Health Wealth Capital

Investment Opportunity in MEDICAL REAL ESTATE

Presented by A.J. Peak

Executive SUMMARY

Health Wealth Capital presents an exceptional investment opportunity in medical real estate. This investment offers the potential for returns of 8-10% cash-on-cash and 17-20% IRR, with a minimum investment of $100,000.

Unlike the volatile multifamily sector, medical real estate provides a recession-resistant, high-yield alternative. By combining strong tenant profiles, long-term leases, and strategic REIT arbitrage, we deliver a robust investment proposition. Experience the power of healthcare-backed wealth creation.

Key Investment Highlights:

01 Recession-resistant medical real estate

02 Triple net (NNN) leases for reduced risk

03 Proven track record of success

04 Potential returns: 8-10% cash-on-cash

05 17-20% IRR

06 Minimum investment: $100,000

A.J. PEAK

Founder & CEO

Lead SPONSOR

Proven Healthcare and Real Estate Leader

Built a Healthcare Empire:
Founded Peak Dental Services, growing it into a nearly $100 million revenue enterprise with over 50 locations, recognized by Inc. Magazine as one of the Top 5000 fastest-growing companies.

Proven Financial Expertise:
Held leadership roles at Merrill Lynch and McKinsey & Company, collaborating with Fortune 500 companies on strategic initiatives.

Business Acumen:
MBA from Kellogg School of Management and BA from Carnegie Mellon University.

Health Wealth Capital Team

Michelle Holguin

VP Marketing & Investor Relations

Marketing & Investor Relations Experience:
- Led marketing efforts for several organizations with $100M to $3B in annual revenues.
- Former VP of marketing for a $+1B asset under management real estate syndication firm.

Health Wealth Capital Responsibilities:
- Leads investor relations, sourcing proprietary building leads, and sales of knowledge products.

Derek Peterson

Chief Investment Officer

Capital Raising & Investor Relations Experience:
- Founder of Adapt Media Agency, building branding and marketing systems for 800+ companies in Real Estate Syndication.
- Led campaigns responsible for $35B in assets under management and 225,000 multifamily units.

Health Wealth Capital Responsibilities:
- Develop and execute capital-raising strategy, building relationships with investors and fund managers.

Nicole Cordova

Operations Director & Property Management

Operations & Property Management Experience:
- +10 years' experience overseeing +50 healthcare facilities, managing +10 retail medical space buildouts, and supervising $15M annual budgets in capital expenditures

Health Wealth Capital Responsibilities:
- Supports closing processes and leads our property & lease management operations.

Aman Gambhir

Acquisition & Analytics

Acquisition & Analytics Experience:
- Founding Principal Consultant at Caston Corporate Advisory Services, providing investment banking solutions, including projects spanning distressed assets, private equity, mergers and acquisitions, real estate, and debt syndication.

Health Wealth Capital Responsibilities:
- Leads our Acquisition & Analytics processes, leveraging his and his team's extensive investment banking & real estate analysis expertise.

Professional Services

Joe A. Romberg
Principal, with Lutkins & Annis Attorneys specializing in healthcare transactions and real estate matters.

Diana Diodosio
Accounting and Booking manager with 10 years of real estate accounting experience.

Trinity Bradley-Anderson
Tax Partner, Stockman Kast Ryan & Company.

A Track Record OF SUCCESS!

"I invested with the medical real estate fund at the tail end of the COVID-19 pandemic. It was a volatile time to make money decisions, but Aj made it an easy choice to invest. It has turned out to be a wise decision as the value of my investment has increased and it has provided me with some passive income. I am totally comfortable with the value my investment provides me and I owe the success of this to the manager of the business. Thanks Aj, for adding value to owning commercial real estate."

DR. TONY L.
OWNER DENTIST

"I have been a medical retail property investor with A.J. since inception in 2017. I understand the investment model and Aj Peak, CEO, has put together a balanced portfolio of properties. Specifically, balanced means that he identifies properties that appreciate in value, can service debt, have long term leases with rent increases while providing investor's distributions of 8%. It's not an easy task and he's demonstrated a keen eye for valuations and picking properties that will perform. I would say that he understands an old real estate adage that you make your profits on the buy, not the sell."

