2022 MIDYEAR REPORT

HEALTHCARE & BIOLIFE SCIENCE

Business | Real Estate | Facilities
Finance | Asset & Risk Management

Stealth Realty Advisors, LLC
A Member of the TICI Group of Companies

Capital Markets | Acquisition
Disposition | Tenant Representation

Inflation, Interest Rates, & Seller/Buyer Discrepancy

2022's elephant in the room of inflation, rising interest rates and market adjustments will certainly have a major impact for all the players invested in medical office and healthcare real estate. However, before everyone presses the panic button it is important to understand the different factors affecting today's market and how pulling and pushing those levers will lead us toward the end of this year. They also work in tandem with one another and have a clear cause and effect relationship.

Starting with rising interest rates, the 75 bps increase by the Fed in mid June 2022 was the highest increase the nation has seen since 1994. Rising interest rates are one of the Fed's tools to combat inflation. CPI ("Consumer Price Index") increased to 8.58% YoY, which is significantly more than 2021's trailing 5 year average of 2%. These rate increases obviously result in money costing more to borrow which affects our national economy immensely, not just medical office or real estate as a whole. How this affects our world of health care real estate and medical office can be manyfold.

First, the rate increases can shift the market from a sellers market (which we have seen to be the case over the past couple of years) to a buyers market rather quickly. If money costs more to borrow, naturally investors cannot pay the same premiums in cap rates and valuation multiples they have in years past. These cap rates will be forced to decompress and the inflationary value of the income in place, with set increases being outpaced by inflation, inherently hurt pricing.

Yields Compressed Across Investor Type

MOBs Past 12 Months

Buyer Type	# Of Properties	Total Price	$ / SF	Avg.Cap Rate/ Yield
Hospital/Health System	94	$1.228 M	$299	5.3
Investor/Private	1,160	$13,723 M	$388	6.0
Provider Owner	72	$408 M	$300	7.2
REIT	235	$4,609 M	$388	5.9

Seller Type	# Of Properties	Total Price	$ / SF	Avg Cap Rate/ Yield
Hospital/Health System	37	$476	$306	4.9
Investor/Private	1,170	$15,186	$386	5.9
Provider Owner	263	$2,460	$384	6.7
REIT	91	$1,847	$388	5.3

Source: Revista

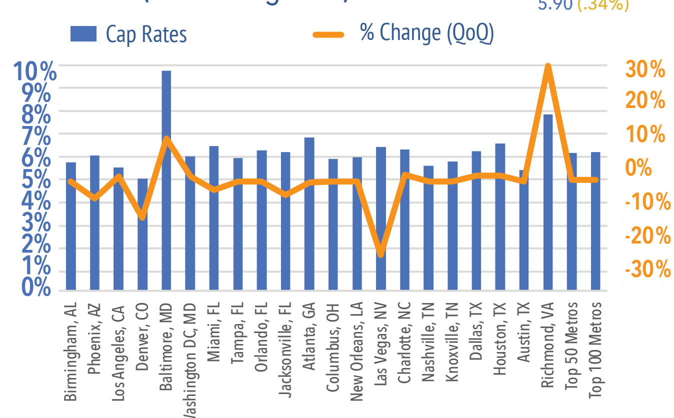
Meme provided from a major healthcare investor

The counterbalance to this as far as health care real estate is concerned is the demand for "recession proof" medical tenants, the life science boom and upside in the industry as a whole, which not all asset classes can boast.

So with these obscene rate increases why haven't we seen the change to a "buyers market"? This is due to a number of reasons. Ancillary factors such as medical office being labeled as a safe asset class and the rising trends of life science and behavioral health real estate only tell part of the story. There is a clear discrepancy between sellers' expectations in pricing vs. buyers' ability to pay the premiums they could have no less than 3 months ago, when we were in a low interest rate environment. It is simple math that if money costs more to borrow, yields must rise to accommodate the cost of capital. Sellers mentality has not changed quickly enough, and with more expected rate increases on the horizon, sellers in less than ideal positions may be caught holding the bag. Owners who have a good basis and long term leases in place with credit tenants are in a good position to sit and wait, however, not all owners are in these same positions. Rates historically are still very low and if sellers can understand sooner rather than later that the market may not be what it was a few months ago, they can still capitalize on the desirability of healthcare real estate and collect a good premium on their product.

