

American Medical Properties Financial Model: Cash Flow Projections

(\$ in millions)

	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	
Quarterly rental income	\$0	\$3	\$6	\$8	\$11	\$14	\$17	\$17	\$17	\$17	
% growth		NA	100%	50%	33%	27%	20%	0%	0%	2%	
Less: G&A	0	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	
EBITDA	\$0	\$1	\$4	\$7	\$10	\$13	\$16	\$16	\$16	\$16	
% margin		47%	73%	82%	87%	89%	91%	91%	91%	91%	
% growth		NA	214%	68%	41%	31%	22%	0%	0%	2%	
Less: D&A	0	(1)	(2)	(2)	(3)	(4)	(5)	(5)	(5)	(5)	
Less: cash interest expense	0	(1)	(2)	(3)	(5)	(6)	(7)	(7)	(7)	(7)	
Net income to common shareholders	\$0	(\$1)	\$0	\$1	\$2	\$3	\$4	\$4	\$4	\$4	
Plus: D&A	0	1	2	2	3	4	5	5	5	5	
FFO	\$0	\$0	\$2	\$4	\$5	\$7	\$9	\$9	\$9	\$9	
Less: mandatory amortization	0	0	0	0	0	0	0	0	0	(0)	
Free cash flow before distributions	\$0	\$0	\$2	\$4	\$5	\$7	\$9	\$9	\$9	\$9	
Quarterly distributions at 90%	\$0	\$0	\$2	\$3	\$5	\$6	\$8	\$8	\$8	\$8	
										Avg.	
Quarterly distribution yield on equity deployed			1.1%	1.6%	1.9%	2.1%	2.6%	2.6%	2.6%	2.7%	2.2%
Annualized distribution yield on equity deployed			4.5%	6.4%	7.6%	8.6%	10.6%	10.6%	10.6%	10.7%	8.7%
Cumulative acquisitions	\$125	\$250	\$375	\$500	\$625	\$750	\$750	\$750	\$750	\$750	
Cumulative equity deployed	50	100	150	200	250	300	300	300	300	300	
Total gross debt	75	150	225	300	375	450	450	450	450	450	
LTV	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	