Sample Fund

Healthcare Stabilized Real Estate

$XXM fund for acquiring and stabilizing healthcare-focused real estate. Diversification strategy via licensed homes with varying monthly rates.

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Executive Summary

Seeking to raise $XXM in investor funding to purchase Sample State healthcare stabilized real estate.

Fund Objectives

Sample Company targets Sample State healthcare real estate, with an initial focus on elderly and urgent care facilities, doctors' offices, and other properties tailored to long- and short-term HSPs.

Fund Structure

Sample Company targets a XX% return on fund assets over a XX-year investment period. Management will charge a X% management fee – equivalent to approximately $XM per year, based on forecasts.

Strategic Advantages

Sample Company builds on a $XM portfolio of stabilized facilities (XX%+ healthcare-focused), together with key HSP partnerships and an expert management team with X years of industry experience.

Current Sample Fund Objectives

Acquire three (3) bedroom ranch-style properties within Sample State target areas.

Hire and train skilled staff to undertake other service activities during licensure process.

License acquired Sample State properties to achieve either AFL, FCH, 5600s, or unlicensed status.

Contract with hospitals and managed care organizations (MCOs) on per-consumer or per-bed basis.

Utilize filled or paid hold status on each bed, ranging from $X,XXX - $XX,XXX per bed, per month.

Acquire and stabilize additional healthcare-focused real estate assets, in partnership with HSPs.

Why Healthcare Stabilized Real Estate?

Sample Source (20XX) forecasts that Sample City healthcare and social assistance is forecast to generate $X.XT in 20XX alone.

With X million businesses and XX million employees, it is a vital source of commercial real estate demand in the US market.

Within the Sample Country market, nursing homes and residential facilities are on track generate $XXB, with X% growth (CAGR XX-XX).

