Health Wealth Capital

OAKLEY CAPITAL

Investment Opportunity in

MEDICAL REAL ESTATE

Presented by A.J. Peak

Key Investment Highlights

Targeted Returns

16-20% targeted base case IRR
25-35% upside scenario IRR
2 to 3x targeted equity multiple

Cash on Cash

7 to 8% estimated distributions

Paid monthly, 1st quarter after closing

Preferred Returns

8% Preferred Return
80/20 split up to 15% IRR
70/30 split at 15% IRR
50/50 split at 22% IRR

Hold Period

5-year hold period with potential for 3 years

Asset Class

Medical real estate providing recession-resistant returns from tenants with long term leases

Tax Smart Investing

Estimated to receive **$60K in tax deductions** in year 1 on a $100K investment

Executive SUMMARY

Health Wealth Capital presents an exceptional investment opportunity in medical real estate. This investment offers the potential for returns of 7 to 8% cash-on-cash and 16-20% 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: 7 to 8% cash-on-cash

05 16-20% IRR

06 Minimum investment: $100,000

A.J. PEAK

Founder & CEO

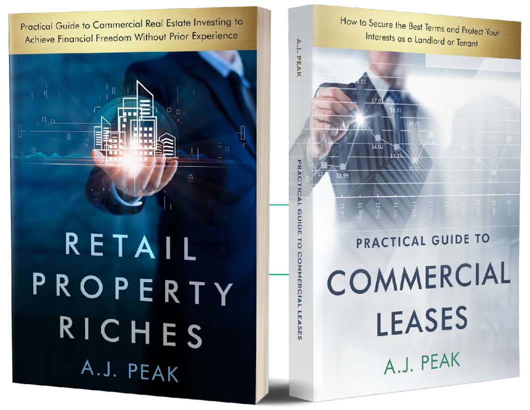
Lead SPONSOR

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. Amazon Top 10 Author in Commercial Real Estate with two books.
– Retail Property Riches: Practical Guide to Commercial Real Estate Investing
– Practice Guide to Commercial Leases.



DEREK PETERSON

Chief Investment Officer

SPONSOR

Proven Marketing and Real Estate Leader

Builds Capital Raising Machines:
Founder of Adapt Agency, building branding and marketing systems for 800+ companies in Real Estate Syndication.. Led campaigns responsible for $35B in assets under management.

Proven Expertise:
Through other ventures and HWC, has raised over $120,000,000 for real estate projects he's part of.

Lifestyle By Design:
He and his wife are full-time nomads traveling the world and conducting their business from abroad. It's through his lifestyle that he demonstrates what is possible with proper passive income vehicles such as Health Wealth Capital.

OAKLEY
CAPITAL

Barrett Oakley

Co-Partner

Barrett Oakley is the Founder and CEO of Oakley Capital.

Before starting Oakley Capital, Barrett founded Southern Property Management Group where their portfolio includes over 7,500 units under management throughout the Southeast.

Prior to founding Southern Property Management Group, Barrett worked for a multifamily brokerage where he's personally involved in over $100M in transactions in just 3 years before the company was acquired by what is now Berkadia.

In his spare time, Barrett enjoys spending time with his wife, dog and his son.

Health Wealth Capital Team

Justin Deutsch

Chief Financial Officer Advisor

Amber Collins

Chief Operating Officer

Aman Gambhir

Acquisition & Analytics

Chief Financial Officer Experience:

- CFO of Guardian Dentistry Partners with $+390M and +165 locations.
- Founder of Montage Dental Group.
- Former VP of Healthcare Commercial Lending at East West Bank.

Health Wealth Capital Responsibilities:

- Leads Acquisition & Accounting processes

Chief Operating Officer Experience:

- COO of Peak Dental Services with nearly $100M revenues and +50 locations.
- Led operations and field staff of +500 FTEs
- 3x recipient of Oncon Icon Awards for Top 50 COO

Health Wealth Capital Responsibilities:

- Leads asset management including rent collection, accounting, and property management activities.

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 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.

Weekly Accounting
Full service accounting and booking firm providing detailed weekly reporting, budgeting, and forecasting.

Trinity Bradley-Anderson
Tax Partner, Sorren Inc.

A Track Record OF SUCCESS!

DR. TONY L.
OWNER DENTIST

"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. LOU T.
OWNER ORTHODONTIST

"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."

$125 Million
Building Asset Portfolio

$100 Million
Dental Service Organization

+500
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

#

Tenant Turnover Risk

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

#

Short Term Leasing Risk

Short-term leases that creates income instability.

#6

Rent Delinquency Risk

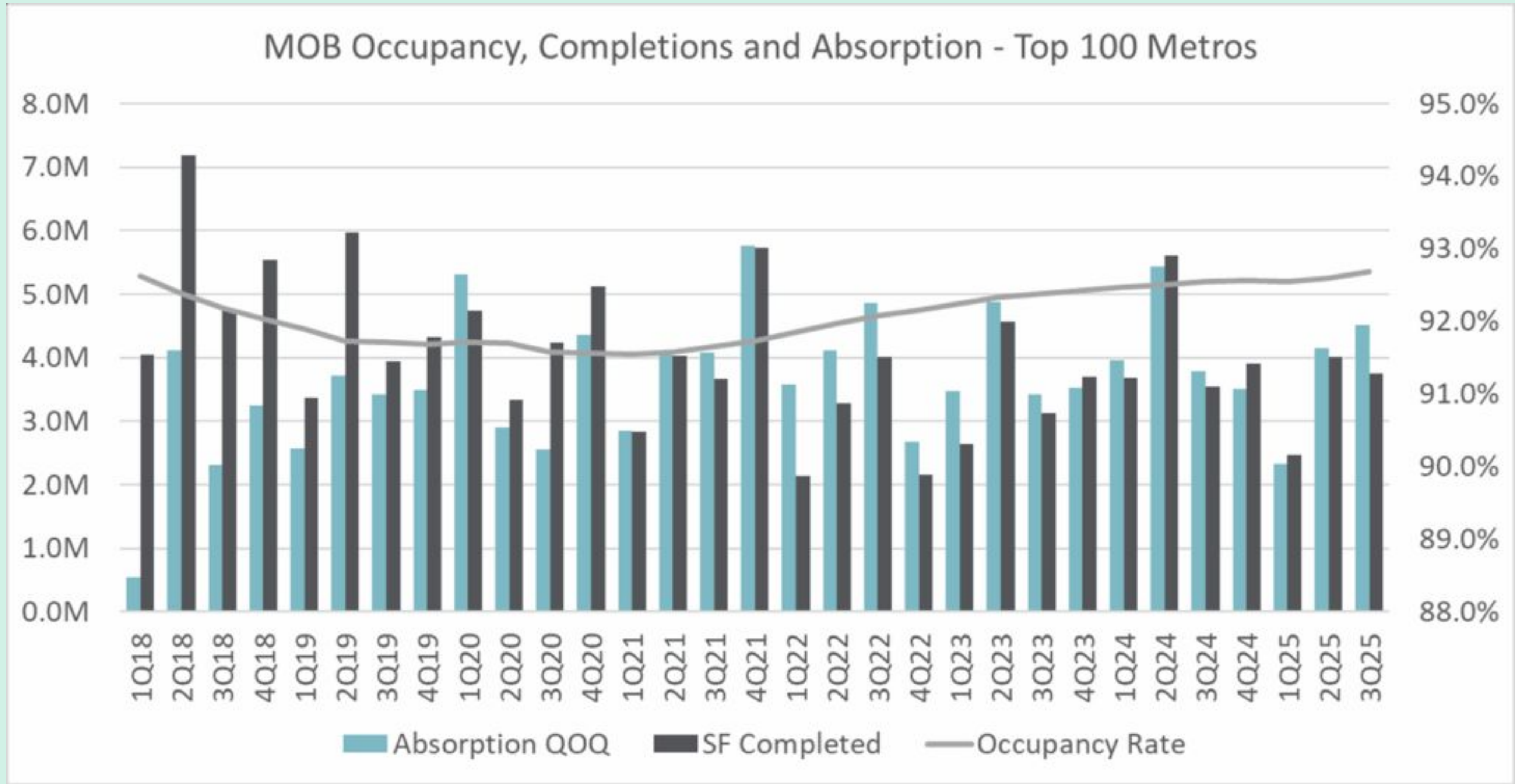
Constant gamble on creditworthiness based on FICO score, that leads to higher tenant defaults.

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

Medical Office Building Occupancy Climbing Across Top 100 Metro Areas

Top 100 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

7 to 8% cash-on-cash projection

Long-Term Leases

+10 years

Minimal Operating Expense Risk

Tenant responsible for most expenses

Reduced Management Responsibilities

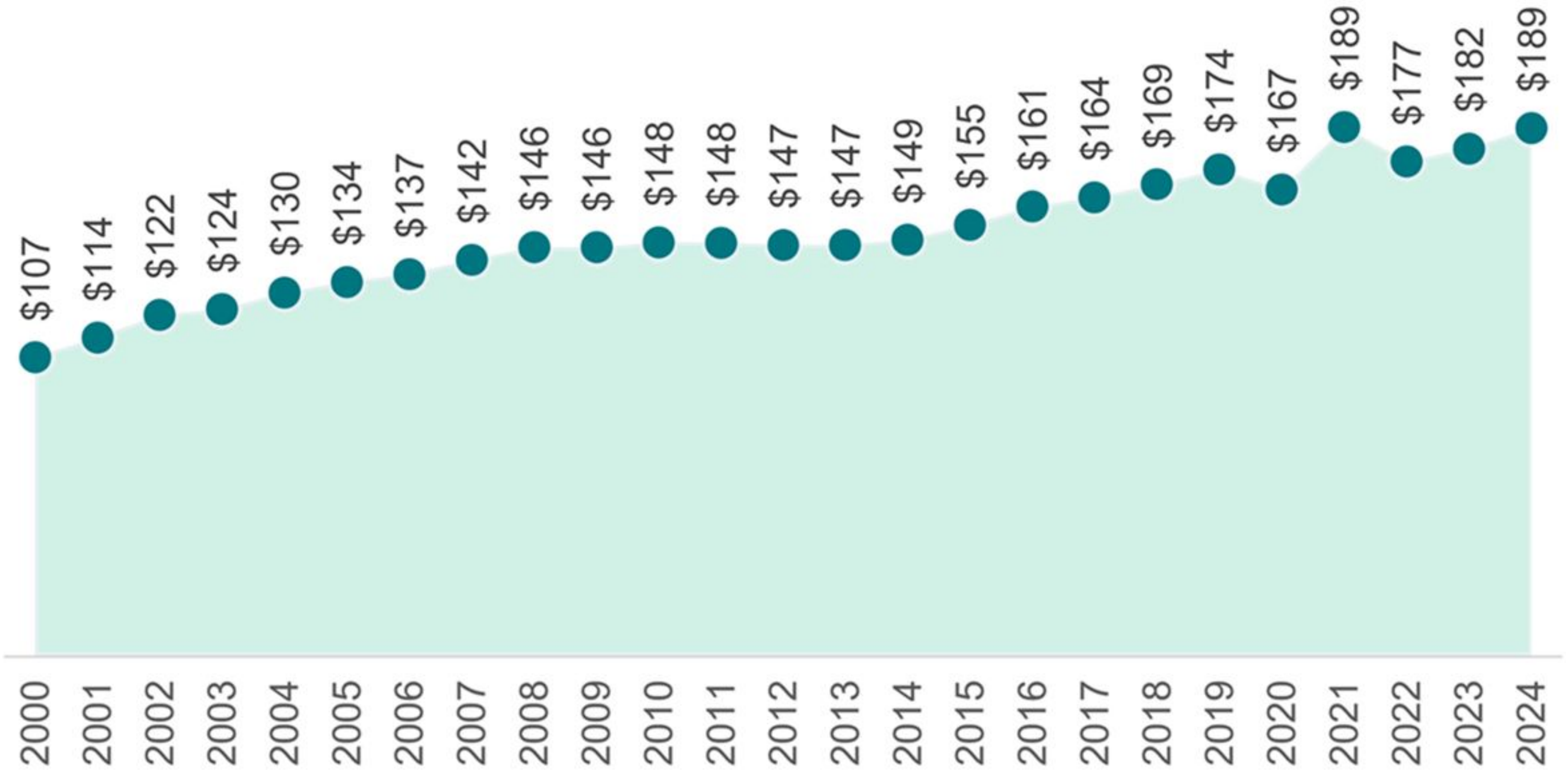
How we select **DEALS?**

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

We prioritize:

- **Strong tenant profiles:**
  Medical Tenants with + 4.5 – 5.0 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 10 miles
- **Targeted returns:**
  +8% cap rate and 7 to 8% cash-on-cash projection

Why We Select Dental CLINIC TENANTS?