CAP Rates (Non-Weighted)

Top 100 Metros
5.90 (.34%)



Source: Revista

MEDICAL OFFICE

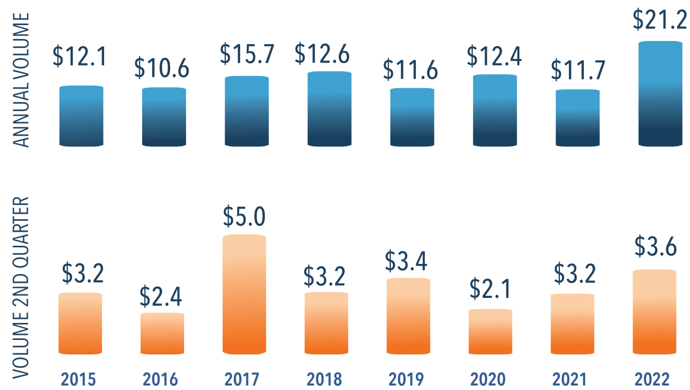
As we hit the mid-year mark, medical office has seen a record influx of capital raised specifically towards this asset class. According to market experts, interest in the asset class continues to grow due to aging demographics, reliable tenant groups, and a need for investment diversification. Newmark's 2021 Healthcare Capital Market Report indicates a record breaking $15.4B, smashing the previous record of $14.9B in 2017. We should expect similar numbers by year end 2022.

According to data acquired by Revista, the Q1 2022 MOB Transaction Volume (chart below) reflects this trend and shows that we are on pace for $20B annually, nearly double 2021 Q1s output from $2.1B to $3.8B. 2022 Cap rates continue to stay compressed at 5.8%, which again is lower than 2021 Q1s median of 6.1%.

As our global and national economy enter a state of flux and uncertainty, both institutional and private investors see medical office as a pillar of stability in their portfolios.

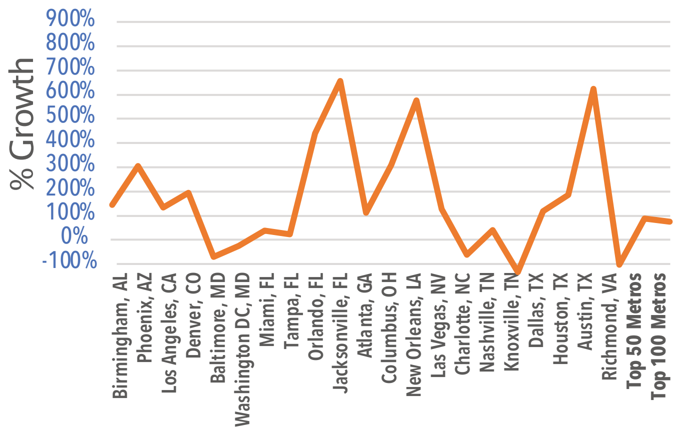
The low interest rate environment we saw in 2021 as a result of Covid-19 has clearly had substantial impact on the overall MOB market. Pricing has surged to record margins and as interest rates continue to rise, the influx of new money has appeared to balance out the negative market shift that rising rates should cause for the time being. A limited amount of quality product in the marketplace may have also contributed to keeping cap rates low during this time period. Investors appear to be very bullish on MOB's that are well located with strong tenants in place.

