

Everest Healthcare Properties: Medical Office Building Acquisition Criteria



Everest Healthcare Properties is a vertically-integrated healthcare real estate investment platform with extensive capabilities in acquisitions, underwriting, research, asset management, and capital markets. Noted real estate investor, David Lynn, CEO, PhD, leads a team of professionals who have significant experience in all facets of real estate. Everest Healthcare Properties' partnership with a Fortune Global 400 company, establishes the foundation for a leading U.S. healthcare real estate platform.

Criteria	Core-Plus	Stabilized	Core
Deal Size	\$10 million +	\$10 million +	\$50 million +
Tenancy	Multi-Tenant, clinical space, physician or hospital users	Single or multi-tenant, hospital sponsorship and presence	Single or multi-tenant; investment grade hospital presence
Occupancy	65% or higher	90% or higher	95% or higher
In-Place Cap Rate	6.0%+ if well-occupied 5.5%+ if real upside	5.5%+	5.0%+
Lease Term	Comfortable with short-term rollover / vacancy	Five years or longer	Seven years or longer
Market	Primary, Secondary, and Tertiary	Primary, Secondary	Primary
Location	Off-Campus, prefer close to hospital or medical anchor	On or off-campus, close to hospital or medical anchor	On or off-campus, close to hospital or medical anchor
Credit	Hospital credit not necessary, physician guarantees preferred	Hospital Credit, University based hospitals preferred	Investment Grade Hospital System Credit

Required Information Rent Roll, Historical Financials, Offering Memorandum

Preferred Information Argus, Leases, Historical CAPEX and TI, Photos, Site/Space Plans

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