Largest medical vertical in U.S. experiencing only 2 down years in previous 24 years

National Dental Expenditures, 2000-2024 (Constant 2024 Dollars, Billions)

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

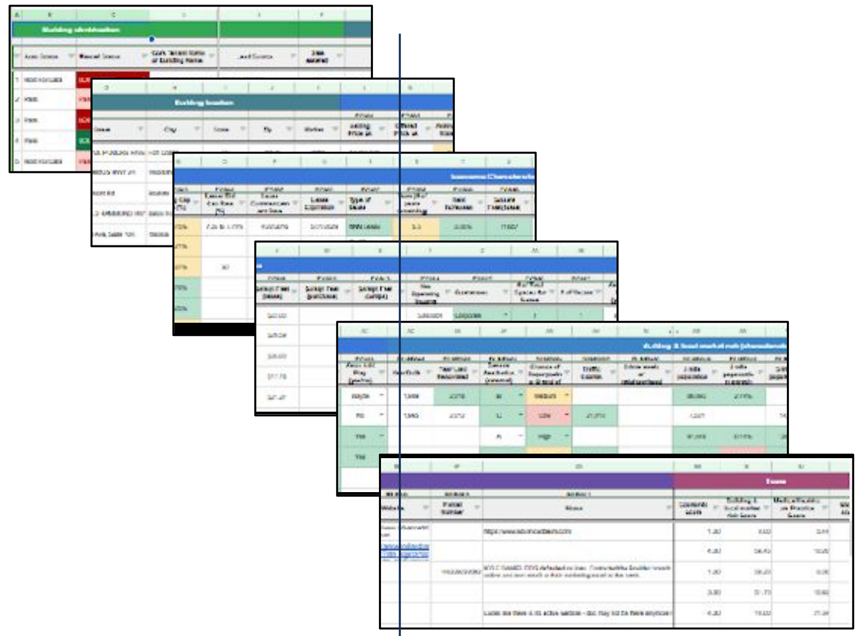
Our Data Driven
PROCESS

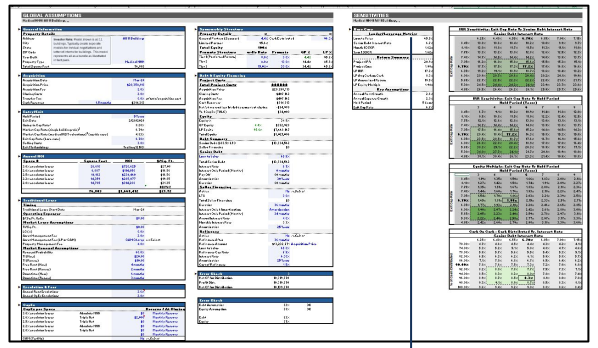
Screen: Auto Scoring

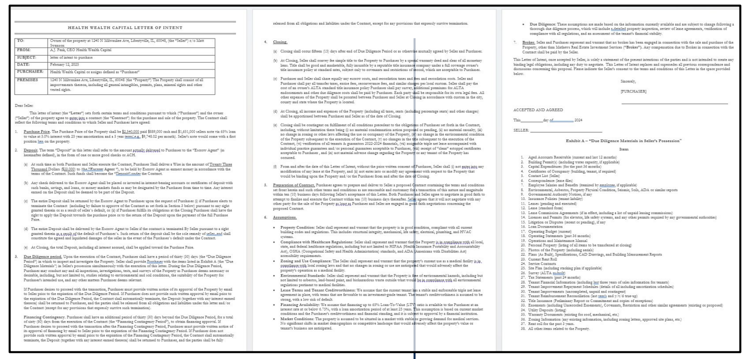
Underwrite Building: Custom Valuation Model

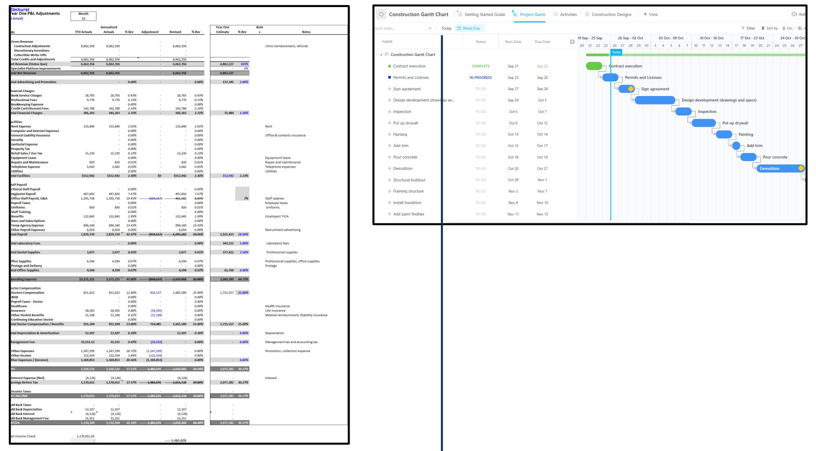
Submit LOIs: Industry leading LOIs

Underwrite Tenant & Close: Tenant Financial Diligence









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

Model out 6 to 8 building purchases per week

Submit 4 to 6 detailed LOIs per week

Underwrite tenant financials using custom model & use tailored project plans to close

Our Completed DEALS

Property #	Status	Primary Tenant Name	Address	City, State	Zip	Affiliate[1]	Sq Feet	Lease Term (yrs)	Purchase Price	Net Operating Income time of purchase (NOI)	Cap Rate % @ time of purchase	Net Operating Income in 2026 (NOI)	Estimated Valuation @ 6.8% cap rate	Projected 5 year IRR (before tax)
1	Own	Fountain Dental Center	8085 Fountain Mesa Rd.	Fountain, CO	80817	Colorado Dental Prop., LLC	4,374	0.9	$ 1,250,000	$ 98,415	7.9%	$ 122,953	$ 1,808,135	34.0%
2	Own	Windsor Family Dentistry	1160 W Ash St	Windsor, CO	80550	Colorado Dental Prop., LLC	3,448	1.5	$ 900,000	$ 79,304	8.8%	$ 96,613	$ 1,420,779	30.1%
3	Own	Colorado Oral Surgery Group	6110 Barnes Rd	Colorado Springs, CO	80922	Colorado Dental Prop., LLC	7,466	1.9	$ 1,904,615	$ 127,250	6.7%	$ 168,758	$ 2,481,732	44.4%
4	Own	Advantage Dental Group	1800 Fortino Boulevard	Pueblo, CO	81008	Colorado Dental Prop., LLC	6,650	3.0	$ 1,010,000	$ 80,865	8.0%	$ 86,475	$ 1,271,684	34.3%
5	Own	Discovery Kids Pediatric Dentistry	6725 Rangewood Dr	Colorado Springs, CO	80918	Colorado Dental Prop., LLC	2,989	3.0	$ 790,000	$ 76,220	9.6%	$ 84,589	$ 1,243,952	34.2%
6	Own	Lone Tree Modern Dental	10461 Park Meadows Drive	Lone Tree, CO	80124	Colorado Dental Prop., LLC	4,411	3.2	$ 1,730,000	$ 141,152	8.2%	$ 154,341	$ 2,269,719	27.0%
7	Own	Empire Dental	1915 Rogers Rd	San Antonio, TX	78251	National Dental Prop., LLC	3,610	5.5	$ 1,145,000	$ 93,861	8.2%	$ 103,607	$ 1,523,633	28.8%
8	Own	Calcutta Family Dental	48959 Calcutta Smith- ferry Rd	East Liverpool, OH	43920	National Dental Prop., LLC	2,640	13.1	$ 580,180	$ 55,117	9.5%	$ 56,219	$ 826,754	16.7%
9	Own	Oakberry Dental	456 West D Street	Lemoore, CA	93245	National Dental Prop., LLC	2,506	13.1	$ 950,650	$ 78,904	8.3%	$ 82,092	$ 1,207,230	16.7%
10	Own	John H. Shelton, DMD	1015 Market St	Metropolis, IL	62960	National Dental Prop., LLC	2,340	13.1	$ 631,579	$ 60,000	9.5%	$ 73,440	$ 1,080,000	16.7%
11	Own	J. Craig Alexander DMD	739 Columbia Tpke	East Greenbush, NY	12061	National Dental Prop., LLC	5,700	13.1	$ 1,304,810	$ 108,299	8.3%	$ 110,465	$ 1,624,486	16.7%
12	Own	Cascade Family Dental Center	1211 S. Gold Street	Centralia, WA	98531	National Dental Prop., LLC	3,497	13.1	$ 990,360	$ 82,200	8.3%	$ 83,844	$ 1,233,000	16.7%
13	Own	Chesaning Family Dental	1109 W. Broad st.	Chesaning, MI	48616	National Dental Prop., LLC	3,900	13.1	$ 693,800	$ 65,910	9.5%	$ 67,228	$ 988,650	16.7%
14	Own	Harrodsburg Family Dentistry	517 Legion Dr	Harrodsburg, KY	40330	National Dental Prop., LLC	5,040	12.9	$ 766,957	$ 70,560	9.2%	$ 71,971	$ 1,058,400	16.7%
15	Own	The Smilist Dental Wayne	295 Old Eagle School RD	Wayne, PA	19087	Health Wealth Fund One Series 1 LLC	4,996	7.2	$ 1,787,333	$ 134,800	7.5%	$ 137,890	$ 2,027,794	16.0%
16	Own	Chatham Dental Center, Ltd.	345 N Main	Chatham, IL	62629	Health Wealth Fund One Series 1 LLC	9,296	13.7	$ 2,025,000	$ 171,976	8.5%	$ 171,976	$ 2,529,058	17.9%
17	Own	True Dental Group	1638 W US Hwy 24	Independence, MO	64050	Health Wealth Fund One Series 1 LLC	3,750	8.8	$ 1,251,669	$ 93,750	7.5%	$ 93,750	$ 1,378,676	17.4%
18	Own	The Kids' Dentist Tucson	4625 N ORACLE RD	Tucson, AZ	85705	Health Wealth Fund One Series 1 LLC	13,860	13.9	$ 5,013,333	$ 398,475	7.9%	$ 398,475	$ 5,859,926	18.5%
19	Own	Cardinal Park Family Dental	2 Cardinal Park Dr SE, #204a	Leesburg, VA	20175	Health Wealth Fund One Series 1 LLC	7,500	3.5	$ 2,836,687	$ 235,445	8.3%	$ 241,331	$ 3,548,988	17.3%
20	Own	Midtown Dental Center	2315 Broadway St	Paducah, KY	42001	Health Wealth Fund One Series 1 LLC	5,008	14.0	$ 1,100,000	$ 93,600	8.5%	$ 93,600	$ 1,376,471	18.5%
21	Own	Woodland Ave Dentistry	900 E Woodland Ave	Knoxville, TN	37917	Health Wealth Fund One Series 1 LLC	6,800	14.1	$ 1,676,470	$ 142,500	8.5%	$ 142,500	$ 2,095,588	17.9%
22	Own	Hillside Professional Building	7501 80TH Street S	Cottage Grove, MN	55016	Health Wealth Fund One Series 1 LLC	11,857	14.1	$ 2,788,235	$ 237,000	8.5%	$ 237,000	$ 3,485,294	17.9%
23	Own	White Bear Professoinal Building	2480 White Bear Ave N	Maplewood, MN	55109	Health Wealth Fund One Series 1 LLC	11,996	14.2	$ 2,421,000	$ 200,943	8.3%	$ 200,943	$ 2,955,044	16.8%
24	Own	Stony Hill Dental Care	76 Stony Hill Road	Bethel, CT	06801	Health Wealth Fund One Series 1 LLC	5,489	14.1	$ 1,657,343	$ 142,200	8.6%	$ 142,200	$ 2,091,176	18.7%
25	Own	Lesmeister Dental	1820 Sahlstrom Dr	Crookston, MN	56716	Health Wealth Fund One Series 1 LLC	9,566	14.2	$ 1,500,000	$ 132,000	8.8%	$ 132,000	$ 1,941,176	18.5%
26	Own	Granger Dental & Orthodontic	14911 IN-23	Granger, IN	46530	Health Wealth Fund One Series 1 LLC	7,358	5.5	$ 1,822,867	$ 173,885	9.5%	$ 194,277	$ 2,857,016	16.3%
27	Own	Animal Care of North Jersey	62 Hamburg Tpk	Riverdale, NJ	07457	Health Wealth Fund One Series 1 LLC	2,498	5.0	$ 900,000	$ 74,880	8.3%	$ 74,880	$ 1,101,169	15.8%
28	Own	Companion Vet of Wayne	1510 Hamburg Tpk	Wayne, NJ	07470	Health Wealth Fund One Series 2 LLC	3,540	5.0	$ 900,000	$ 74,880	8.3%	$ 74,880	$ 1,101,169	15.8%
29	Own	Coleman & Taylor PA	2356 Grove St	Vicksburg, MS	39183	Health Wealth Fund One Series 2 LLC	2,708	1.8	$ 400,000	$ 43,094	10.8%	$ 43,094	$ 633,732	22.5%
30	Own	Brown Family Orthodontics	8801 Old Spanish Trail	Ocean Springs, MS	39564	Health Wealth Fund One Series 2 LLC	2,670	1.8	$ 474,497	$ 46,738	9.9%	$ 24,929	$ 366,604	22.5%
31	Own	Smile Country Orthodontics	1119 42nd Ave	Gulfport, MS	39501	Health Wealth Fund One Series 2 LLC	3,887	1.8	$ 690,772	$ 68,041	9.8%	$ 68,041	$ 1,000,608	22.5%
32	Own	Brown Family Orthodontics	4105 Hospital St	Pascagoula, MS	39581	Health Wealth Fund One Series 2 LLC	5,064	1.8	$ 899,949	$ 88,645	9.9%	$ 88,645	$ 1,303,597	22.5%

80% LTV[2] (properties 1–7)

65% LTV (properties 8–32)

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

(2) Higher IRR estimates are a function of 80% loan to value leverage, presently pursuing lower risk via 65% LTV

