American Medical Properties Financial Model: IRR Calculations

($ in millions)	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019
Free cash flow summary										
EBITDA	$0	$1	$4	$7	$10	$13	$16	$16	$16	$16
Net cash interest expense	$0	($1)	($2)	($3)	($4)	($6)	($7)	($7)	($7)	($7)
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**
Distributions @ 90%	$0	$0	($2)	($3)	($5)	($6)	($8)	($8)	($8)	($8)
Free cash flow after distributions	**$0**	**$0**	**$0**	**$0**	**$1**	**$1**	**$1**	**$1**	**$1**	**$1**
Returns summary										
Invested equity	($50)	($50)	($50)	($50)	($50)	($50)	$0	$0	$0	$0
Distributions	$0	$0	$2	$3	$5	$6	$8	$8	$8	$8
Exit cap rate										8.75%
Exit NOI										$70
Exit TEV										$797
Exit net debt										$444
Exit equity value										$353
Total investor cash flows	**($50)**	**($50)**	**($48)**	**($47)**	**($45)**	**($44)**	**$8**	**$8**	**$8**	**$361**

IRR	**20.5%**
Cash on cash returns	**1.3x**
Average cash distribution yield	**8.7%**