

Subject: RE: Hospital private REIT equity raise
From: Vahe Stepanian <[REDACTED]>
Date: Mon, 22 Aug 2016 17:19:30 -0400
To: Richard Kahn <[REDACTED]>
Cc: Bruce McDermott <[REDACTED]>,
Joseph Dursi <[REDACTED]>,
Daniel Sabba <[REDACTED]>,
Stewart Oldfield <[REDACTED]>

Rich – please find attached teaser and NDA as it relates to American Medical Properties (AMP), an opportunity to participate in a private capital raise to acquire high quality hospital and related healthcare real estate assets throughout the United States in private, off-market transactions.

As part of the sale and leaseback structures, AMP will provide capital to hospital operators to expand their hospital campus footprint. The Company's seasoned management team expects to acquire over \$750 million of hospital and related healthcare real estate assets before seeking to IPO. An investment in AMP is intended to provide investors with current income and the potential for capital appreciation.

We look forward to discussing further.

Thank you,

Vahe

From: Stewart Oldfield
Sent: Monday, August 22, 2016 3:36 PM
To: Richard Kahn
Cc: Bruce McDermott; Joseph Dursi; Vahe Stepanian
Subject: Hospital private REIT equity raise

Rich,

We are working on a direct \$300mm+ private equity raise for a new hospital

REIT. Have had good traction with a group of potential lead investors and are starting to show it to other clients who could be interested. Given JE's interest in the healthcare space, perhaps you would like to take a look. We will send you a teaser and an NDA which will allow us to share more complete info if you are interested. Looking forward to catching up soon.

Thanks,

Stew

Stewart Oldfield, CFA, CAIA
Director

Deutsche Bank Trust Company Americas
Deutsche Bank Wealth Management
345 Park Avenue, New York, NY 10154
Tel. [REDACTED]
Mobile [REDACTED] blackberry
Email [REDACTED]

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