



YOUR VIEW ON MEDICAL REAL ESTATE

Primary Market Analysis

2037 W Cermak Rd, Chicago, IL 60608, USA
Radius: 3 miles Network

| Property Type | Number of Properties |
|-------------------------|----------------------|
| Hospital | 18 |
| Medical Condos | 2 |
| Medical Office Building | 37 |
| Office w/Medical | 17 |
| Retail w/Medical | 6 |

Medical Office Building (MOB) Stats

| Segment | Count | Total MOB SF |
|----------------|-------|--------------|
| Off Campus | 24 | 953,989 |
| On Campus | 11 | 1,326,138 |
| Affiliated | 27 | 1,800,172 |
| Not Affiliated | 10 | 479,955 |

Construction Projects

| | Property Name | Property Type | City | State | Status | Start Date | Open Date | Square Feet |
|------|-----------------------------------------------|---------------|---------|-------|-------------|------------|-----------|-------------|
| View | SAINT ANTHONY'S HOSPITAL - FOCAL POINT CAMPUS | Hospital | CHICAGO | IL | Planning | 12/1/2017 | 8/1/2018 | 750,000 |
| View | MT SINAI HOSPITAL MEDICAL CENTER | Hospital | CHICAGO | IL | In Progress | 4/1/2014 | 6/3/2022 | 380,048 |
| View | FOCAL POINT SAINT ANTHONY HOSPITAL | Hospital | CHICAGO | IL | In Progress | 12/1/2014 | 9/1/2017 | 450,000 |
| View | MOUNT SINAI INPATIENT PAVILION | Hospital | CHICAGO | IL | Planning | 8/1/2016 | 8/1/2018 | 183,968 |
| View | UNIVERSITY OF ILLINOIS HOSPITAL | Hospital | CHICAGO | IL | In Progress | 9/1/2015 | 8/1/2017 | |

EXCLUSIVE DATA | EXECUTIVE NETWORKING | EXPERT STRATEGIES

2019 - 20



Revista serves as your one-stop industry resource for healthcare and real estate organizations to obtain:

- Property-level data that is comprehensive and unbiased
- Healthcare real estate industry statistics, demographics, market reports and other resources
- Networking opportunities for investors, healthcare providers and other medical real estate professionals in an upscale, executive-level event atmosphere

Gain a Competitive Advantage

From developing new business, to underwriting new acquisitions, to completing due diligence, to managing your portfolio, to simply keeping on top of emerging industry trends - Revista subscribers have a complete suite of tools available to access data on more than 59,000 medical real estate properties nationwide.

Let us help you gain a competitive advantage for your markets!



SUBSCRIPTIONS

What's Included?

- **Medical Property Search and PropertyView™ Reports**

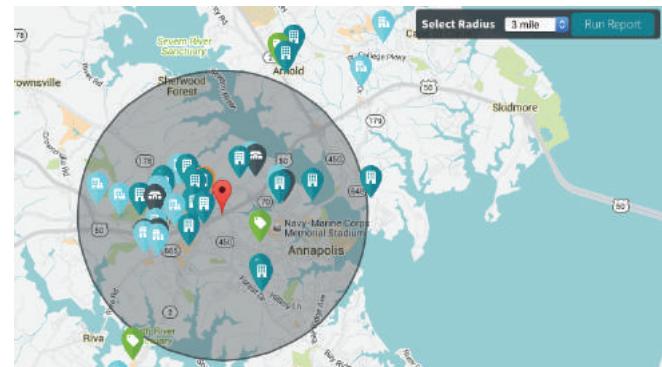
Use the Revista mapping interface to search and filter for medical properties. Every property in the Revista database has a PropertyView™ report (PVRs) which includes:

- Property characteristics
- Space available & asking rent
- Detailed ownership and owner contact
- Tenants and specialties including contact information
- Medicare revenue & share

- **Primary Market Analysis by Radius**

Define your market area by selecting a radius around any property or location on the map. Generate aggregate reports based on your selected market area to include:

- Average asking rent & total space available
- Building sales & construction
- Density of medical space relevant to provider users and population.
- Density of providers by specialty relevant to the population & implied demand
- Highest revenue specialties
- Insurance mix, income cuts & other demographic analysis