DR. LOU T.
OWNER ORTHODONTIST

$25 Million
Asset Portfolio

$100 Million
DSO Business

75 Plus
Commercial Leases Secured

$100 Million
Capital Raised from investors who are alumni of top-tier institutions, including but not limited to

Stanford University | HARVARD | Penn University of Pennsylvania

Are you still investing IN MULTIFAMILY?

While multifamily investments have long been a popular choice, it's essential to consider the associated risks:

#1

Competitive Risk

The multifamily market is highly competitive. New developments can quickly erode property values and rental income

#2

Operational Risk

Rising operating costs and property taxes can significantly impact profitability.

#3

Economic Risk

Economic recessions can lead to increased vacancy rates, decreased rental income, and lower property values.

The problems of investing IN MULTIFAMILY

#4

Tenant Turnover Risk

High tenant turnover that leads to increased vacancy cost & operational expenses

#5

Short Term Leasing Risk

Short-term leases that creates income instability

#6

Rent Delinquency Risk

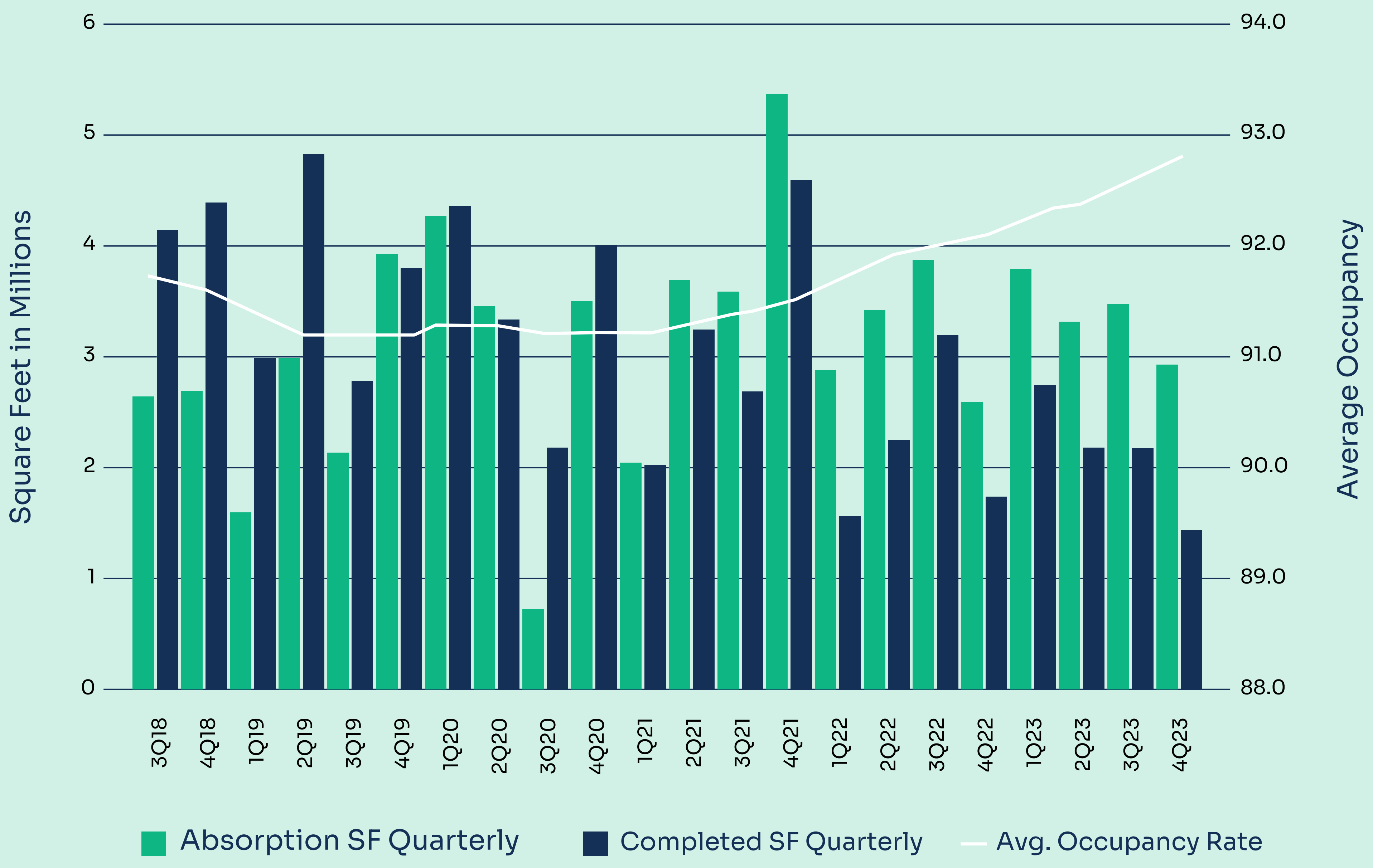
Constant gamble on creditworthiness based on FICO score, that leads to higher tenant defaults

