

Offering Summary

Issuer	American Medical Properties LLC (“AMP” or the “Company”)
Format	Private equity capital raise
Offering size	\$300 – \$400 million
Timing of capital raise	Target initial closing in Q4 2016 with an additional close in Q1 2017
Use of proceeds	Acquisition of high-quality hospital and related healthcare real estate throughout the U.S.
Structure	Internally managed, tax-advantaged REIT pass-through entity
Leverage	Target leverage up to 60% pre-IPO (40% post-IPO)
Dividend	Target annual dividend 8%+, payable quarterly (within twelve months of capital deployment)
IRR	20%+ (core real estate portfolio only, not inclusive of any incremental real estate development)
Agent	Deutsche Bank Securities, Inc.