American Medical Properties Investment Strategy

American Medical Properties

Unique healthcare and real estate expertise

- Physician recruitment
- New specialties and service lines
- Increase patient census
- Health insurance plan reimbursements
- Navigate regulatory environment
- Operational improvements
- Development of excess real estate

Sale / leaseback structure

- Acquire hospitals and related healthcare real estate assets
- Acquire at 8.0% to 10.0% cap rates with long-term, 10-15 year leases
- Deliver an 8%+ dividend yield and 20%+ IRR (exclusive of excess RE development)

Increase real estate asset values and deliver stable dividend yields exceeding 8.0%

4 not-for-profit hospital operators*

5 regional hospital operators*

** Hospital operator names not disclosed due to confidentiality*

IASIS HEALTHCARE
Steward
PROVIDENCE Health & Services
Prime Healthcare
CHS Community Health Systems
HCA Hospital Corporation of America
tenet HEALTH
REGIONAL care
UHS

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