MOB Transaction Volume at Record Levels



Source: Revista

Transaction Volume Growth (QoQ)



Source: Revista & Costar

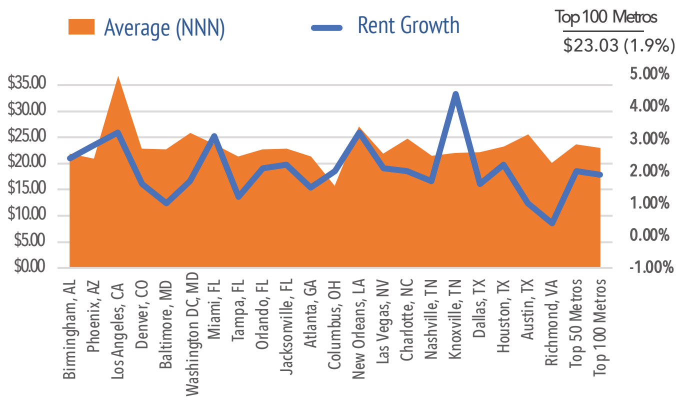
Top Markets See Increased Volume & Pricing 2022

	ANNUAL VOLUME		AVG CAP RATE /YIELD	
MARKET	1Q21	1Q22	1Q21	1Q22
US	$10,504.1 M	$10,504.1 M	6.3	5.9
TOP 100	$8,378.8 M	$8,378.8 M	6.3	5.9
TOP 50	$6,821.8 M	$6,821.8 M	6.3	5.8
LOS ANGELES	$788.0 M	$788.0 M	5.4	5.1
NEW YORK	$334.0 M	$334.0 M	6.6	5.3
PHOENIX	$228.3 M	$228.3 M	6.8	5.8
DALLAS	$279.8 M	$279.8 M	7.3	5.9
SAN FRANCISCO	$45.8 M	$45.8 M	N/A	4.2
SAN ANTONIO	$130.1 M	$130.1 M	5.6	5.4
ATLANTA	$260.0 M	$260.0 M	6.0	6.5
MIAMI	$326.5 M	$326.5 M	5.8	6.3

Source Revista

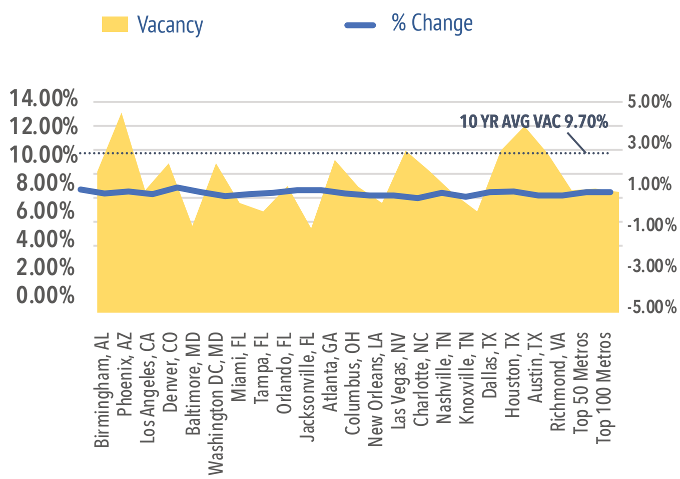
MEDICAL OFFICE

2022 Market NNN Rent vs. Rent Growth



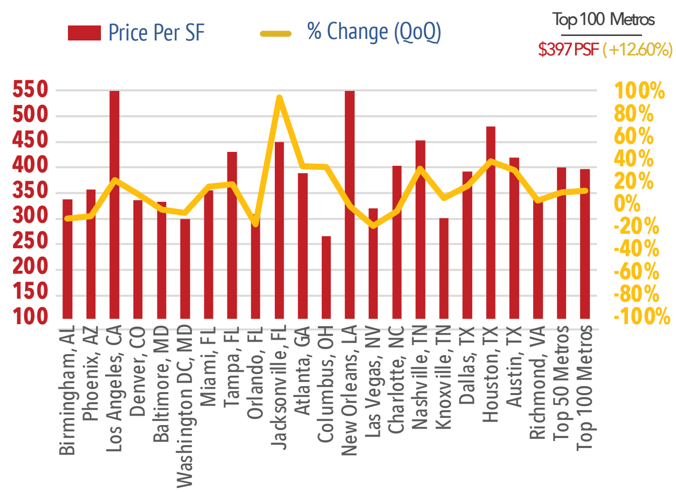
Source: Revista & Costar

2022 Market Vacancy vs. Change



Source: Revista & Costar

Price Per Square Foot ($/SF)