Sample State accounts for X.X% of US establishments, with approximately XX,XXX healthcare businesses active in 20XX.
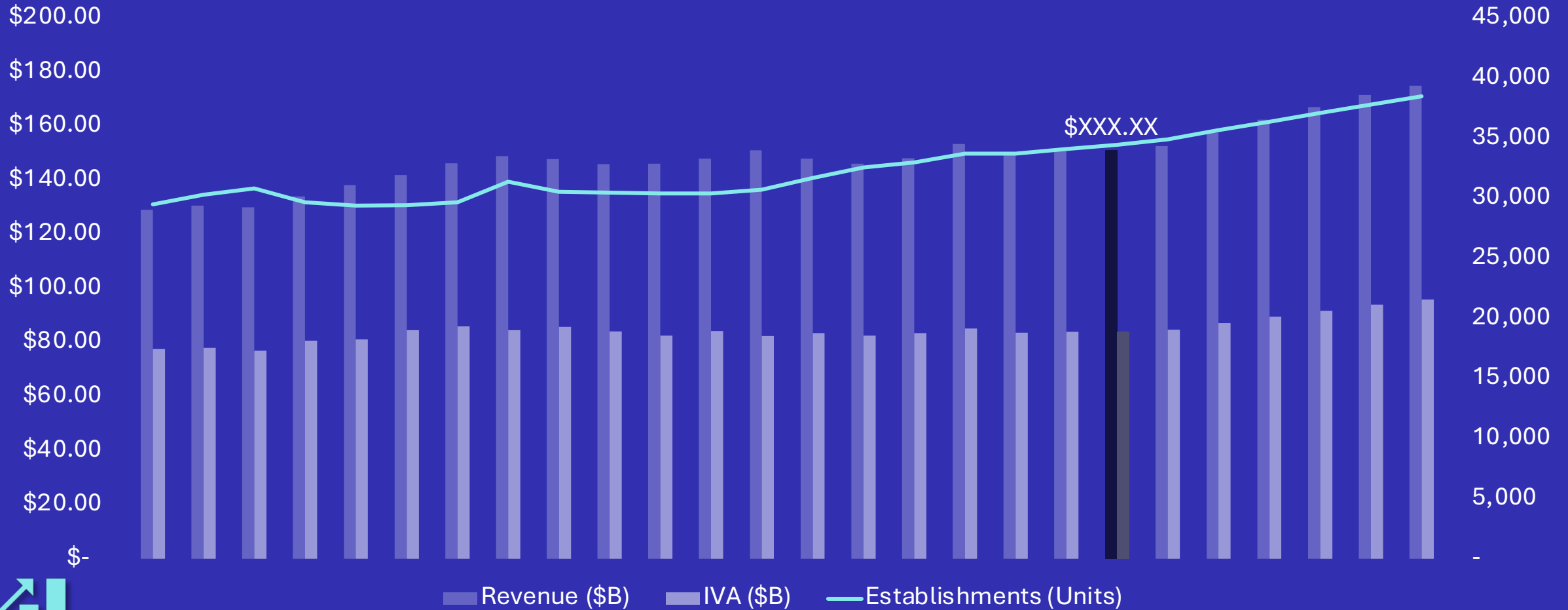
Sample State has X,XXX+ nursing care facilities, which generate $X.XXM+ in revenue and employ XX,XXX+ employees.
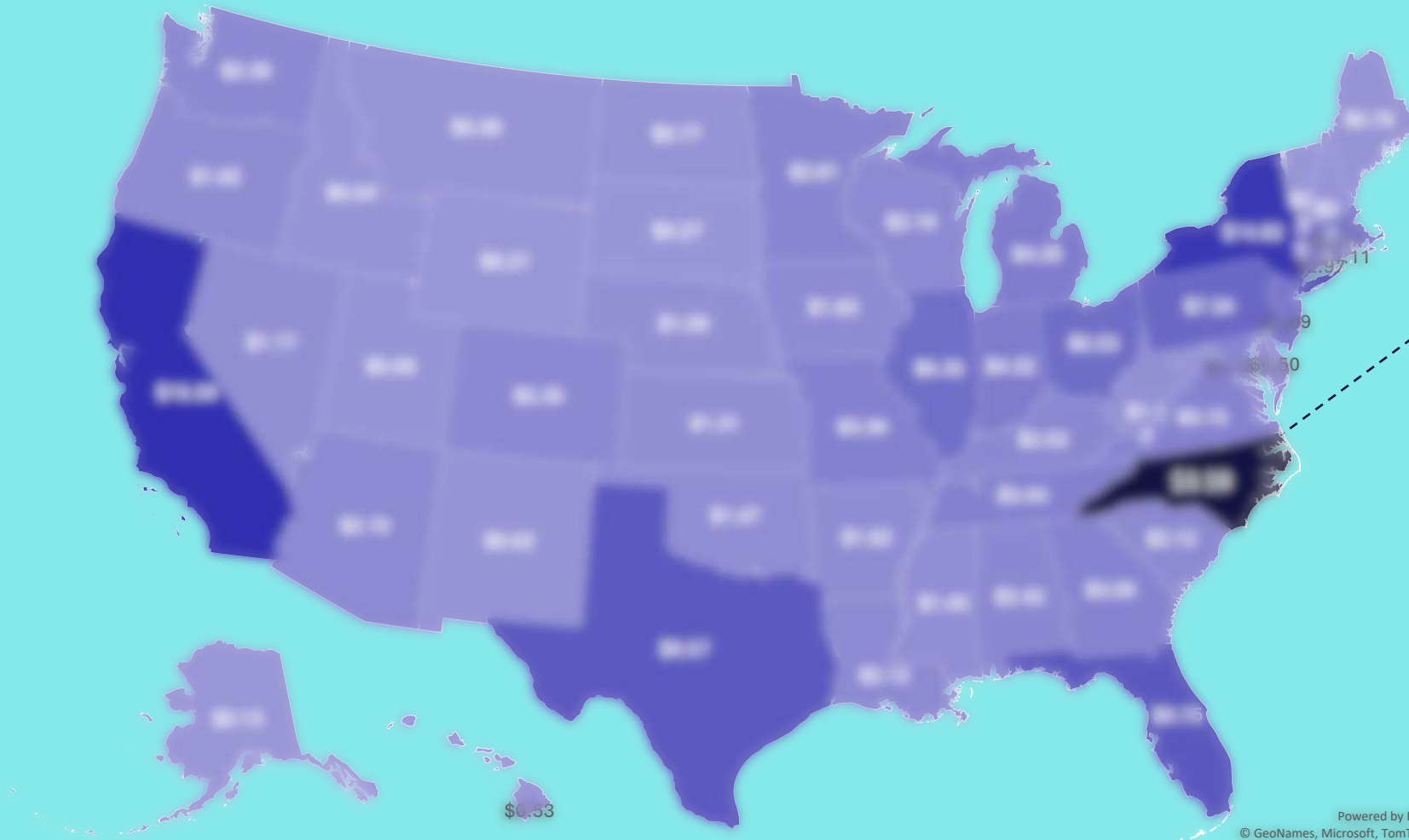
Sample Country Target Market is Large & Growing

Sample Country Nursing Care Facilities Industry Segment

$XXX.XX

Legend: Revenue ($B) — IVA ($B) — Establishments (Units)

Sample State Market Shows Promise

Sample Country Nursing Care Facility Industry Concentration By Revenue ($B)

By revenue, Sample State is the XX[ht] largest Sample Country nursing care market ($.XXXB), accounting for X.X% of national revenue and X.X% of sector employment.

Investment Fund Usage

Standard Property Acquisitions **$XXM**	Assisted Living Facility Acquisitions **$XM**	Management Fees **$XXM**	Capital Reserves **$XM**

Notes

Sample Fund's objective is to obtain an investment of **$XXM,** which will be strategically allocated to XX houses (**$XXM**) and assisted living facilities (**$XM**), along with management fees and capital reserves (**$XXM**).