Our Completed DEALS

Property #	Status	Primary Tenant Name	Address	City, State	Zip	Affiliate[1]	Sq Feet	Lease Term (yrs)	Purchase Price	Net Operating Income time of purchase (NOI)	Cap Rate % @ time of purchase	Net Operating Income in 2026 (NOI)	Estimated Valuation @ 6.8% cap rate	Projected 5 year IRR (before tax)
33	Own	Compass Urgent Care | Parker Dental & Orthodontics	9985 Airport Blvd	Mobile, AL	36608	Health Wealth Fund One Series 2 LLC	7,236	9.1	$ 3,077,333	$ 230,800	7.5%	$ 230,800	$ 3,394,117	15.7%
34	Own	Great River Orthodontics	368 Lake Street S, #105	Forest Lake, MN	55025	Health Wealth Fund One Series 2 LLC	3,400	5.5	$ 1,200,000	$ 95,687	8.0%	$ 95,687	$ 1,407,162	18.4%
35	Own	Kenosha Breeze Family Dental	901 W Kenosha St.	Broken Arrow, OK	74012	Health Wealth Fund One Series 2 LLC	2,511	5.4	$ 740,000	$ 59,674	8.1%	$ 59,674	$ 877,553	15.4%
36	Own	Jones Animal Health Clinic	1237 N Truman Blvd	Crystal City, MO	03264	Health Wealth Fund One Series 2 LLC	6,000	5.5	$ 1,519,557	$ 133,721	8.8%	$ 136,386	$ 2,005,682	15.5%
37	Own	North Jersey Oral & Maxillofacial Surgery	81 Rte 4 Floor 2	Paramus, NJ	07652	Health Wealth Fund One Series 2 LLC	9,914	8.5	$ 5,050,000	$ 397,800	7.9%	$ 397,800	$ 5,850,000	15.1%
38	Own	Tulsa Bone & Joint Bartlesville	4140 SE Adams Rd	Bartlesville, OK	74006	Health Wealth Fund One Series 2 LLC	13,511	4.5	$ 3,309,863	$ 264,789	8.0%	$ 265,759	$ 3,908,227	15.2%
39	Own	Tallahassee Plastic Surgery Clinic	2452 Mahan Dr	Tallahassee, FL	32208	Health Wealth Fund One Series 2 LLC	8,154	7.9	$ 3,240,597	$ 249,526	7.7%	$ 249,526	$ 3,669,498	16.1%
40	Own	Delavan Animal Clinic Inc	W7702 WI-11	Delavan, WI	53115	Health Wealth Fund One Series 2 LLC	4,000	5.0	$ 465,003	$ 38,203	8.2%	$ 38,203	$ 561,815	15.3%
41	Own	Prairie Side Veterinary Hospital	6300 Washington Avenue	Racine, WI	53406	Health Wealth Fund One Series 2 LLC	6,150	5.0	$ 775,082	$ 63,678	8.2%	$ 63,672	$ 936,360	15.3%
42	Own	Prairie Side Veterinary Hospital	3910 85th Street	Kenosha, WI	53142	Health Wealth Fund One Series 2 LLC	3,800	5.0	$ 619,915	$ 50,930	8.2%	$ 50,938	$ 749,088	15.3%
43	Own	Smile Doctors Orthodontics	10 Professional Pkwy	Petal, MS	39465	Health Wealth Fund One Series 2 LLC	1,641	2.7	$ 288,913	$ 28,169	9.7%	$ 28,170	$ 414,268	18.7%
44	Own	Smile Doctors Orthodontics	9 Professional Pkwy	Hattiesburg, MS	39402	Health Wealth Fund One Series 2 LLC	3,520	2.7	$ 711,451	$ 62,252	8.8%	$ 62,253	$ 915,487	17.4%
45	Own	Posthumus Family Dentistry	2300 3 MILE ROAD NE	Grand Rapids, MI	49505	Health Wealth Fund One Series 2 LLC	9,760	14.5	$ 1,600,000	$ 133,600	8.35%	$ 133,600	$ 1,964,705	15.8%
46	Own	Abka Dental	424 N VIRGINIA ST	Port Lavaca, TX	77979	Health Wealth Fund One Series 2 LLC	1,750	14.6	$ 517,857	$ 43,500	8.4%	$ 43,500	$ 639,706	15.8%
47	Own	Sugar House Dental	1955 S 1300 E, Suite L2, L4, & L6	Salt Lake City, UT	84105	Health Wealth Fund One Series 2 LLC	2,140	5.4	$ 855,000	$ 74,566	8.7%	$ 74,556	$ 1,096,412	15.1%
48	Own	Dream Dental & Sleep	175 N Buhl Farm Drive	Hermitage, PA	16148	Health Wealth Fund One Series 2 LLC	2,074	6.7	$ 530,000	$ 50,004	9.4%	$ 55,080	$ 810,000	17.8%
49	Own	Montshire Endodontics	367 Route 120, Suite B-3	Lebanon, NH	03766	Health Wealth Fund One Series 2 LLC	2,562	2.9	$ 800,000	$ 66,000	8.3%	$ 66,000	$ 970,588	15.8%
50	Own	Kingston Animal Hospital	456 Albany Ave	Kingston, NY	12401	Health Wealth Fund One Series 2 LLC	5,163	10.0	$ 1,460,000	$ 127,500	8.7%	$ 127,500	$ 1,875,000	15.1%
51	Own	Oral Surgery Michiana	117 S. Nappanee street	Elkhart, IN	46514	Health Wealth Fund One Series 2 LLC	6,689	4.8	$ 1,897,963	$ 166,040	8.7%	$ 166,038	$ 2,441,728	18.6%
52	Own	Bisconti Orthodontics	908 Sahara Trail, Suite 1	Youngstown, OH	44514	Health Wealth Fund One Series 2 LLC	2,400	9.4	$ 530,526	$ 50,400	9.5%	$ 50,400	$ 741,176	18.0%
53	Own	John C. Greif, DDS, MSD | Dermatology Associates of Evansville	1212 Professional Blvd	Evansville, IN	47714	Health Wealth Fund One Series 2 LLC	5,608	4.5	$ 1,193,143	$ 104,400	8.7%	$ 104,400	$ 1,535,294	19.0%
54	Own	Hutchinson Family Dentistry	36 Washington Ave W, Suite 110	Hutchinson, MN	55350	Health Wealth Fund One Series 2 LLC	7,840	4.9	$ 2,245,593	$ 198,735	8.9%	$ 198,735	$ 2,922,566	17.6%
55	Own	Trulove Orthodontics, PC	4164 Carmichael Rd	Montgomery, AL	36106	Health Wealth Fund One Series 2 LLC	4,421	5.0	$ 608,094	$ 50,839	8.4%	$ 50,840	$ 747,642	16.3%
56	Own	South Jersey Dentures and Implants	1233 Haddonfield Berlin Rd, Suite 6	Voorhees, NJ	08043	Health Wealth Fund One Series 2 LLC	2,200	9.8	$ 739,668	$ 61,600	8.3%	$ 61,600	$ 905,882	16.5%
57	Under Contract	Breakwater Dental	25 Long Creek Condominium, Unit D	South Portland, ME	04106	Health Wealth Fund One Series 2 LLC	2,352	8.4	$ 498,749	$ 43,697	8.8%	$ 43,697	$ 642,600	17.2%
58	Under Contract	Tory Hill Dental	175 Narragansett Trail	Buxton, ME	04093	Health Wealth Fund One Series 2 LLC	2,600	8.4	$ 641,251	$ 56,182	8.8%	$ 56,182	$ 826,200	17.2%
59	Under Contract	Portage Orthodontics | ABA Therapy Clinic	7864 Moorsbridge Rd	Portage, MI	49024	Health Wealth Fund One Series 2 LLC	11,000	7.2	$ 2,971,950	$ 237,756	8.0%	$ 237,756	$ 3,496,412	16.3%
60	Under LOI	Bellwood Animal Hospital	1869 North Bell School Road	Rockford, IL	61107	Health Wealth Fund One Series 2 LLC	5,200	5.3	$ 1,676,113	$ 134,089	8.0%	$ 134,089	$ 1,971,897	15.7%
61	Own	Greater Michigan Oral Surgeons & Dental Implant Center	4161 Shrestha Drive	Bay City, MI	48706	Health Wealth Fund One Series 2 LLC	5,758	9.9	$ 2,814,332	$ 216,000	7.7%	$ 216,000	$ 3,176,471	15.2%
62	Own	Greater Michigan Oral Surgeons & Dental Implant Center	5220 Eastman	Midland, MI	48640	Health Wealth Fund One Series 2 LLC	6,209	9.9	$ 2,970,684	$ 228,000	7.7%	$ 228,000	$ 3,352,941	15.2%
63	Own	Greater Michigan Oral Surgeons & Dental Implant Center	5150 Cardinal Square Blvd.	Saginaw, MI	48604	Health Wealth Fund One Series 2 LLC	5,758	9.9	$ 3,127,036	$ 240,000	7.7%	$ 240,000	$ 3,529,412	15.2%

65% LTV

Our Completed DEALS

Property #	Status	Primary Tenant Name	Address	City, State	Zip	Affiliate[1]	Sq Feet	Lease Term (yrs)	Purchase Price	Net Operating Income time of purchase (NOI)	Cap Rate % @ time of purchase	Net Operating Income in 2026 (NOI)	Estimated Valuation @ 6.8% cap rate	Projected 5 year IRR (before tax)
64	Own	Greater Michigan Oral Surgeons & Dental Implant Center	306 Gould St.	Owosso, MI	48867	Health Wealth Fund One Series 3 LLC	6,209	9.9	$ 2,814,332	$ 216,000	7.7%	$ 216,000	$ 3,176,471	15.2%
65	Own	Dr. Andrew Brown Orthodontics	1845 E West Pkwy Suite #2&20	Fleming Island, FL	32003	Health Wealth Fund One Series 3 LLC	2,625	6.0	$ 832,320	$ 72,828	8.8%	$ 72,828	$ 1,071,000	16.0%
66	Own	PT Orthodontics	2034 Patton Chapel Rd	Hoover, AL	35216	Health Wealth Fund One Series 3 LLC	6,640	10.0	$ 2,300,181	$ 177,528	7.7%	$ 177,528	$ 2,610,706	15.4%
67	Own	Access Medical Clinic	1010 N. Center St	Lonoke, AR	72086	Health Wealth Fund One Series 3 LLC	1,300	11.7	$ 429,082	$ 36,714	8.6%	$ 36,714	$ 539,912	15.2%
68	Own	Access Medical Clinic	1308 East Page Ave.	Malvern, AR	72104	Health Wealth Fund One Series 3 LLC	1,606	11.7	$ 289,160	$ 24,742	8.6%	$ 24,742	$ 363,853	15.2%
69	Own	Access Medical Clinic	16723 Highway 62	Garfield, AR	72732	Health Wealth Fund One Series 3 LLC	1,300	11.7	$ 346,577	$ 29,655	8.6%	$ 29,655	$ 436,103	15.2%
70	Own	Access Medical Clinic	2280 E. Main St.	El Dorado, AR	71730	Health Wealth Fund One Series 3 LLC	1,300	11.7	$ 326,584	$ 27,820	8.5%	$ 27,820	$ 409,118	15.2%
71	Own	Access Medical Clinic	451 Phillips St.	West Fork, AR	72774	Health Wealth Fund One Series 3 LLC	1,300	11.7	$ 313,654	$ 26,838	8.6%	$ 26,838	$ 394,676	15.2%
72	Own	Access Medical Clinic	20 Wilson Farm Rd.	Greenbrier, AR	72058	Health Wealth Fund One Series 3 LLC	1,300	11.7	$ 382,441	$ 32,723	8.6%	$ 32,723	$ 481,221	15.2%
73	Under Contract	Smiles In Motion	583 Lakeland Dr	Chippewa Falls, WI	54729	Health Wealth Fund One Series 3 LLC	9,135	10.0	$ 3,208,013	$ 251,829	7.8%	$ 251,829	$ 3,703,368	15.3%
74	Under Contract	Progressive Dental Center | Peak Brain Centers	830 N Theatre Rd	Marion, IN	46952	Health Wealth Fund One Series 3 LLC	9,700	4.6	$ 2,231,104	$ 204,146	9.2%	$ 204,146	$ 3,002,147	18.3%
75	Under LOI	Mountain State Oral and Facial Surgery	2301 Lexington Ave., #120	Ashland, KY	41101	Health Wealth Fund One Series 3 LLC	2,953	8.0	$ 891,864	$ 75,813	8.5%	$ 75,813	$ 1,114,901	15.5%
76	Under Contract	Muench Orthodontics	301 N. Main Street	Vestal, NY	13850	Health Wealth Fund One Series 3 LLC	5,781	7.2	$ 703,030	$ 52,000	7.4%	$ 52,000	$ 764,706	15.1%
77	Under LOI	Capitol Illini Veterinary Services	1020 Jason Pl	Chatham, IL	62629	Health Wealth Fund One Series 3 LLC	3,940	4.4	$ 1,175,850	$ 98,374	8.4%	$ 98,374	$ 1,446,671	15.0%
78	Under LOI	Capitol Illini Veterinary Services	1711 Wabash Ave	Springfield, IL	62704	Health Wealth Fund One Series 3 LLC	3,850	4.4	$ 1,049,150	$ 87,774	8.4%	$ 87,774	$ 1,290,800	15.0%
79	Under LOI	Westrock Orthodontics	590 Lynn Street	Lebanon, MO	65536	Health Wealth Fund One Series 3 LLC	3,371	5.9	$ 820,000	$ 69,663	8.5%	$ 69,663	$ 1,024,456	15.1%
80	Under LOI	Sky Pediatric Dentistry	104 Hippocrates Way	Glasgow, KY	42141	Health Wealth Fund One Series 3 LLC	4,496	5.3	$ 1,320,000	$ 112,404	8.5%	$ 112,404	$ 1,653,000	15.1%
81	Under LOI	Sunrise Dermatology - Mobile	70 Midtown Park East	Mobile, AL	36606	Health Wealth Fund One Series 3 LLC	9,472	9.1	$ 3,825,885	$ 298,419	7.8%	$ 298,419	$ 4,388,515	15.4%
82	Under LOI	Aqua Dermatology (admin office)	3155 Midtown Park South	Mobile, AL	36606	Health Wealth Fund One Series 3 LLC	1,728	9.1	$ 355,967	$ 32,037	9.0%	$ 32,037	$ 471,132	15.4%
83	Under LOI	Sunrise Dermatology - Daphne	8832 US HWY 90	Daphne, AL	36526	Health Wealth Fund One Series 3 LLC	8,181	9.1	$. 3,116,128	$ 243,058	7.8%	$ 243,058	$ 3,574,382	15.4%
84	Under LOI	Saddle Brook Endoscopic and Orthopaedic Surgery Center	289 Market Street, 4-8 & 10-12	Saddle Brook, NJ	07663	Health Wealth Fund One Series 3 LLC	6,448	15	$. 3,095,040	$ 232,128	7.5%	$ 232,128	$ 3,413,647	15.1%
85	Under LOI	Oxford Dental Clinic	2155 S. Lamar Boulevard	Oxford, MS	38655	Health Wealth Fund One Series 3 LLC	7,300	8.2	$ 2,050,000	$ 167,084	8.2%	$ 167,084	$ 2,457,118	15.1%
Total							437,670	8.4	$ 125,345,141	$ 10,298,623	8.2%	$ 10,459,422	$ 153,815,033	17.6%