Is there a better investment OPPORTUNITY?

Criteria	Multifamily	Healthcare Real Estate
Tenant type	Residential	Healthcare providers
Lease duration	Short-term (1-2 years)	Long-term (10-15 years)
Tenant credit risk	High variability	Lower risk
Operating expenses	Variable	Lower (NNN leases)
Demand volatility	Moderate	Lower (essential service)
Potential returns	More Variable	More Predictable

MOB Occupancy Climbing Across Top 50 Metro Areas

Top 50 Metros Supply & Demand Quarterly Completions, Absorption & Occupancy



Why Invest in Healthcare REAL ESTATE?

- **Strong and Reliable Tenants:**
  Healthcare is a recession-resistant industry with consistent demand, ensuring stable rental income.

- **Long-Term Leases:**
  Secure 10-15 year leases provide predictable cash flow and reduce tenant turnover risk.

- **Arbitrage Opportunity:**
  Capitalize on the difference between current cap rates and potential REIT valuations for significant upside.

Why NNN LEASES?

Predictable Cash Flow

+8% cash-on-cash projection

Long-Term Leases

+10 years

Minimal Operating Expense Risk

Tenant responsible for most expenses

Reduced Management Responsibilities

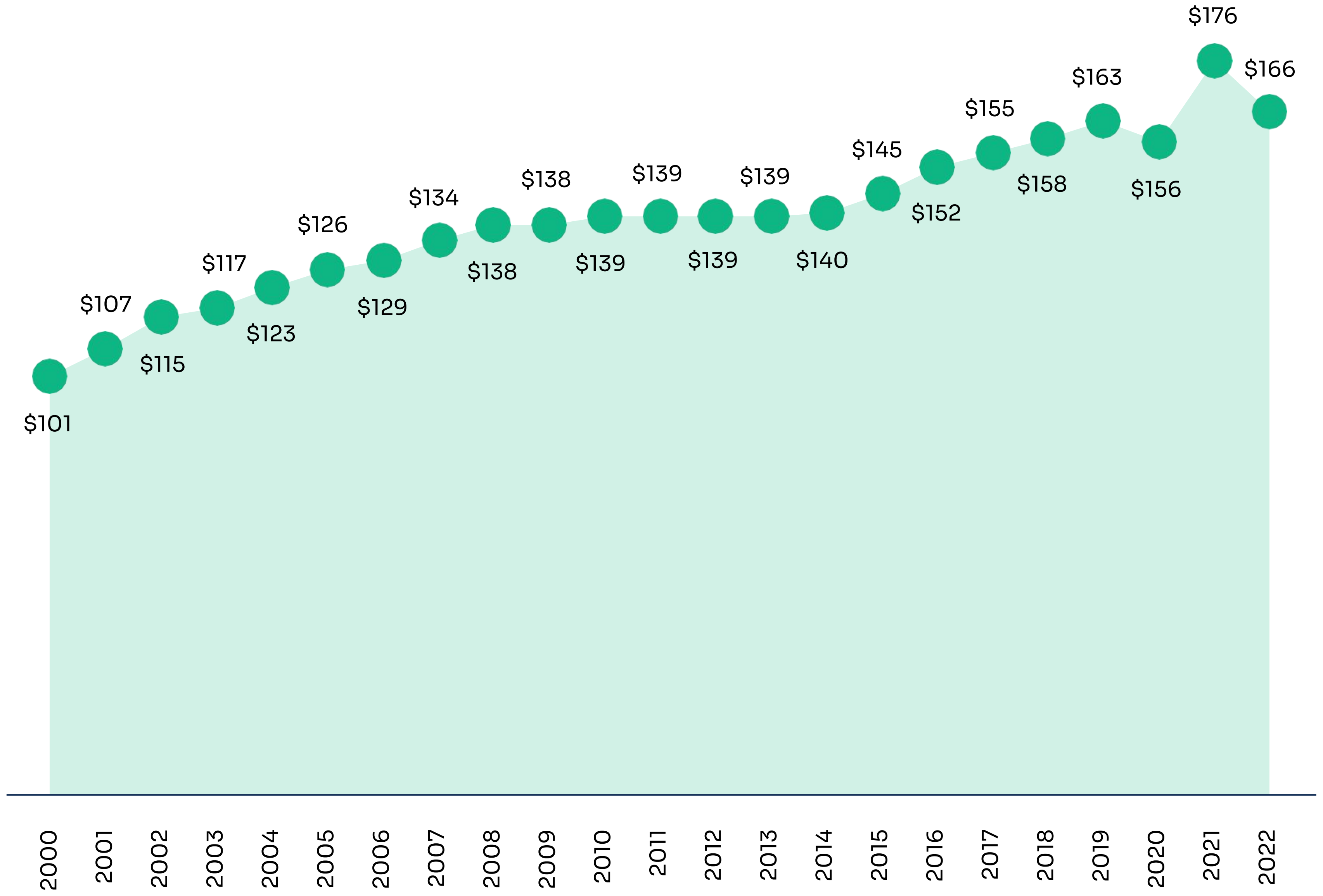
How we select DEALS?