DETAILS FOR 3 MILE RADIUS

MOB Rent Analysis

| Geography | Total SF | SF Avail. | Base Rent Range* | Avg Rate (NNN) | Rent Growth Y/Y (samples) |
|---------------|-------------|------------|------------------|----------------|---------------------------|
| 3 mile ring | 5,800,394 | 334,024 | \$ 34.00 - 56.00 | \$38.00 | () |
| 10 mile ring | 10,100,994 | 481,693 | \$ 20.00 - 56.00 | \$29.06 | () |
| Seattle | 17,587,512 | 1,050,601 | \$ 14.00 - 56.00 | \$27.08 | 1.9% (121) |
| Top 50 Metros | 776,388,466 | 59,055,306 | \$ 5.50 - 108.00 | \$23.91 | 2.1% (4,833) |

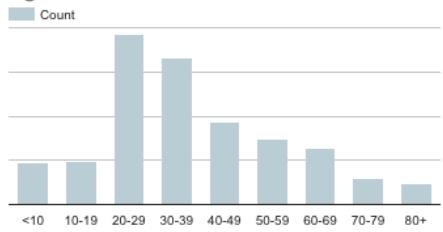
* Base rents include all rent types. Stats are for all MOBs, all sizes. Rent growth is on a same store basis.

[Glossary](#)

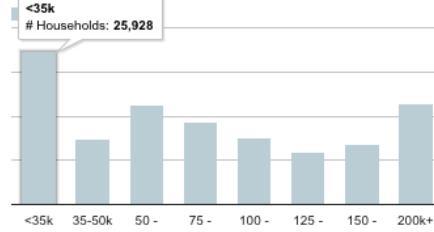
Demographics - The Polyclinic Broadway - 1145 Broadway

Charts display 3 mile data.

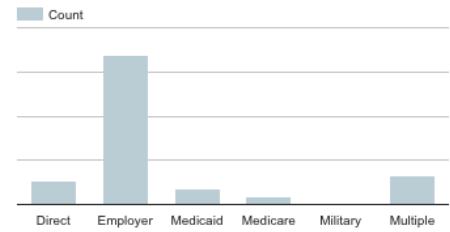
Age Distribution



Income Distribution



Insurance Mix



30,000 Foot View!

SUBSCRIPTIONS

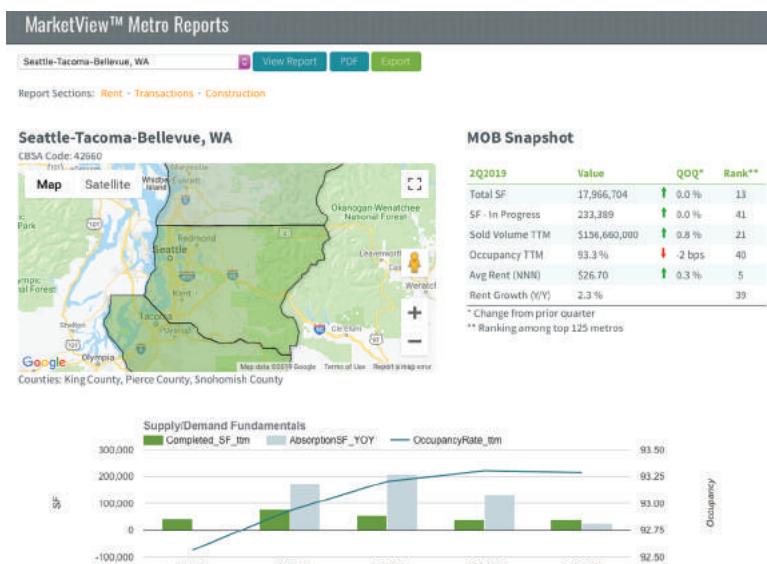
ZOOM out to the metro, region or national level with Revista's MarketView™ Reports (Included with all subscriptions)

• *MarketView™ Reports**

Although Revista tracks properties and activity in all of the US regardless if it falls in a metro, we do aggregate data and report on the largest 125 metro areas. View these reports or download trend data to excel on the following metrics:

- Inventory growth, absorption & occupancy
- Sales transactions, pricing & volume
- Construction projects, pipeline, deliveries & starts
- Average rents & rent growth

**MarketView Reports included are those located in your regions of access*



• *Annual, Quarterly & Semi Annual Report Releases*

Receive access to reports such as:

- Outpatient HRE Developer Survey
- Quarterly Industry Fundamentals Report
- National & Regional Transaction & Construction Reports

| Revista Medical Real Estate Transactions Report; 1Q 2019 [page 1] | | | | | | |
|-------------------------------------------------------------------|----------------------|-------------------|------------------|---------------------|---------------------|---------------------------------|
| Aggregate Table - Past 12 Months (4/1/2018 - 3/31/2019) | | | | | | |
| | Number of Properties | Square Feet | Volume | Avg. Price/Property | Avg. Cap Rate/Yield | Avg. Rent Per SF (transactions) |
| Acute Care Hospital | 50 | 8,404,268 | \$3,122M | \$62.4M | 5.6 | \$317 |
| Behavioral Health Hospital | 13 | 609,346 | \$175M | \$13.5M | 9.2 | \$304 |
| LTAC Hospital | 6 | 352,947 | \$81M | \$13.5M | 9.0 | \$248 |
| Medical Office Building | 858 | 33,661,385 | \$10,682M | \$12.5M | 6.6 | \$321 |
| Other Medical | 227 | 17,921,232 | \$4,082M | \$18.0M | 7.4 | \$231 |
| Rehabilitation Hospital | 5 | 267,654 | \$124M | \$24.7M | 7.2 | \$468 |
| Grand Total | 1,159 | 61,216,832 | \$18,267M | \$15.8M | 6.8 | \$303 |



PLUS Free Access to Revista Webcasts and \$50 discount for up to two (2) attendees to the annual Revista Medical Real Estate Investment Forum.

Revista Pro Now Offers Data Integration for Power Users!

REVISTA PRO

Access raw data sets and additional reports through Revista Pro. Revista Pro is an enhanced subscription option that is geared towards companies that want greater access to Revista's data and reports.

KEY FEATURES

Allows real time and direct downloads of data by location, radius, market, state or entire US. Data is updated nightly and downloadable to Excel.

- Property Data
- Sales Transactions
- Construction Data
- Rent/Lease Listings Data
- Healthcare Tenant Data

Access Revista's Owner contact database and stakeholder reports. Enhanced data user license allows integration into your proprietary database.

Revista Pro - Downloads

| | |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Select Data | Property Summary <input type="button" value="Help"/> |
| Location | Property Summary <input type="button" value="Help"/> |
| | Sale Transactions <input type="button" value="Help"/> |
| | Lease Listings <input type="button" value="Help"/> |
| | Medical Tenants <input type="button" value="Help"/> |
| | Construction Projects <input type="button" value="Help"/> |
| Property Type | <input checked="" type="radio"/> MOB Only <input type="radio"/> MOB & Hospitals <input type="radio"/> Hospitals Only <input type="radio"/> All Properties |
| Contains | <input type="checkbox"/> Dialysis Center <input type="checkbox"/> Freestanding ER <input type="checkbox"/> Surgery Center <input type="checkbox"/> Urgent Care |
| Tenancy | <input type="checkbox"/> Single Tenant <input type="checkbox"/> Multi Tenant |
| Tenant Specialty | Physicians <input type="button" value="All Specialties"/> Other Providers <input type="button" value="All Other"/> |
| Owner Type | <input type="button" value="Any Type"/> |
| Health System | <input type="text" value="Search for a Health System"/> |
| Most Recent Transfer or Mortgage | <input type="checkbox"/> 0-3 Years <input type="checkbox"/> 3-5 Years <input type="checkbox"/> 5+ Years |
| <input type="button" value="Generate File"/> <input type="button" value="Clear"/> | |

To Set Up A Demo or For More Subscription & Custom Report Information:
Contact us at mail@revistamed.com | 443-949-8794 | www.revistamed.com

Subscriptions to Revista run annually

PRICING

| | Revista Regional Subscription | Revista National Subscription | Revista Pro Subscription |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------|--------------------------|
| <i>Number of Users Revista National or Regional Subscription</i> | 2 | 2 | 10 |
| <i>Access Revista's Nationwide suite of online data, reports and tools including Property specific reports, PMA Reports, Metro Reports, and National Reports</i> | ✓ | ✓ | ✓ |
| | <i>access within chosen region (aside from National Reports)</i> | | |
| <i>Access to Revista Pro for 2 out of 10 users</i> | | | ✓ |
| <i>Owners Contact Search Tool & Stakeholders Report</i> | | | ✓ |
| <i>Annual Cost to Subscribing Company Ask us about New Subscription Intro Pricing!</i> | \$3,900 | \$25,000 | \$40,000 |
| <i>Additional users/each</i> | \$300 | \$1,000 | \$1,000 |





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