65% LTV

Property #
85

Cap Rate % @ time of
8.2%

Net Operating Income in 2026
$ 10,298,623

Estimated Valuation
$ 153,815,033

Projected 5 year IRR (before tax)
17.6%

Achieved an estimated +18% IRR on average. Targeted base case future investor returns are +8.0% cash on cash and 16-20% IRR with upside scenario achieving 25-35% IRR returns via exit to a REIT or forming an UPREIT post achieving +$10M net operating income

Portfolio SNAPSHOT

86
Total Buildings
70 owned + 16 pipeline

$10.67M
Annual NOI
Q2 2026

2.00x
Portfolio DSCR
owned portfolio

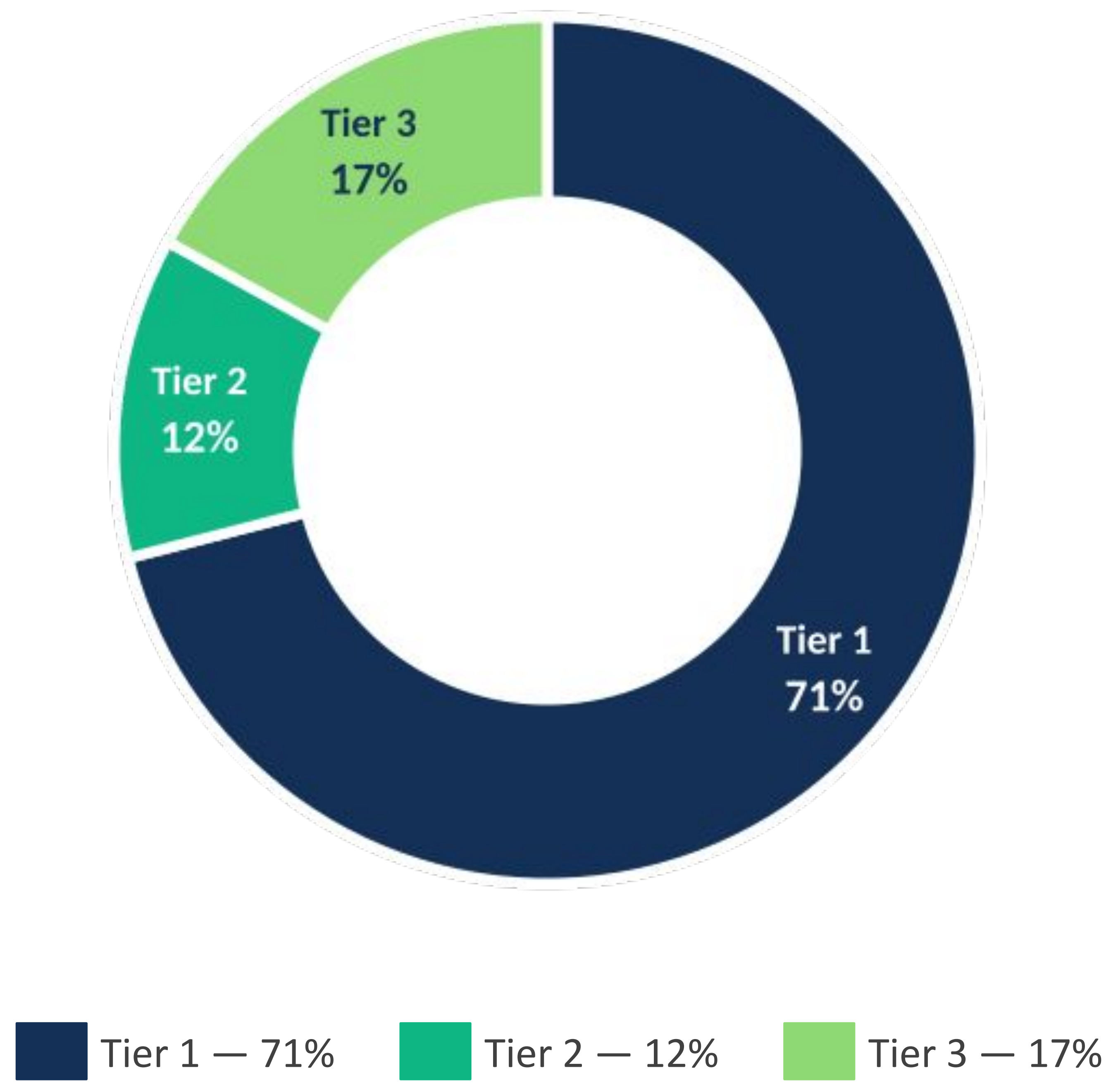
$128M
Total Purchase Price
combined portfolio

Zero
Vacancies / Delinquencies
since inception 2017

$2.5B+
PE Sponsor Revenue
Tier 1 tenants

Tenant Credit TIER FRAMEWORK

All 86 buildings and 98 tenants fully scored · No untiered assets



Tier 1

71%

Parent revenue ≥$50M or named institutional PE sponsor

59 buildings · $7.53M NOI

Named institutional PE sponsors. Guarantors: Warburg Pincus ($800M, MB2 Dental), Linden Capital ($750M, Smile Doctors), Morgan Stanley Private Credit ($400M, Guardian Dentistry), Compass Group ($218M, CareVet), Health Enterprise Partners, BlackRock, Chicago Pacific Founders. Aggregate Tier 1 parent revenue exceeds $2.5 billion.

Tier 2

12%

Parent revenue $25M–$50M, corporate financials on file

8 buildings · $1.31M NOI

Multi-site operators with corporate financials on file. JetSet Implants / Tucson ($36.5M parent rev), Alliance Dental / Multi-Specialty Holdings ($33.3M parent rev). Strong rent coverage ratios and corporate guarantees.

Tier 3

17%

Practice-level financials only, parent revenue <$25M

19 buildings · $1.183M NOI

Practice-level financials only. Real estate fundamentals and sub-65% LTV are the primary credit anchor. Includes ABM JV portfolio, Epic4 Specialty Partners, and independent dental practices. Zero delinquencies across all Tier 3 assets since acquisition.

Tenant Category BREAKDOWN

98 tenants across 86 buildings · 3 healthcare categories

Dental

Incl. Oral Surgery, Orthodontics, Endodontics & Pediatric Dental

$7.92M

66 tenants · 74% of NOI

PE-backed: Warburg Pincus (MB2 Dental, $800M), Linden Capital (Smile Doctors, $750M), Morgan Stanley Private Credit (Guardian Dentistry, $400M). $700K+ average buildout creates strong switching-cost protection.

Specialty Medical

Plastic Surgery, Dermatology, Orthopedic, Urgent Care & Ancillary

$1.87M

22 tenants · 18% of NOI

Sheridan Capital Partners (Ascend Plastic Surgery, $81M), (Tulsa Bone & Joint, $64.5M), Access Medical urgent care network.

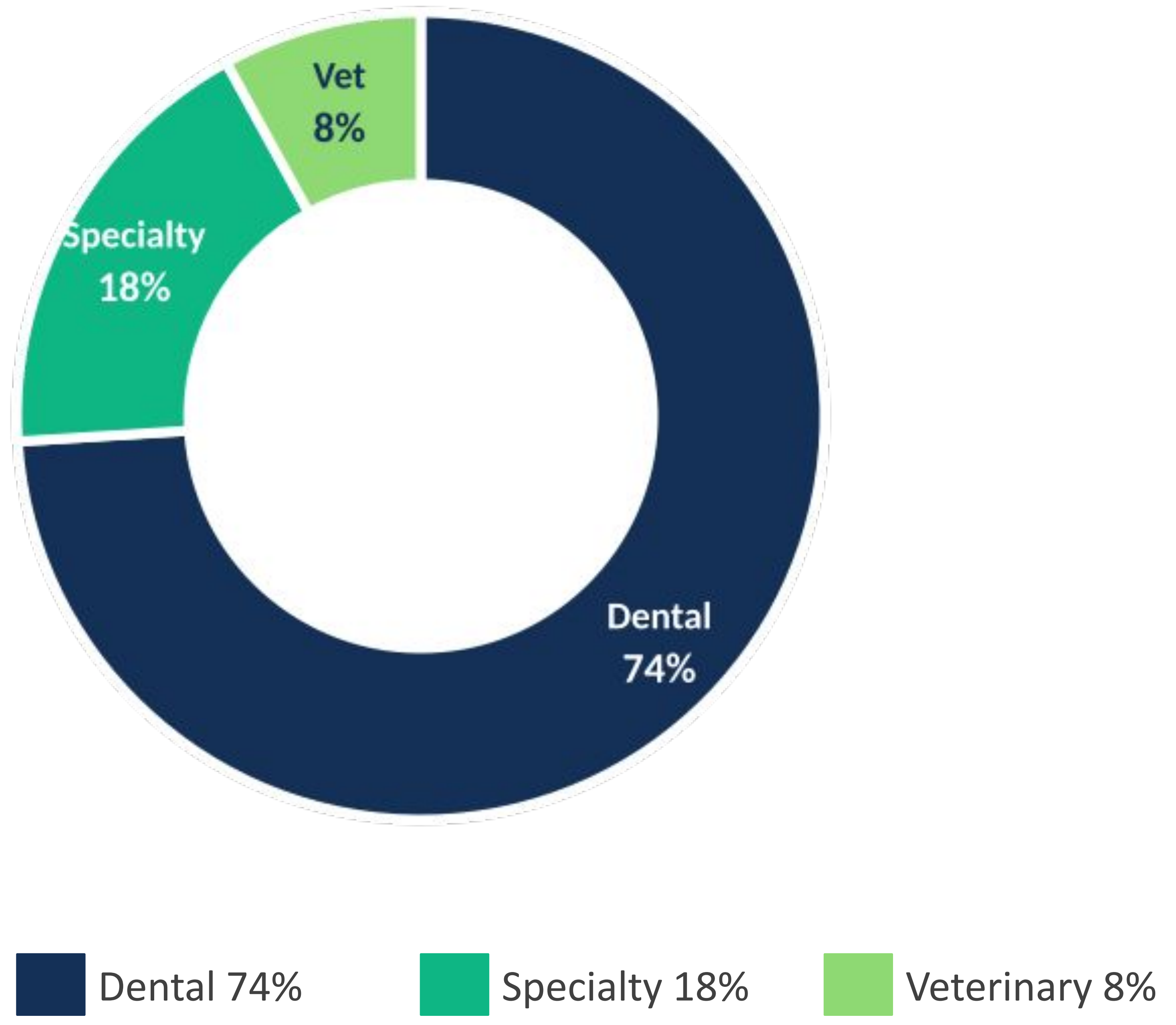
Veterinary

Companion & Specialty Animal Health

$0.89M

10 tenants · 8% of NOI

Predominantly PE-backed. Health Enterprise Partners (VIP, $100M), Compass Group Equity Partners (CareVet, $218M), Partners Group (Blue River Pet Care). Recession-resistant non-discretionary demand.