Source: Revista & Costar

CAP Rates Compressing in Q2 2022

	25th Percentile	Median	75th Percentile	Lowest
1Q 2018	7.2	6.0	4.7	4.2
2Q 2018	7.2	6.4	5.4	3.9
3Q 2018	7.2	6.6	5.6	3.4
4Q 2018	7.2	6.4	5.6	3.2
1Q 2019	7.0	6.7	6.1	3.7
2Q 2019	6.7	6.2	5.9	4.2
3Q 2019	6.9	6.3	5.8	4.4
4Q 2019	6.9	6.2	5.7	4.1
1Q 2020	6.8	6.1	5.4	3.9
2Q 2020	7.0	6.3	5.7	4.0
3Q 2020	6.9	6.1	5.5	4.0
4Q 2020	6.9	6.0	5.5	4.5
1Q 2021	7.0	6.1	5.2	4.7
2Q 2021	7.0	5.9	5.2	4.0
3Q 2021	7.0	5.9	5.2	4.0
4Q 2021	6.7	5.7	5.2	3.5
1Q 2022	6.3	5.8	5.0	3.4
2Q 2022	6.5	5.8	5.4	3.9

Source: Revista

MOB Construction Top Markets

MARKET	SF in Progress	SF in Progress vs Inventory	SF Completed TTM	SF Started TTM
US	50.5 M	3.3 %	18.5 M	27.0 M
TOP 100	38.2 M	3.7%	13.9 M	19.9 M
TOP 50	31.9 M	3.7%	11.4 M	17.0 M
HOUSTON	2.2 M	5.1%	1.0 M	1.3 M
NEW YORK	2.2 M	2.8%	0.6 M	1.3 M
MIAMI	1.7 M	7.3%	0.6 M	1.0 M
WASHINGTON	1.6 M	6.7%	0.2 M	0.9 M
LOS ANGELES	1.6 M	2.6%	0.4 M	0.9 M
CHICAGO	1.4 M	3.3%	0.2 M	0.4 M
BALTIMORE	1.4 M	8.6%	0.5 M	1.3 M
ORLANDO	1.4 M	12.1%	0.2 M	0.7 M
COLUMBUS	1.3 M	10.6%	0.4 M	0.3 M
SAN FRANCISCO	1.3 M	6.0.%	0.7 M	0.4 M

Source: Revista

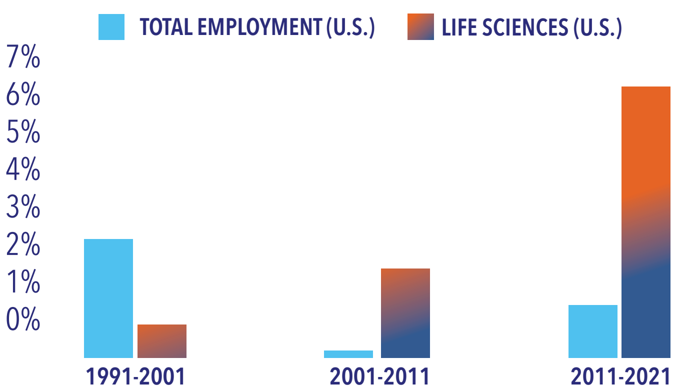
Bay Area Regional Medical Center, Webster TX

BIO LIFE SCIENCE

The Bio Life Science industry unsurprisingly continues to stay on fire through the first half of 2022. According to Pitchbook, investment in Biotech is up 12.7% year over year with private equity contributions soaring to nearly $45 billion through 2021. With an 11.4% YoY increase in job growth, completely contrasting the general economy, demand for lab space and real estate investment will most certainly follow suit.

