The Company expects to complete \$750+ million of acquisitions over the next 18-24 months.



American Medical Properties will capitalize on its unique real estate and healthcare expertise and long-standing relationships to acquire attractive, off-market hospital real estate assets and maximize risk-adjusted returns