

American Medical Properties Financial Model: Returns Sensitivities

Entry cap rate vs. Exit cap rate

| Exit cap rate | Entry cap rate | | | | |
|---------------|----------------|-------|-------|-------|-------|
| | 8.50% | 8.75% | 9.00% | 9.25% | 9.50% |
| 8.00% | 24.1% | 29.2% | 34.1% | 38.9% | 43.6% |
| 8.25% | 19.5% | 24.5% | 29.4% | 34.2% | 38.9% |
| 8.50% | 15.0% | 20.0% | 24.9% | 29.7% | 34.4% |
| 8.75% | 10.6% | 15.6% | 20.5% | 25.3% | 30.0% |
| 9.00% | 6.3% | 11.4% | 16.3% | 21.1% | 25.8% |

LTV vs. Exit cap rate

| Exit cap rate | LTV | | | | |
|---------------|-------|-------|-------|-------|-------|
| | 50.0% | 55.0% | 60.0% | 65.0% | 70.0% |
| 8.00% | 28.2% | 30.8% | 34.1% | 38.2% | 43.6% |
| 8.25% | 24.4% | 26.6% | 29.4% | 33.0% | 37.7% |
| 8.50% | 20.7% | 22.6% | 24.9% | 27.9% | 31.9% |
| 8.75% | 17.1% | 18.6% | 20.5% | 23.0% | 26.2% |
| 9.00% | 13.7% | 14.8% | 16.3% | 18.1% | 20.6% |

Entry cap rate vs. Hold period

| Exit cap rate | Hold period | | | | |
|---------------|-------------|--------|--------|--------|--------|
| | 1-year | 2-year | 3-year | 4-year | 5-year |
| 8.00% | 1.6x | 1.8x | 2.0x | 2.1x | 2.4x |
| 8.25% | 1.5x | 1.7x | 1.9x | 2.1x | 2.3x |
| 8.50% | 1.4x | 1.6x | 1.8x | 2.0x | 2.2x |
| 8.75% | 1.3x | 1.5x | 1.7x | 1.9x | 2.1x |
| 9.00% | 1.3x | 1.4x | 1.6x | 1.8x | 2.0x |

LTV vs. Cost of debt

| Cost of debt | LTV | | | | |
|--------------|-------|-------|-------|-------|-------|
| | 50.0% | 55.0% | 60.0% | 65.0% | 70.0% |
| 5.25% | 17.9% | 19.6% | 21.7% | 24.4% | 28.0% |
| 5.50% | 17.6% | 19.3% | 21.3% | 23.9% | 27.4% |
| 5.75% | 17.4% | 18.9% | 20.9% | 23.5% | 26.8% |
| 6.00% | 17.1% | 18.6% | 20.5% | 23.0% | 26.2% |
| 6.25% | 16.8% | 18.3% | 20.1% | 22.5% | 25.6% |