Our investment criteria ensure that only the most promising opportunities make it into our portfolio.

We prioritize:

- **Strong tenant profiles:**
  Medical Tenants with + 4.7 - 5 Google ratings
- **High Rent paying capacity:**
  Rent less than 10% of tenant revenue
- **Long Term NNN leases:**
  +10 years triple-net leases for stable income
- **Favorable Market Conditions:**
  +50,000 growing population within 15 miles
- **Targeted returns:**
  +8% cap rate and +8% cash-on-cash projection

Why We Select Dental CLINIC TENANTS?



Largest medical vertical in U.S. experiencing only 2 down years in previous 22 years

MAXILLOFACIAL SURGERY CENTER

Closed

1004 Oak Dr., Richmond, IN
Close of Escrow: 8/1/2023

Price	$640,000
Down Payment	$640,000 (100%)
Net Operating Income	48,213
Rentable SF	3,325
CAP Rate	7.53%
Lot Size	0.56 acre(s)
Year Built	1989 / 2014

ABC DENTAL SURGERY CENTER

Closed

1009 E Seminary Dr, Fort Worth, TX
Close of Escrow: 2/26/2024

Price	$910,000
Down Payment	$910,000 (100%)
Net Operating Income	63,700
Rentable SF	2,656
Price/Square Foot	$342.62
CAP Rate	7.00%
Lot Size	30000 Sq Feet
Year Built	1984 / 2006