Geographic FOOTPRINT

86 buildings · 27 states · All 4 NAR regions · No single state exceeds 12.5% of NOI

Midwest

30 buildings

(23 own · 7 pipe)

IL, IN, MI, MN, MO, OH, WI

39.8%

South

32 buildings

(25 own · 7 pipe)

AL, AR, FL, KY, MS, OK, TN, TX, VA

32.2%

Northeast

14 buildings

(10 own · 4 pipe)

CT, ME, NH, NJ, NY, PA

15.3%

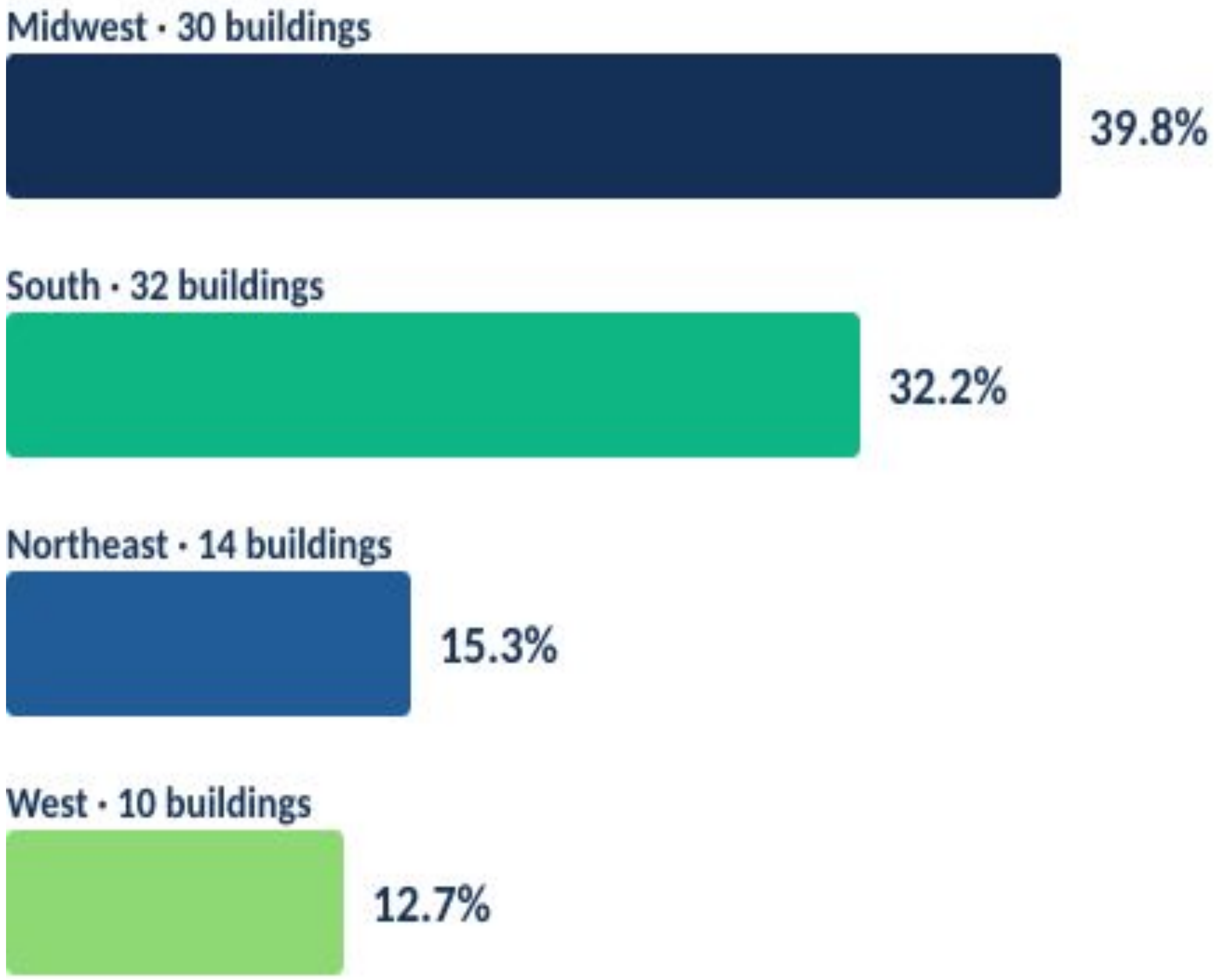
West

10 buildings

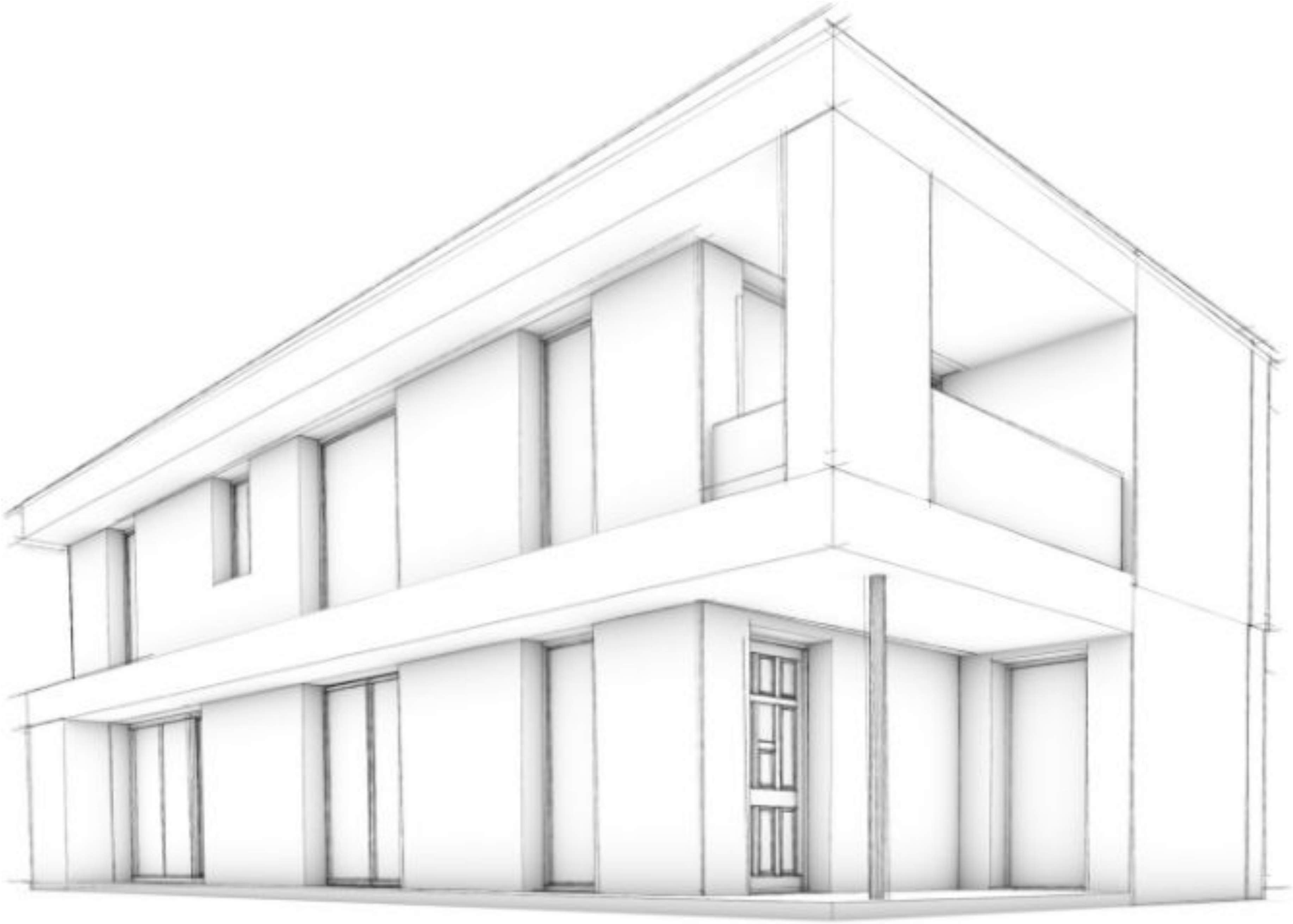
(10 own · 0 pipe)

AZ, CA, CO, UT, WA

12.7%



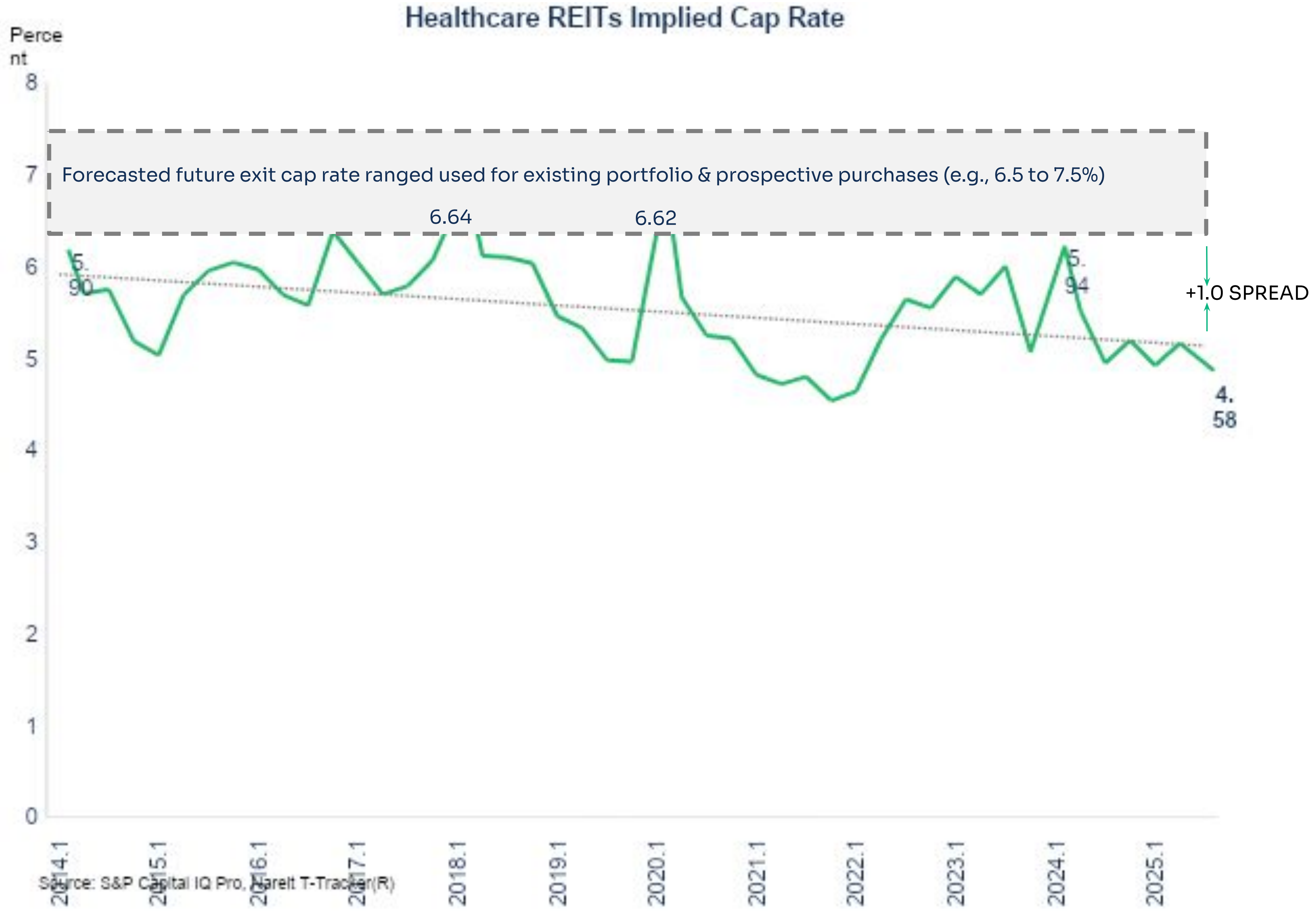
Flexible exit STRATEGIES



- **Sale to a REIT:**
  Leverage the deep pockets of a Real Estate Investment Trust for a potentially lucrative 25-35% IRR upside exit.
- **Conversion to a REIT:**
  Explore the option of converting your investment into a REIT for ongoing income and potential appreciation.
- **Individual Property Sales:**
  Liquidate your investment by selling individual properties leading to our 16-20% targeted base case IRR.

Healthcare REITs Implied Cap Rate

Forecasted future exit cap rate ranged used for existing portfolio & prospective purchases (e.g., 6.5-7.5)



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 7.5% 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 Healthcare REIT cap rates as low as 4.88%, there's a clear arbitrage opportunity for us to scale and achieve higher valuations.
- **Lower Cap Rate, Higher Returns:**
  Selling in the future at a 5.5% versus 6.8% cap rate means our five-year game plan's success rate jumps from a great 16-20% IRR to an amazing 25-35% IRR.

Recapping the Health Wealth Capital DIFFERENCE

Expert Medical Tenant Underwriting

- Analyzed 1,000+ medical/dental practices' financials
- Developed proprietary methodology to select financially stable tenants

Proven Triple Net Lease Negotiation

- Negotiated and managed 500+ 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 nearly $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 & Exit Strategy

- Scaling to $+20M in NOI to unlock lucrative exit options via sale or conversion to a Healthcare REIT
- Lower cap rate exit could nearly triple investor returns (~3.0x vs. ~2.0x)

Our Current Series 3 OFFERING

KEY FINANCIAL METRICS:

- **16-20% IRR** (base case) **and 25-35% IRR** (upside scenario - selling to REIT)
- **2 to 3x Multiple Return on your Invested Capital**
- **7 to 8% Cash on Cash Returns**

INVESTMENT SUMMARY:

- **Total Purchase Price $+75M**
- **$+6M in Net Operating Income** (targeting weighted average +8% entry cap rate)
- **Represents +50 medical buildings**

Example Medical Buildings

Oral Surgeons & Dental Implant Center

Property Type: Dental Practice
Location: Owosso, MI
Triple Net Lease: Assumed
Number of Tenants: 1

PT Orthodontics

Property Type: Dental Practice
Location: Hoover, AL
Triple Net Lease: Assumed
Number of Tenants: 1

Dr. Andrew Brown Orthodontics (MB2)

Property Type: Dental Practice
Location: Fleming Island, FL
Triple Net Lease: Assumed
Number of Tenants: 1

Access Medical Clinic

Property Type: Medical Practice
Location: Lonoke, AR
Absolute Triple Net Lease: Assumed
Number of Tenants: 1

Access Medical Clinic

Property Type: Medical Practice
Location: Malvern, AR
Absolute Triple Net Lease: Assumed
Number of Tenants: 1

Access Medical Clinic

Property Type: Medical Practice
Location: Garfield, AR
Absolute Triple Net Lease: Assumed
Number of Tenants: 1

Access Medical Clinic

Property Type: Medical Practice
Location: El Dorado, AR
Absolute Triple Net Lease: Assumed
Number of Tenants: 1

Access Medical Clinic

Property Type: Medical Practice
Location: West Fork, AR
Absolute Triple Net Lease: Assumed
Number of Tenants: 1

Access Medical Clinic

Property Type: Medical Practice
Location: Greenbrier, AR
Absolute Triple Net Lease: Assumed
Number of Tenants: 1

Smiles in Motion

Property Type: Dental Practice
Location: Chippewa Falls, WI
Triple Net Lease: Assumed
Number of Tenants: 1

Progressive Dental Center & Peak Brain Centers

Property Type: Dental & Medical Practice
Location: Marion, IN
Triple Net Lease: Assumed
Number of Tenants: 2