Key Fund Expenses

$XXX,XXX

Initial Funding
Required Per Home

=

$XXX,XXX

Average Home
Acquisition Cost

+

$XX,XXX

Furnishing &
Modifications

Monthly Expenses

Fund Payment	$X,XXX
Car Note	$X,XXX
Groceries	$X,XXX
Utilities	$X,XXX
Payroll	$X,XXX
Total Expenses	**$XX,XXX**

Current Exit Strategies

1 Strategic fund target of XX% ($XXM) to our investors over five-year exit timeline.

2 Forecast XX% appreciation over five years translates to $XXX,XXX+ per house.

3 Across XXX houses in our portfolio, this is equivalent to $XX.XM+.

4 Based on the XX/XX split, this equals $XXM+ and $X.XM+.

5 As a result, our five-year target return equals XX% ($XXM+).

XXX Properties x $XXX,XXX Per House
= $XXM

Assisted Living Facilities, Capital & Fees
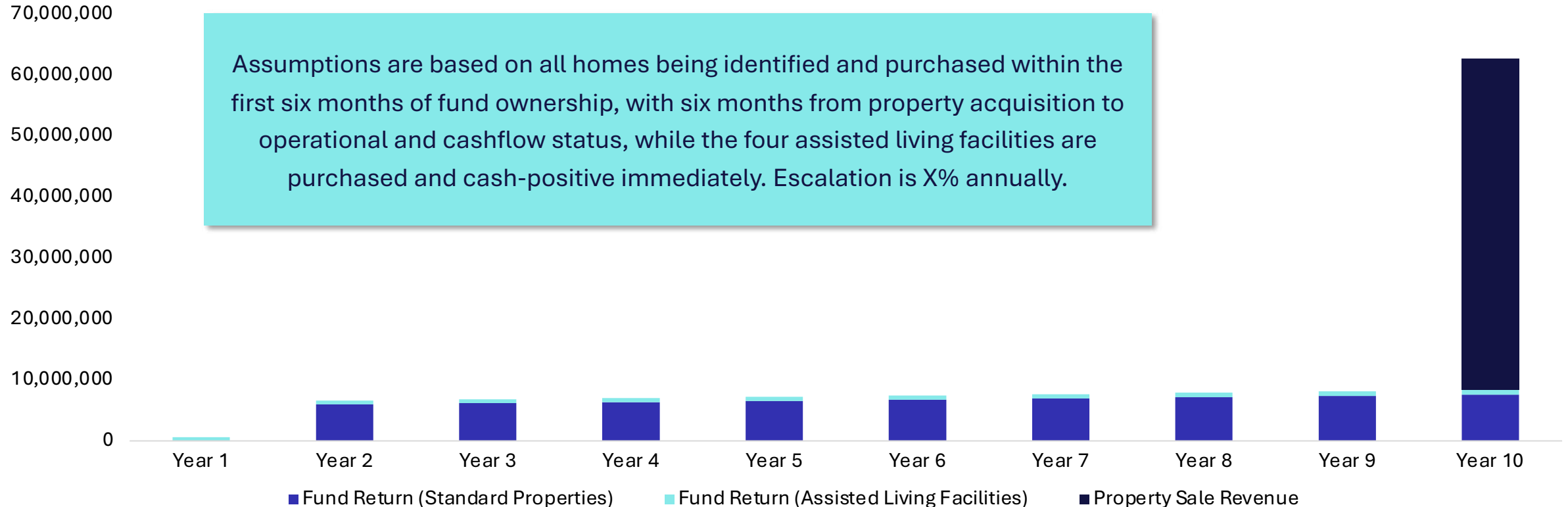**= $XXM**

Fund Performance Assumptions

Fund Assumptions (Standard Properties)

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Fund Investment										
Target Return (%)										
Target Return										
Standard Properties Escalation Rate (%)										
Fund Return Per Property										
Fund Return (Standard Properties)										

Fund Assumptions (Assisted Living Facilities)

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Fund Investment										
Target Return (%)										
Target Return										
Assisted Living Facilities Escalation Rate (%)										
Fund Return Per Property										
Fund Return (Assisted Living Facilities)										

Fund Return To Investors

Fund Performance Forecast										
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Fund Return (Standard Properties)	0	6,000,000	6,180,000	6,365,400	6,556,362	6,753,053	6,955,644	7,164,314	7,379,243	7,600,620
Fund Return (Assisted Living Facilities)	600,000	618,000	636,540	655,636	675,305	695,564	716,431	737,924	760,062	782,864
Property Sale Revenue	0	0	0	0	0	0	0	0	0	54,290,000
Total Return to Investors	600,000	6,618,000	6,816,540	7,021,036	7,231,667	7,448,617	7,672,076	7,902,238	8,139,305	62,673,533

Assumptions are based on all homes being identified and purchased within the first six months of fund ownership, with six months from property acquisition to operational and cashflow status, while the four assisted living facilities are purchased and cash-positive immediately. Escalation is X% annually.

■ Fund Return (Standard Properties)   ■ Fund Return (Assisted Living Facilities)   ■ Property Sale Revenue

Variability in Fund Structure & Returns

XXX houses generating $XXX,XXX per month in revenue equates to a XX% annual return on a $XXM investment.

8% Return	10% Return	12% Return
$XM Per Year ($XM Quarterly)	$XM Per Year ($X.XXM Quarterly)	$XM Per Year ($X.XM Quarterly)

$XXM Funding   **XX/XX** Structure   **X%** Management Fee

Sample Company

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