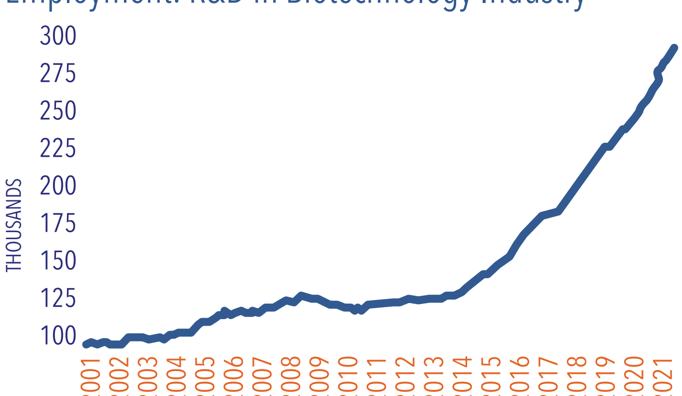
Life Sciences Job Growth Accelerated in 2021

Employment Growth by Decade (Average Annual)



Source:: US Bureau of Labor Statistics

Employment: R&D in Biotechnology Industry



Source: US Bureau of Labor Statistics

However, rapid growth in any industry comes with an equal need to adapt. This most certainly applies to all investors in the space, not just new capital hoping to break into the market. Innovations like genomics can require very intensive and specific tenant improvements that landlords need to be able to accommodate. R&D space required by Bio Life tenants have to stand alone and have to be of the highest quality. Furthermore, these spaces need to focus on sustainability and wellness to retain/acquire the cream of the crop from the talent pool. All of this onus comes back to the landlord. With premium rents come high expectations, and investors need to be prepared for these demands when entering the space.

Q1 Life Science Highlights

Vacancy for lab space in the top US Life Sciences market fell to 5.3% in Q1 (30 bps.)

Average lab space asking NNN rent fell by 2.3% in the top 12 markets.

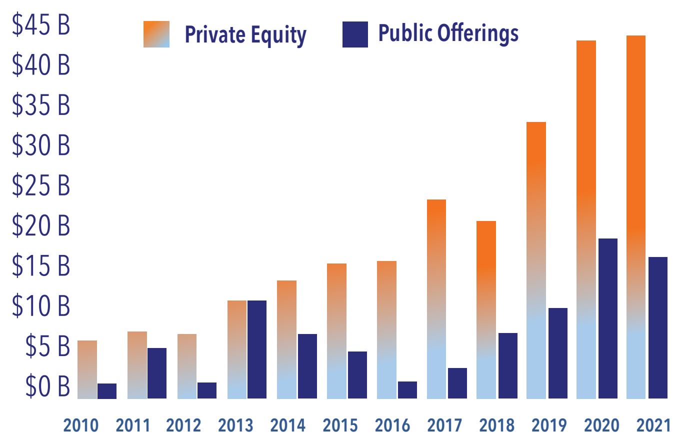
Asking NNN rent for lab space fell by 2.3% QoQ, however half of the top 12 markets have increased.

66% of the 29.1 M sq. ft. of construction deliveries are expected to be completed in the next 12-24 months. 26% of which has been completed.

Source: CBRE

Investment in Bio Tech Up 12.7 % YoY

North American Venture & Public Offering Capital



Source:: Pitchbook

AMBULATORY SURGERY CENTER

Q1 has shown a spike in new ASCs across the nation, which continues a trend from the early days of the pandemic. According to Becker's most recent Medicare Payment Advisory Commission Report, 174 ASCs opened in 2020 followed by 281 in 2021. 2022 has already seen massive projects under way and this growth is due to two specific reasons, one of which has been very surprising. The first, and most common reason, is standard development. 2022 expects to see a $161.2 M center opening in Dublin, Ohio in September. San Antonio has a 100,000 sf, $50 M ASC opening by the University of Texas Health, San Antonio. The second reason is the rising growth of conversions from the Standard Hospital Outpatient Department, (HOPD) to an Ambulatory Surgery Center (ASC). Normally, a HOPD will have cases with better reimbursements than ASCs but there are factors as to why we are seeing more conversions in the new year.