Mountain State Oral and Facial Surgery

Property Type: Dental Practice
Location: Ashland, KY
Absolute Triple Net Lease: Assumed
Number of Tenants: 1

Example Medical Buildings

Muench Orthodontics

Property Type:	Dental Practice
Location:	Vestal, NY
Absolute Triple Net Lease:	Assumed
Number of Tenants:	1

Capitol Illini Veterinary Services

Property Type:	Veterinary Practice
Location:	Chatham, IL
Triple Net Lease:	Assumed
Number of Tenants:	1

Capitol Illini Veterinary Services

Property Type:	Veterinary Practice
Location:	Springfield, IL
Triple Net Lease:	Assumed
Number of Tenants:	1

Westrock Orthodontics

Property Type:	Dental Practice
Location:	Lebanon, MO
Triple Net Lease:	Assumed
Number of Tenants:	1

Sky Pediatric Dentistry

Property Type:	Dental Practice
Location:	Glasgow, KY
Triple Net Lease:	Assumed
Number of Tenants:	1

Sunrise Dermatology - Mobile

Property Type:	Dermatology Practice
Location:	Mobile, AL
Triple Net Lease:	Assumed
Number of Tenants:	2

Aqua Dermatology

Property Type:	Administrative Office
Location:	Mobile, AL
Triple Net Lease:	Assumed
Number of Tenants:	1

Sunrise Dermatology - Daphne

Property Type:	Dermatology Practice
Location:	Daphne, AL
Triple Net Lease:	Assumed
Number of Tenants:	1

Saddle Brook Endoscopic & Orthopedic

Property Type:	Medical Practice
Location:	Saddle Brook, NJ
Triple Net Lease:	Assumed
Number of Tenants:	1

Oxford Dental Clinic

Property Type:	Dental Practice
Location:	Oxford, MS
Triple Net Lease:	Assumed
Number of Tenants:	1

Coming Soon

Property Type:	TBD
Location:	TBD
Triple Net Lease:	TBD
Number of Tenants:	TBD

Coming Soon

Property Type:	TBD
Location:	TBD
Triple Net Lease:	TBD
Number of Tenants:	TBD

Timeline TO INVEST

STEP 1. PUT IN SOFT COMMIT
Visit healthwealth.capital/series3

NOW

STEP 2. SIGN DOCUMENTS
This holds your spot for the investment.

WITHIN 4 WEEKS FROM NOW

STEP 3. FUND COMMITMENT
Wire funds within 45 days from the date of signing.

WITHIN 10 WEEKS FROM NOW

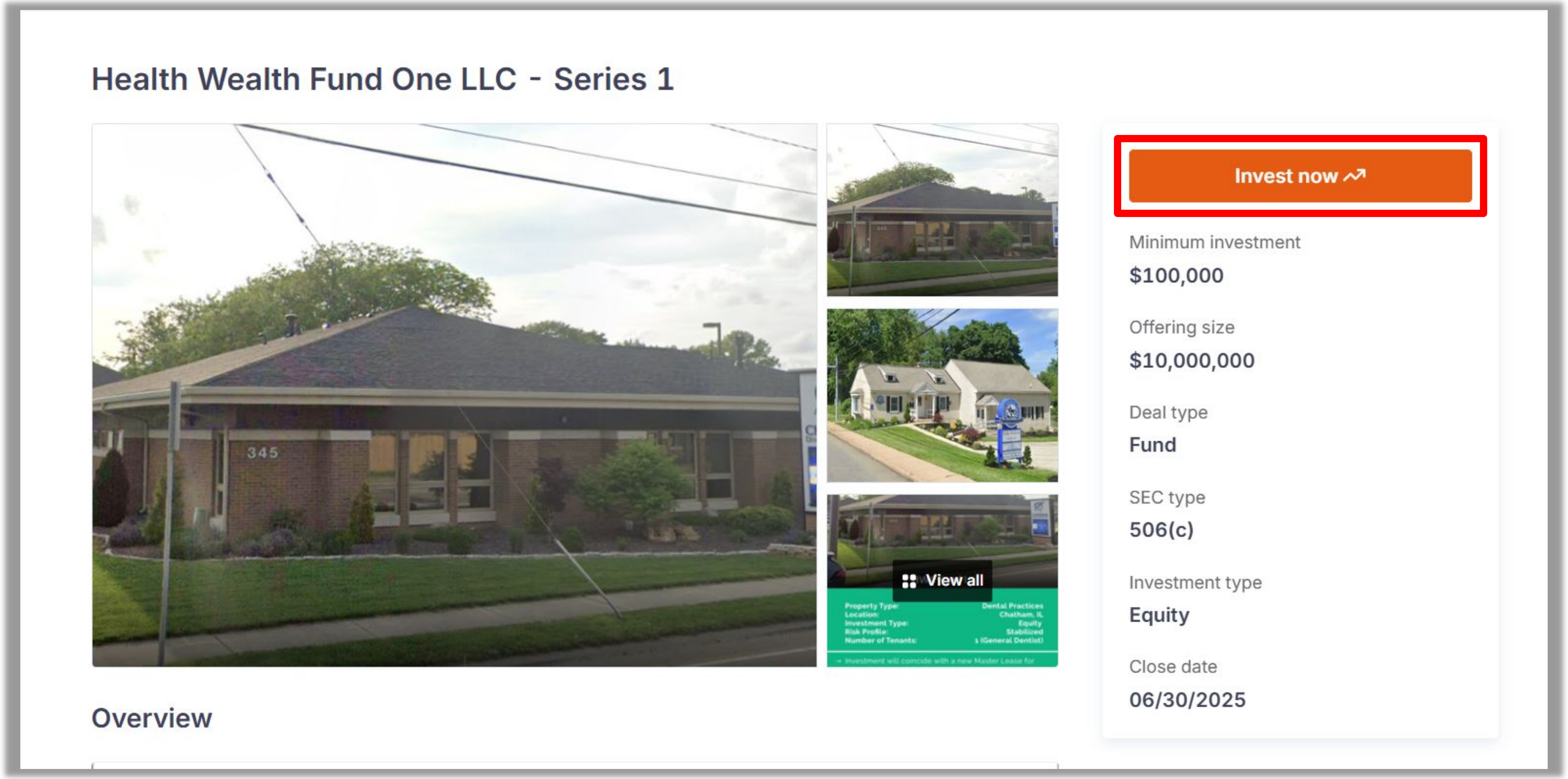
TALK 1-ON-1 WITH SPONSOR TO EVALUATE FIT
Schedule https://calendly.com/aj--d8m/30-minute-meeting

SCHEDULE WITHIN 10 DAYS FROM NOW

(205) 568-2533

invest@oakley-capital.com

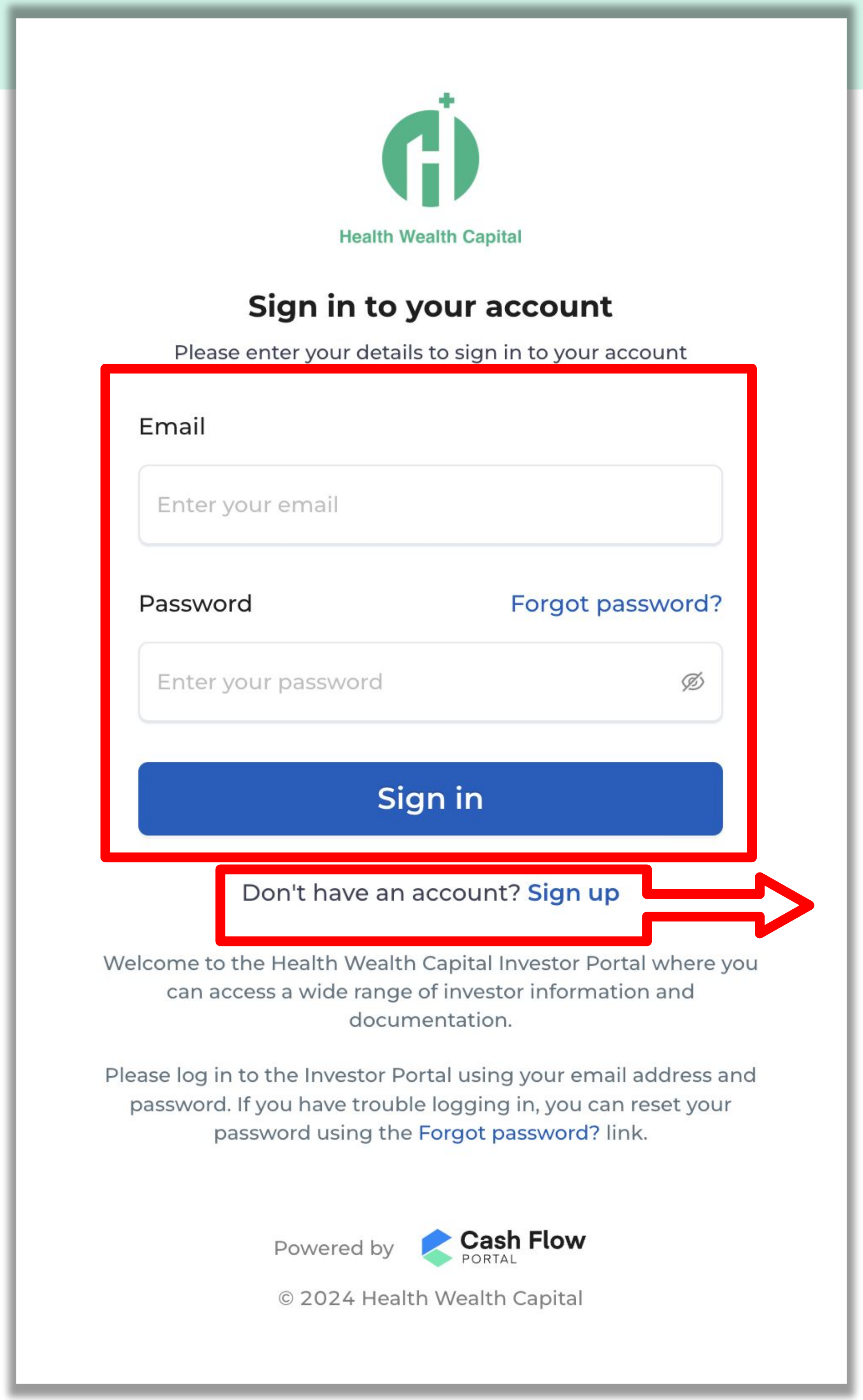
Investment
Process



Select “Invest now”

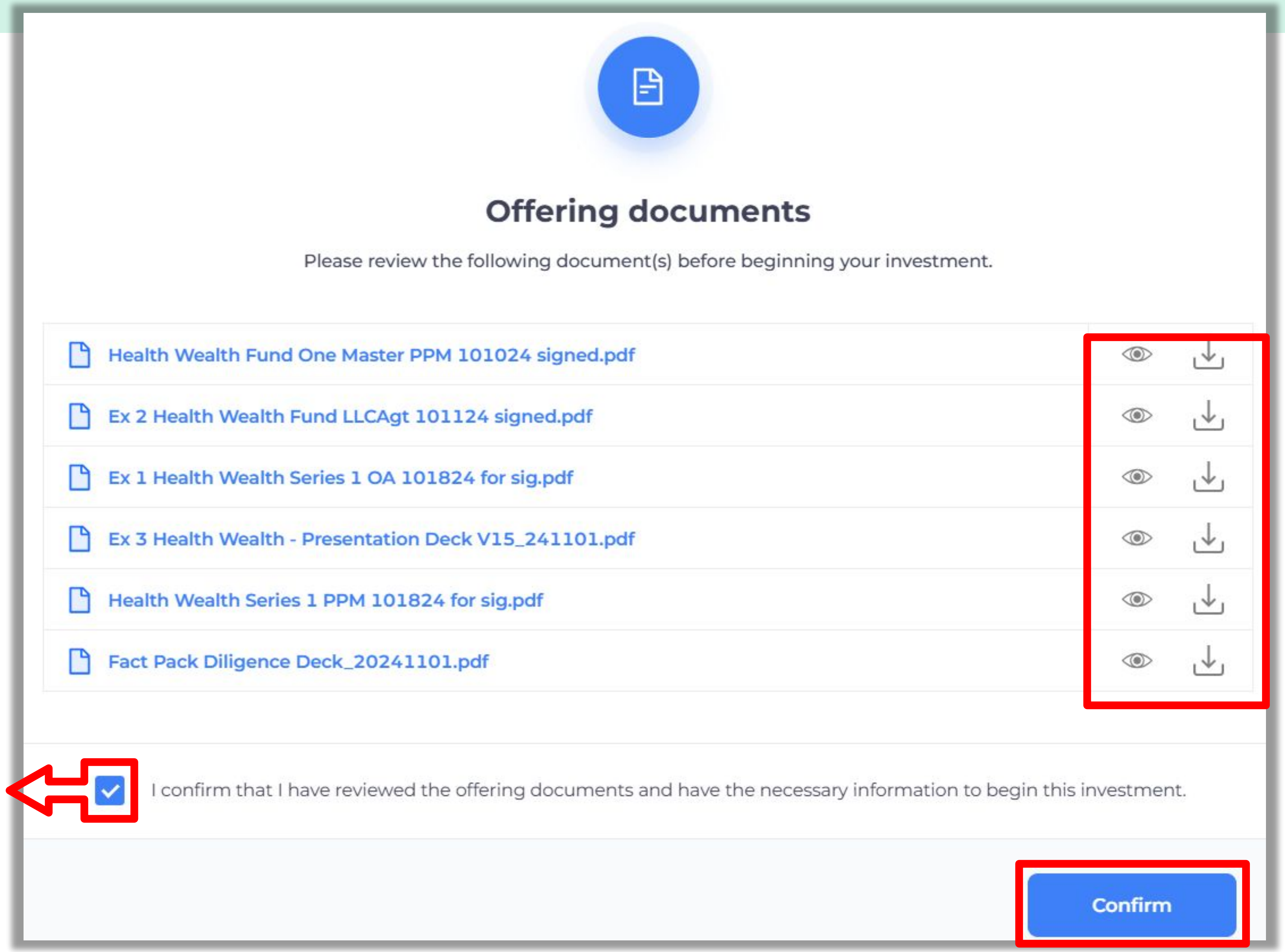
Investment Process

Log in to your existing CashFlow Portal account.