Mature dental buildings with 10-year leases trade in the 6 and 7 cap rate zones

Our Data Driven PROCESS

Screen:
Auto Scoring

Meticulously screen & score medical tenant leads based on +30 data points

Underwrite:
Custom Valuation Model

Model out 2 to 3 building purchases per week

Submit LOIs:
Industry leading LOIs

Underwrite health and stability of the tenant using custom valuation model

Close

Tailored project plans

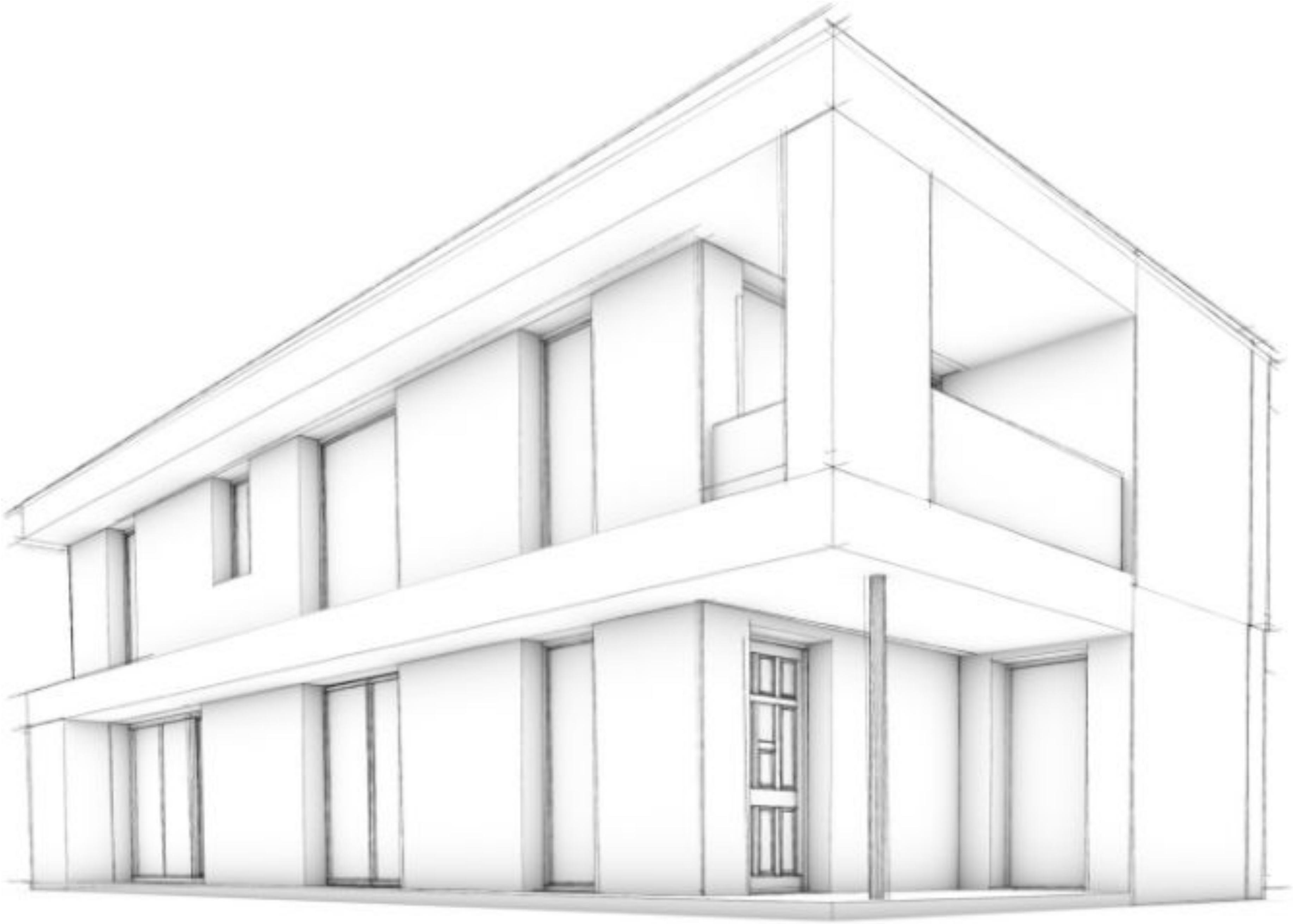
Our Completed DEALS

Achieved an estimated +25% IRR returns assuming an exit 7.4% cap rate. Targeted base case future investor returns are +8.0% cash on cash and + 15% IRR with opportunistic case achieving +25% IRR returns via forming an UPREIT or an exit to a healthcare REIT post achieving +$10M net operating income.

