

Everest Healthcare Properties: Healthcare Asset 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	Senior Housing	Bio-Science	Hospital
Portfolio / Deal Size	\$100 million +	\$100 million +	\$100 million +
Type	Independent Living, Assisted Living, Congregate Care (CCRC), No SNFs	Single or multi-tenant portfolios or business parks	Real estate or operations
Occupancy	TBD	90%+	n/a
In-Place Cap Rate	6.5%+ if well-occupied 6.0%+ if real upside	6.0%+	5.0%+
Market	Primary & Secondary	Primary & Secondary	Primary & Secondary
Location	Strong Demographics	Accessible / Visible	Strong Demographics
Credit	Strong operator	Investment Grade	Strong operator

Required Information Rent Roll, Historical Financials, Offering Memorandum

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

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