Or, sign up to create a new account.

Investment
Process



1

View or download the investment documents.

2

Confirm that you've reviewed the documents.

3

Click "Confirm."

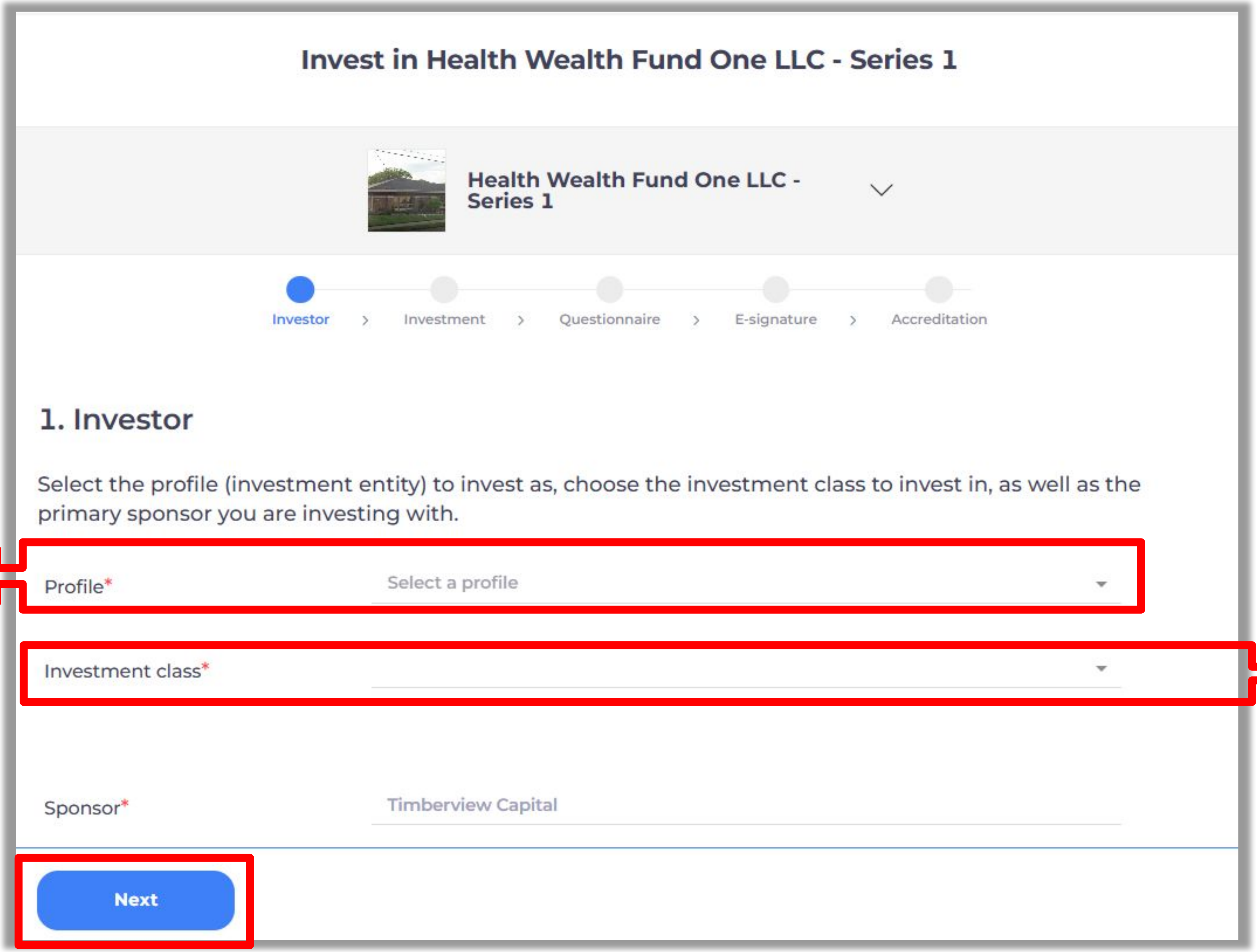
Investment Process

1

Create your investment profile.

3

Click “Next.”



2

Select your investment class.

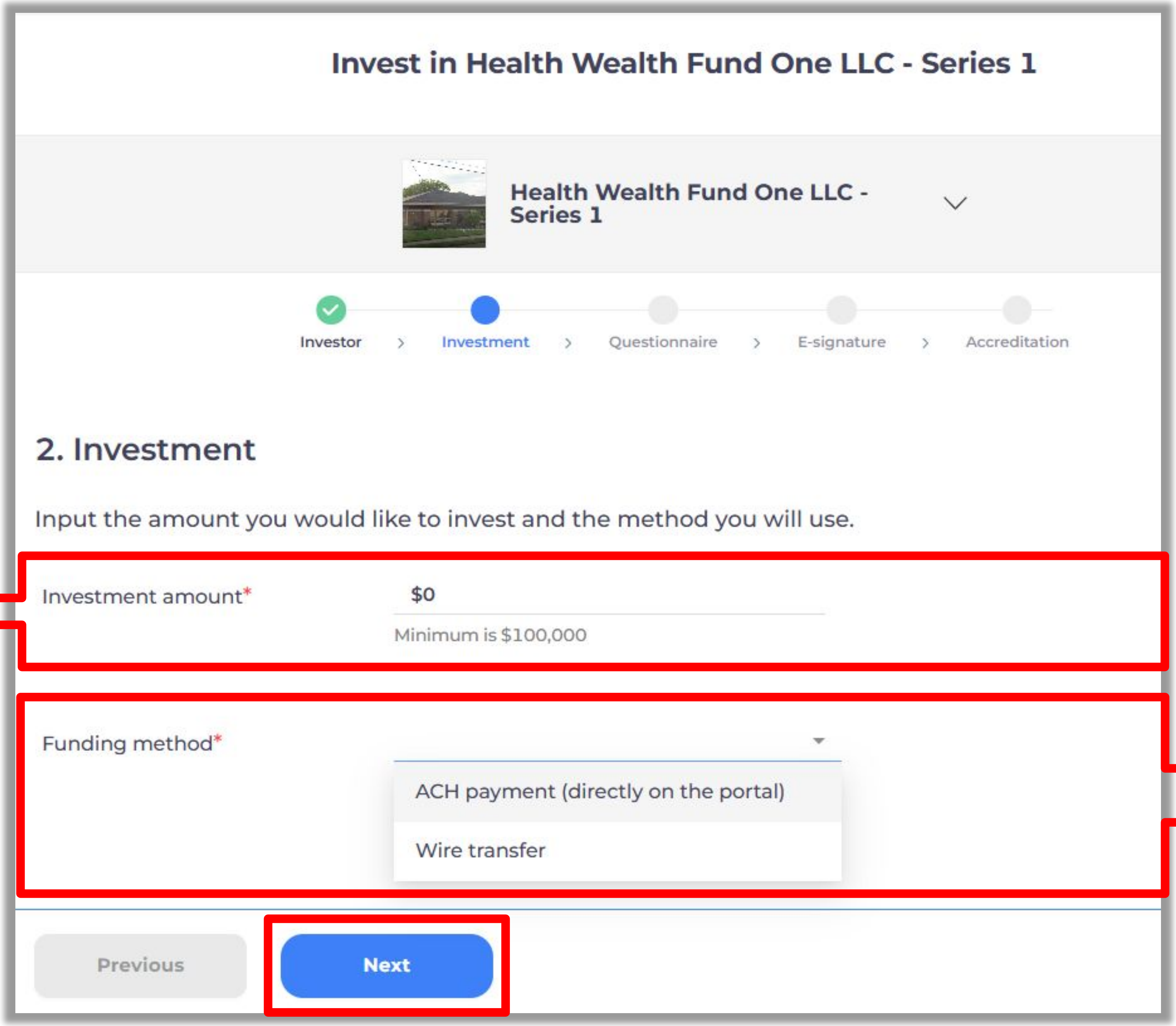
Class A-1: min of $500K

Class A-2: min of $100K

Investment
Process

1

Enter your investment amount.



2

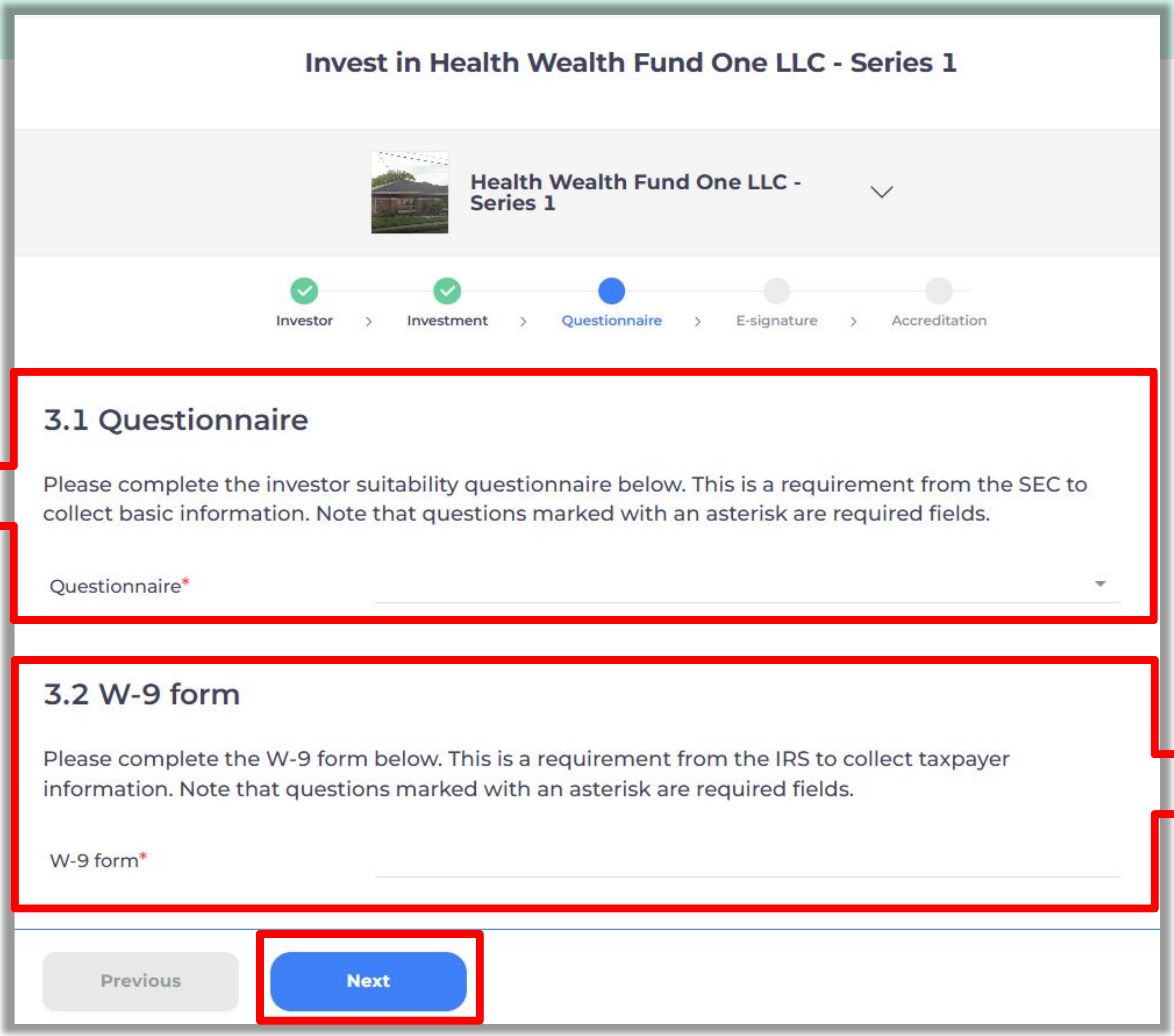
Select your funding method.

3 Click “Next.”

Investment Process

1

Complete the investor suitability questionnaire.