Property #	**Location**	**Affiliate**(1)	**Sq Feet**	**Lease Term at time of purchase** (yrs)		**Purchase Price**		**Net Operating Income time of purchase** (NOI)	**Cap Rate %** @ time of purchase	**Projected 5 year IRR** (before tax)
Building 1	Fountain, CO	Colorado Dental Prop., LLC	4,374	10	$	1,200,000	$	$ 98,415	8.2%	30.1%
Building 2	Windsor, CO	Colorado Dental Prop., LLC	3,448	10	$	900,000	$	$ 79,304	8.8%	44.4%
Building 3	Colorado Springs, CO	Colorado Dental Prop., LLC	7,466	10	$	1,675,000	$	$ 127,250	7.6%	34.0%
Building 4	Pueblo, CO	Colorado Dental Prop., LLC	5,000	10	$	890,000	$	$ 80,865	9.1%	34.3%
Building 5	Superior, CO	Colorado Dental Prop., LLC	6,097	10	$	1,465,572	$	$ 142,575	9.7%	46.0%
Building 6	Colorado Springs, CO	Colorado Dental Prop., LLC	2,989	10	$	840,000	$	$ 76,220	9.1%	34.2%
Building 7	Denver, CO	Colorado Dental Prop., LLC	4,411	10	$	1,700,000	$	$ 141,152	8.3%	27.0%
Building 8	Boerne, TX	Massa Prop. LLC	3,406	10	$	930,000	$	$ 68,120	7.3%	25.5%
Building 9	Seguin, TX	Massa Prop. LLC	2,601	10	$	250,000	$	$ 29,261	11.7%	55.0%
Building 10	Lockhart, TX	Massa Prop. LLC	2,701	10	$	495,000	$	$ 30,454	6.2%	17.6%
Building 11	San Antonio, TX	Sedd. & Massa Prop.	3,000	10	$	625,000	$	$ 52,500	8.4%	32.7%
Building 12	San Antonio, TX	National Dental Prop., LLC	3,610	10	$	1,145,000	$	$ 95,665	8.4%	28.8%
Building 13	East Liverpool, OH	National Dental Prop., LLC	2,640	15	$	580,180	$	$ 55,117	9.5%	16.7%
Building 14	Lemoore, CA	National Dental Prop., LLC	2,506	15	$	950,650	$	$ 78,904	8.3%	16.7%
Building 15	Metropolis, IL	National Dental Prop., LLC	2,340	15	$	631,579	$	$ 60,000	9.5%	16.7%
Building 16	Chesaning, MI	National Dental Prop., LLC	3,900	15	$	693,800	$	$ 65,910	9.5%	16.7%
Building 17	East Greenbush, NY	National Dental Prop., LLC	5,700	15	$	1,304,810	$	$ 108,299	8.3%	16.7%
Building 18	Centralia, WA	National Dental Prop., LLC	3,497	15	$	990,360	$	$ 82,200	8.3%	16.7%
Building 19 (under contract)	Harrodsburg, KY	National Dental Prop., LLC	5,040	15	$	766,957	$	$ 70,560	9.2%	16.7%
Building 20 (under LOI)	Wayne, PA	Health Wealth Capital Fund 1	4,996	9.5		1,797,333		$ 134,800	7.5%	15.2%
Building 21 (under LOI)	Tuscon, AZ	Health Wealth Capital Fund 1	13,860	15	$	5,013,333	$	$ 398,475	7.9%	17.4%
Total			**93,582**		**$**	**24,844,574**	**$**	**$2,076,046**	**8.4%**	**25.3%**

(1) Affiliated entities aligned to represent assets as a combined package to pursue optimized planned sale to a REIT in the future

