Health Wealth Capital

DSO Real Estate Wealth Accelerator

Monetize. Participate. Build Enduring Wealth.

A Strategic Partnership for Dental Group Founders

As a founder or executive in a successful dental group, you've built something exceptional. Now it's time to unlock the untapped value of your real estate holdings—without compromising operational control.

Health Wealth Capital, LLC (HWC) provides a tailored opportunity for dental entrepreneurs to convert building ownership into liquidity and long-term wealth—all while maintaining clinical focus. This private, invitation-only program allows dental group founders like you to participate meaningfully in real estate transactions through both ownership and investor alignment, subject to applicable law.

Why Dental Founders Are Partnering with HWC

✓ Unlock Capital While Keeping Control
Monetize dental real estate at today's peak valuations and secure long-term, operational stability through 10–15-year NNN leases.

✓ Recession-Resistant, Passive Income
Our medical real estate platform targets 16–20% IRR (base case) and 25–35% (opportunistic) with 8% annual cash yields.

✓ Founders as Co-GPs, Not Just Sellers
Participate in the upside via a structured GP share model without taking on day-to-day fund operations.

✓ New Revenue for Your DSO
Introduce **qualifying buildings** and share in the economics. This program is solely for medical-building leads and not for investor referrals or securities solicitation.

How You Participate

1. Co-GP Promote Participation
For each building you or your group helps transact, you're awarded a share of General Partner economics—starting at 10%, up to 25% based on volume. Any promote or equity participation will be documented in separate definitive agreements and is available only to parties who satisfy applicable securities-law requirements, including accredited-investor verification where required.

Sample Payouts
• 5 buildings = $50K–$150K in promote payouts

Notices: referrals@healthwealth.capital | Attn: Partner Programs

• 15 buildings = $225K–$675K
• 25 buildings = $625K–$1.875M

This is true upside participation—without taking on full operational responsibility. If you introduce a platform transaction that independently qualifies for a promote allocation, the Co-GP split may be up to 50% as illustrated, subject to separate approval and documentation.

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2. Building Referral **Fee** (Property Leads Only)
Introduce HWC to **qualifying medical-building opportunities** and earn a success-based **referral fee** on any acquisition that HWC closes. The fee is **paid only at property closing** by wire from purchase proceeds: **3.0%** of the purchase price if the entry buy-side cap rate is **8.3%+** (net of the fee), **2.0%** if **8.0%–8.29%** (net of the fee), and **1.0%** for cap rates **below 8.0%**.

Example: Example: $2,000,000 purchase price at a 3.0% tier = **$60,000** referral fee.

Additional terms: one referral fee per property; HWC has sole discretion to pursue or decline any deal; a **12-month tail** applies after written introduction; referrers must comply with any applicable **state real-estate licensing** requirements; no investor introductions or securities solicitation; referrer is an independent contractor with no authority to bind HWC; W-9 required and fees reported on **Form 1099-NEC**.

Why Act Now?

This partnership is limited to multi-site practice founders who have the network and ambition to capitalize on this consolidation window. The market is moving quickly—and those positioned now will benefit the most. To discuss participation, contact **Health Wealth Capital, LLC** at **referrals@healthwealth.capital** (Attn: Partner Programs).

Confidentiality Notice

This opportunity is being presented exclusively to multi-site practice owners who have the appropriate dental networks to strategically partner with Health Wealth Capital. The contents of this document, including the economic participation structure, investment model, and private labeling opportunities, are strictly confidential and intended solely for the recipient.

By reviewing this material, you agree not to share, forward, or distribute any portion of this document without the express written consent of Health Wealth Capital, LLC. Unauthorized dissemination could compromise the integrity of this opportunity.

Health Wealth Capital

Legal and Compliance

This material is for informational purposes only and is **not an offer to sell or solicitation of an offer to buy any security**. Any securities offering will be made only pursuant to definitive documents and, if applicable, Rule 506(c) to verified accredited investors. Referrers are **not** authorized to solicit investors and **may not receive** compensation tied to the sale of any security.

Health Wealth Capital, LLC

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