

Real Solutions for Medical Real Estate

In the competitive and often turbulent healthcare industry, one of your most critical and strategic resources is your medical real estate. We offer proven, efficient, and customized solutions for healthcare businesses of all sizes to finance and construct new buildings, and even monetize your existing property. Whether you are a physician, a practice manager, or an administrator of a healthcare provider, our focus is to help you accomplish your real estate goals, so you can focus on what you do best – providing high quality patient care.

PCI | HealthDev is in part owned and managed by physicians and medical professionals, and uniquely positioned to serve the healthcare industry's real estate needs. Our industry leading business models provide a full range of solutions and support for your medical office, outpatient clinic, or ambulatory surgery center real estate initiatives.

- Land Selection & Acquisition
- Cost-Effective Architectural Design and Construction
- Real Estate Financing
- Project Management
- Asset Management Support
- Existing Property Asset Maximization and Monetization



PCI | HealthDev
Medical Real Estate Solutions

For more information, white papers, and testimonials about our state-of-the-art approach to medical real estate development, visit www.HealthDev.com.

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www.HealthDev.com

Building a Better Future for Your Medical Business



PCI | HealthDev
Medical Real Estate Solutions



Innovation in Ownership

PCI | HealthDev is committed to helping exceptional medical professionals own medical real estate and provide world-class care. Our proven model mitigates risk and up-front costs, while creating opportunities for whole or fractional ownership and new revenue streams.

Because PCI | HealthDev is owned and managed by healthcare industry experts or physicians, we understand not only the unique design and construction requirements of a medical facility, but also the current and future financial challenges you face. Our proven model can help streamline and simplify your medical real-estate needs, from land acquisition to project completion.

Visit us at www.HealthDev.com to learn more about our proprietary solutions and services.

Our Signature Solutions

At PCI | HealthDev, our solutions are designed to build and strategically maximize your real estate assets now, while positioning them to generate accretive value well into the future.

NuBuildSM

Distinctive Development

Our proprietary NuBuild model is designed to be a turnkey solution for your medical facility at all stages — including land selection and acquisition, design, financing, and construction, as well as asset management post construction.

AssetMaxSM

Asset Monetization

Unlock the financial and strategic value of your existing real estate assets with AssetMax. Whether you want to retain whole or fractional ownership of your facilities or completely liquidate, we can customize a solution to accomplish your goals. AssetMax makes it possible to enhance your liquidity and/or reconstitute the ownership structure to better align with all of the stakeholders' short term and long term goals.

Value Enhancing Services

Clients who want more can get ongoing support through an array of services to help plan, manage, and maximize your new or existing medical facility.

Personalized Consulting

We provide more than speed-to-market medical real estate solutions. Our experts understand your industry and its unique challenges. Leverage our expertise in site selection, financing, leasing strategies, property valuation, space planning and design, construction and renovation, to optimize your facility and make the most out of your medical real estate investment. We'll partner with you and customize your medical real estate strategy to minimize impact on your overhead and enhance your efficiency in order to help improve your bottom line

Custom Financing

Through our expansive network of lending partners, PCI | HealthDev is able to negotiate and procure competitive lending terms and rates which best fit your short- and long-term financial goals. In addition, unlike many traditional developers, we mitigate your initial out-of-pocket expenses by funding pre-construction soft costs, funding the equity required to secure the construction loan and even providing the required personal guarantees for the construction loan. All that we require from you is a guaranteed lease backed by sufficient credit. Once the construction is complete, PCI will also negotiate and procure a customized permanent loan on your behalf.

Flexible Ownership

We offer innovative ownership solutions to serve your long- and short-term business plans. Choose to own your facilities outright, and we'll procure competitive financing rates and terms on your behalf and coordinate all closing activities. If you opt for fractional ownership, in addition to procuring financing and coordinating all closing activities, we'll typically create 100 equal units of ownership and offer you and your accredited employees the opportunity to purchase units in the project. Any units that your local group elects not to purchase will be made available for purchase (at the same price, terms and conditions) to other parties.

Asset Management

For physicians, practice managers, and healthcare providers who want to continue to focus on healthcare, our value-add services go beyond development and construction, and assist with financial management of your real estate asset. Our Asset Management services include, but are not limited to, tax services, processing of lease and lender payments, quarterly financials and distributions, and 24/7 access to our MyHealthDevSM Asset Portal.