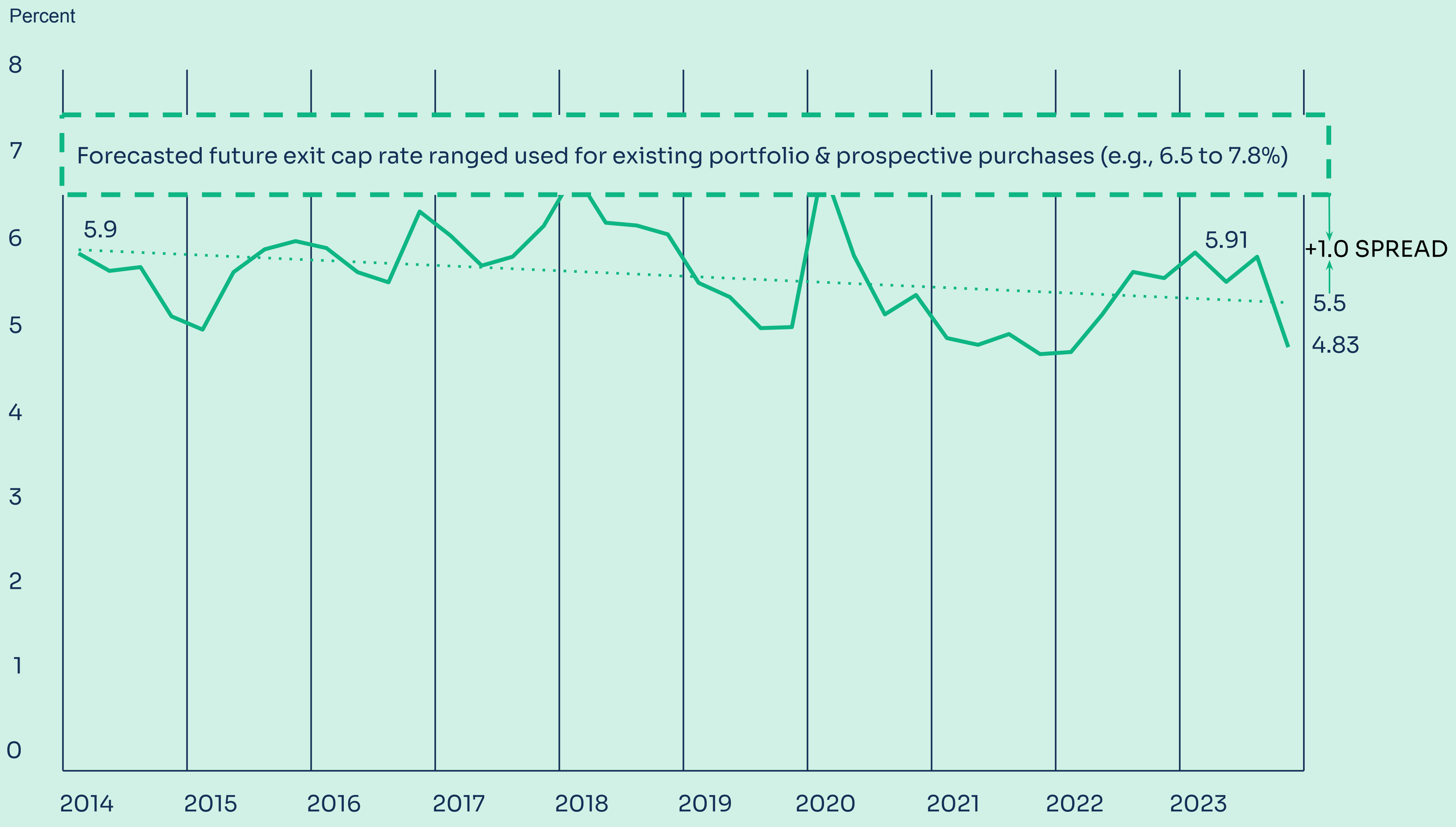
Flexible exit STRATEGIES



- **Sale to a REIT:**
  Leverage the deep pockets of a Real Estate Investment Trust for a potentially lucrative exit.
- **Conversion to a REIT:**
  Explore the option of converting your investment into a REIT for ongoing income and potential appreciation.
- **Direct Sale of Shares:**
  Sell your shares to other investors at fair market value.
- **Individual Property Sales:**
  Liquidate your investment by selling individual properties.

Healthcare REITs Implied Cap Rate

Forecasted future exit cap rate ranged used for existing portfolio & prospective purchases (e.g., 6.5-7.8)



Source: S&P Capital IQ Pro, Nareit T - Tracker(R)

Unlocking VALUE

Leveraging Scale for Maximum Returns in Healthcare REITs.

- **Smart Buys, Big Profits:**
  We target selling our medical buildings at a 6.5% to 7.8% cap rate, with smaller transactions to private buyers.