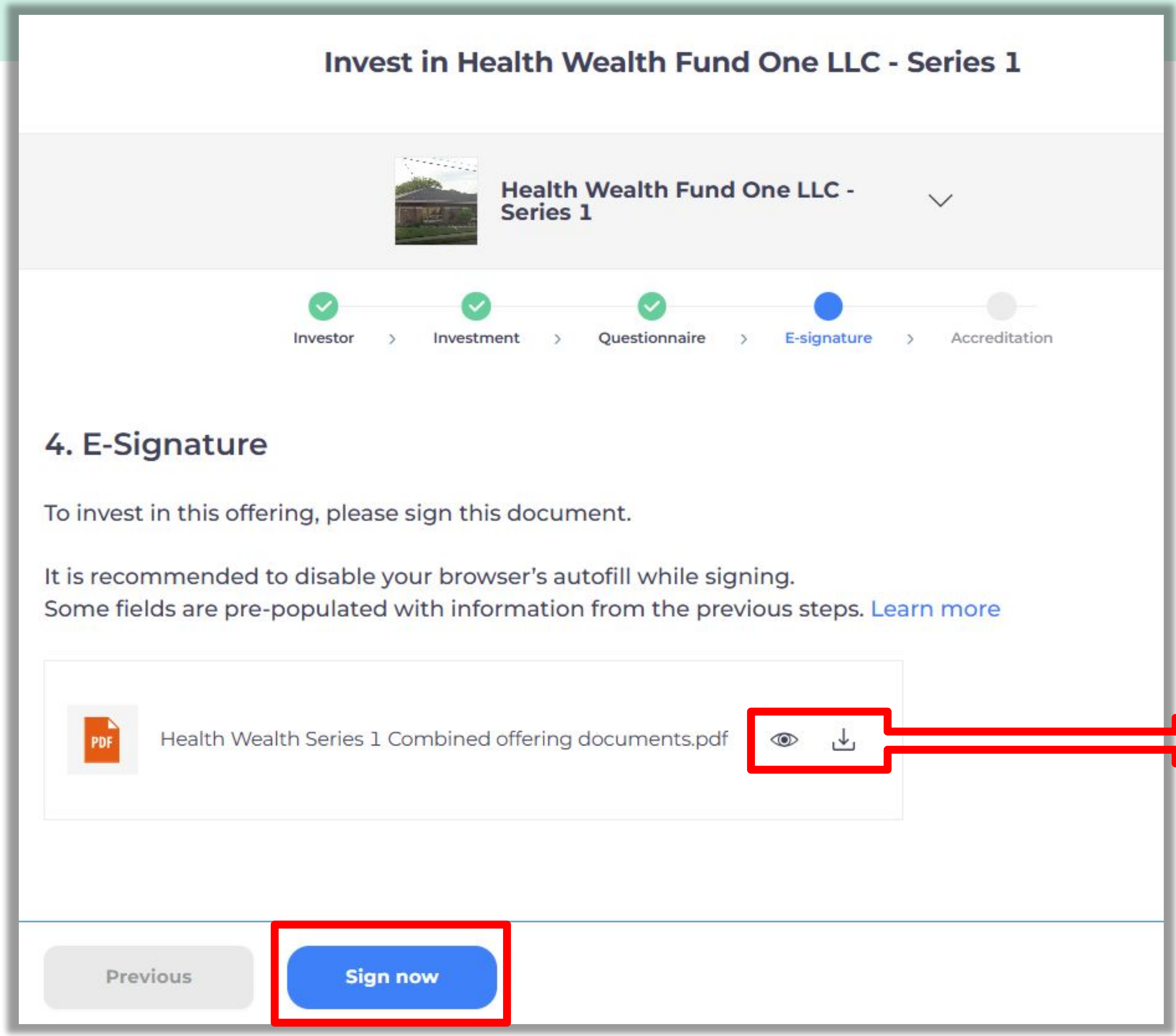
2

Complete the W-9 form.

3

Click “Next.”

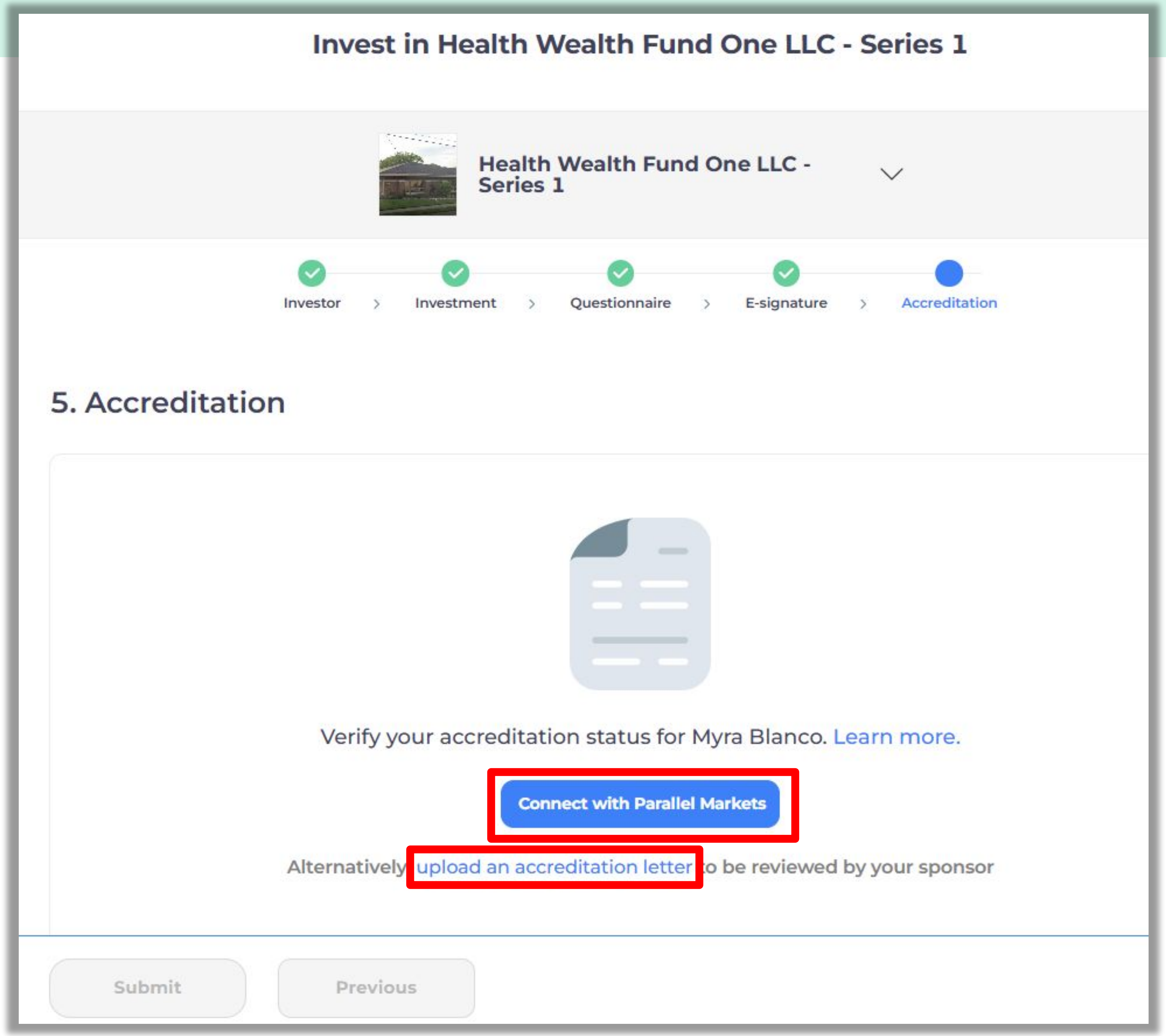
Investment
Process



View or download the offering documents.

Click "Sign now."

Investment Process

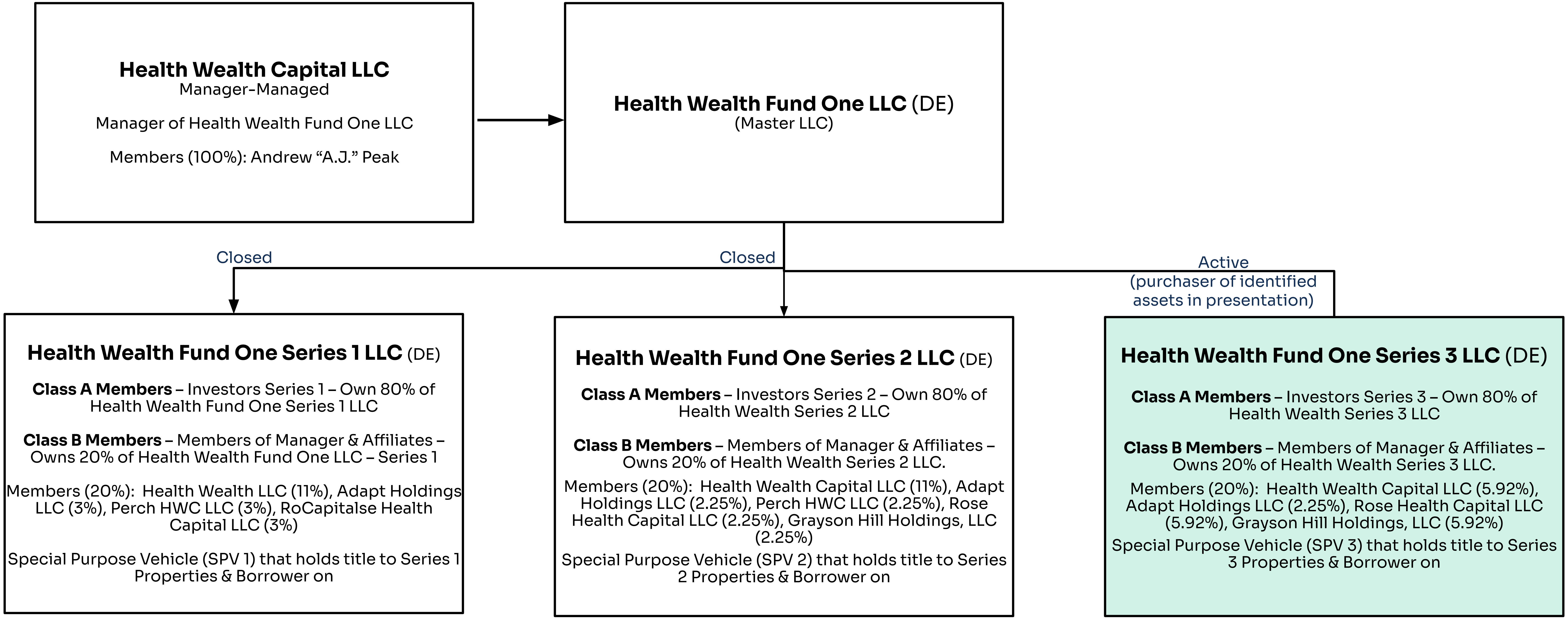


Upload your accreditation letter or Connect with Parallel Markets to request an accreditation.

Our Organizational Chart

All U.S. Investors

No Use of Crowdfunding



Questions?

TIme Freedom:

Do what you want, when you want.

Financial Freedom:

Work because you want to, not because you have to.

Location Freedom:

Travel when you want to, where you want to.

Legal
Disclaimers

This Property Summary has been prepared solely for, and is being delivered on a confidential basis to, persons considering a possible business relationship with the Company (defined herein). This Presentation is for informational purposes only and does not constitute an offer to sell, a solicitation of an offer to buy, or a recommendation to purchase any equity, debt or other financial instrument of the Company. No offer of securities shall be made except by means of a private placement memorandum meeting the requirements of the Securities Act of 1933, as amended, and applicable regulations of jurisdiction in which such an offer may be made. Any reproduction of this Property Summary, in whole or in part, or the disclosure of its contents, without the prior written consent of the Company, is prohibited.

By accepting this Property Summary, each participant agrees: (i) to maintain the confidentiality of all information that is contained in this Property Summary and not already in the public domain and (ii) to use this Property Summary for the sole purpose of evaluating a business relationship with the Company.

Forward-Looking Statements
This Property Summary includes "forward looking statements" within the meaning of the "safe harbor" provisions of the United States Private Securities Litigation Reform Act of 1995. Forward-looking statements may be identified by the use of words such as "forecast", "intend", "seek", "target", anticipate", "believe", "expect", "estimate", "plan", "outlook" and "project" and other similar expressions that predict or indicate future events or trends or that are not statements of historical matters. Such forward-looking statements include estimated financial information.

Such statements with respect to revenues, earnings, performance, strategies, prospects and other aspects of the business of the Company and are based on current expectations that are subject to known and unknown risks and uncertainties, which could cause actual results or outcomes to differ materially from expectations expressed or implied by such forward looking statements. These factors include, but are not limited to: (1) The inability of the Company to secure sufficient financing on favorable terms to acquire and operate the targeted properties; (ii) the possibility that the Company may be adversely affected by other economic, business and or competitive factors; (iii) an unexpected and unforeseeable event or events that adversely affect projections due the economic climate, weather events or events that uniquely affect acquired properties, including but not limited to litigation, latent building issues, or infrastructure issues; and (iv) other risks and uncertainties indicated from time to time in the final private placement memorandum prepared by the Company, including those under "Risk Factors" therein, and other certain other documents attached to and incorporated in a private placement memorandum for the Company. You are cautioned not to place undue reliance upon any forward-looking statements, which speak only as of the date made.

The Company undertakes no commitment to update or revise the forward-looking statements whether as a result of new information, future events or otherwise. Anyone using the Property Summary does so at the their own risk and no responsibility is accepted for any losses which may result from such use directly or indirectly. Recipients should carry out their own due diligence in connection with the assumptions contained herein. Although the Company may from time to time voluntarily update its prior forward-looking statements it disclaims any commitment to do so whether as a result of new information, future events, changes in assumption or otherwise except as required by securities laws.

The financial and operating projections contained in this Property Summary represent certain estimates as of the date hereof. The Company's accountant has not examined, reviewed or compiled the projections and accordingly expresses no opinion or assurance that the projections contained herein will accurately reflect the Company's results of operation or financial condition. The projections are presented in non-GAAP format. Assumptions and estimates underlying prospective financial information are inherently uncertain and are subject to a wide variety of significant business, economic and competitive risks and uncertainties that could cause the actual results to differ materially from those contained in prospective financial information. Accordingly, there can be no assurance the prospective results are indicative of the future performance of the Company or that actual results will not be materially different from the projections as presented. Inclusion of the prospective financial information in this Property Summary should not be regarded as a representation by any person that the projections contained herein are indicative of future results or will be achieved. These variation variations could materially affect the ability to make payments with respect to any of its outstanding and or future debt and service obligations."

Industry and Market Data
Unless otherwise noted, the forecasted industry and market data contained in the assumptions for the projections are based upon the Company management's estimates and industry and market publications and surveys. The information from industry and market publications has been obtained from sources believed to be reliable, but there can be no assurance as to the accuracy or completeness of