- **Scaling Up for Bigger Returns:**
  Generating over $10 million in NOI could lead to a lucrative sale to a Healthcare REIT or the formation of an UPREIT.

- **Higher Valuations for Healthcare REITs:**
  With last year's cap rates as low as 4.83%, there's a clear arbitrage opportunity for us to scale and achieve higher valuations.

- **Lower Cap Rate, Higher Returns:**
  Selling close to Healthcare REIT cap rates could boost our five-year targeted IRR from 15% to +30%, potentially doubling investors' returns.

Recapping the Health Wealth Capital DIFFERENCE

Expert Medical Tenant Underwriting

- Analyzed 500+ medical/dental practices' financials
- Developed proprietary methodology to select financially stable tenants

Proven Triple Net Lease Negotiation

- Negotiated and managed 75+ triple net leases
- Secured optimal risk-adjusted lease agreements

Strategic Industry Connections

- Deep network across real estate & medical practice brokers, and private equity
- Access to exclusive and attractive investment opportunities

Robust Downside Risk Management

- Managed a $100M revenue dental group
- Expertise in tenant default management and operational takeovers

Market-Driven Property Selection

- Focus on markets with population growth or stability
- Ensures long-term demand and viability of investments

Scalable Growth & High-Value Exit Strategy

- Scaling to over $10M in NOI to unlock lucrative exit options via UPREIT conversion or sale to a Healthcare REIT
- Lower cap rate exit could nearly triple investor returns (~3.0x vs. ~2.0x)

Our Current OFFERING

We are excited to present our current Q4-2024 investment opportunity: a portfolio of two medical buildings comprising 5 medical tenants featuring long-term leases. This carefully curated package offers robust financial performance

KEY FINANCIAL METRICS:

- **16% IRR** (base case) **and +25% IRR** (opportunistic case - selling/conversion to REIT)
- **1.9x Multiple Return on your Invested Capital**
- **7% Cash on Cash Returns**

INVESTMENT SUMMARY:

- **Total Purchase Price $6.8M**
- **$533K in year one Net Operating Income (7.83% entry cap rate)**
- **Represents two buildings comprising of 5 medical tenants**

Our Current OFFERING

HWC Fund I

Property Type:	Dental Practices
Location:	Tucson AZ
Investment Type:	Equity
Risk Profile:	De Novo (General, Implant, Training)
Number of Tenants:	3

- ➔ Investment will coincide with a new Master Lease for the entire space.
- ➔ Neighbors with Chick-fil-A, In-N-Out, Chuze Fitness, Vision Works

HWC Fund I

Property Type:	Dental & Podiatry Practices, 4
Location:	Wayne PA
Investment Type:	Equity
Risk Profile:	Stabilized
Number of Tenants:	2 (Podiatrist, Dental)

- ➔ Investment will assume existing two triple net leases.
- ➔ Neighbors within 1.0 mile of Woodlynde Prep School, Whole Foods, and Target.

Timeline TO INVEST

STEP 1. PUT IN SOFT COMMIT

NOW

Visit healthwealth.capital/investnow. Enter your Soft Commit Value and Contact Details and hit "Request Access" You will receive 2 emails with next steps.

STEP 2. SIGN UP AT THE INVESTOR PORTAL TO ACCESS DOCUMENTS

NOW

Use any of the 2 emails you have received to sign up at the Investor Portal. Once logged into the portal, you will have access to the documents. Download the docs and study it.

STEP 3. TALK 1-ON-1 WITH SPONSOR TO EVALUATE FIT

SCHEDULE WITHIN 10 DAYS FROM NOW

Use this Calendly link https://calendly.com/aj--d8m/30-minute-meeting to schedule an hour with the sponsor. Review the investment, get questions answered and make sure this investment is a fit for you.

STEP 4. SIGN PAPERWORK

WITHIN 4 WEEKS FROM NOW

Login to Investor Portal. Click "Sign Document" to sign the documents electronically. This holds your spot for the investment.

STEP 5. WIRE FUNDS

WITHIN 10 WEEKS FROM NOW

Wire funds within 45 days from the date of signing. If you need extra time, we can accommodate, please talk with us about it.

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