Reasons for Conversion:

Physician Demand - ASCs are allowing surgeons more control, efficiency of process, looser corporate structure and higher pay.

Employee Retention - By aligning values with these surgeons, it prevents them from migrating to HOPDs or other health systems.

Rising Case Migration- More and more higher-acuity cases are being approved by CMS, allowing a majority of the normal outpatient surgery to be billed and performed in an ASC.

Commercial Payer Discount - Commercial payers are requiring certain procedures to be performed at an ASC due to lower costs at these facilities.

These conversions will continue to occur over the coming months and it remains to be seen how this will affect the values and cap rates for this growing subclass of health system real estate.

Dartmouth Hitchcock Clinics Manchester Ambulatory

BEHAVIORAL HEALTH

As we have continued to dedicate more space to this growing asset class, behavioral health transactions are up and similar to life science, hitting record prices. Multiples remain high and the industry is seeing a record number of transactions completed, according to data acquired by the Braff Group.

An Environment for Collaboration

In 2022, behavioral health has fostered a community of collaboration consisting of strategic affiliations and joint ventures across health care real estate. Factors for this include an increase in demand for services, and the desire of health systems across the board to create synergy and complement each other to provide the highest quality behavioral health care for their community.

There are a variety of ways behavioral health can partner with health systems. However, the most common that has emerged is a joint venture between a hospital and a behavioral health operator. Behavioral health patients are often admitted through the ER, and this can cause massive occupancy issues for hospitals in addition to the fact that they don't generally provide the care to support behavioral health patients. The 2020 pandemic only accelerated this issue.

However, to tackle this, a collaboration between a hospital and behavioral health operator can incite new development of wings or facilities that cater specifically to behavioral health, in addition to freeing up occupancy and bed capacity. From a real estate perspective, and as mentioned earlier, behavioral health operators come with freshly invested capital that can support a hospital/health systems desire to complete improvements and upgrades to their facilities.

Look for investors and joint venture partners to aggressively pursue behavioral health tenants for their facilities and continue to create partnerships to further bolster their portfolios and improve their real estate.

Behavioral Health M&A Deal Trends

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Acquired Brain Injury	1	2	2	4	3	4	2	0	3	4
At Risk Youth	16	12	11	11	10	17	15	8	19	20
I/DD	10	14	19	27	17	18	14	23	17	25
Substance Abuse Disorder	2	6	11	10	13	19	37	46	39	39
Mental Health	39	17	40	38	29	35	38	46	56	81
Autism Services	25	32	40	55	61	49	69	56	55	82

Source: The Braff Group

2022 has continued the aggressive pace of CY2021 construction, with even more projects breaking ground despite the slow completions and deliveries expected from the last few years. Furthermore, according to data supplied by Revista, supply chain issues and year over year increases in costs of construction seem to have little or no impact in the willingness to place readily available capital for those projects that have completed the planning process. We believe that this is due to confidence in the lack of inventory in the market, with still historically low vacancy in medical office. As mentioned in our last report, we believe 2023 will show a reduction in this aggressive pace as there are significantly less projects in planning through 2022 than there were at this time last year. Additionally it is prudent to keep an eye on interest rates and inflation through the rest of the year and the effect this combination will have on the viability and cost of capital for new development.

200 Libbey Industrial Way, Weymouth MA 69,000 SF, Off Campus MOB leased by Boston Childrens Owned/ Developed by Foxrock Properties LLC Started 1Q2022

Key Construction Stats & Trends

General Hospital

	Properties in Progress	$ Volume Progress	SF Progress	SF Completed Past 12 MO	SF Started Past 12 MO
Q2 2021	381	$63.3B	81.0 M	26.8 M	26.7 M
Q2 2022	425	$80.0 B	97.1 M	21.0 M	36.0 M

Medical Office Building

	Properties in Progress	$ Volume Progress	SF Progress	SF Completed Past 12 MO	SF Started Past 12 MO
Q2 2021	613	$21.5 B	42.7 M	19.0 M	18.5 M
Q2 2022	684	$24.8 B	50.5 M	18.5 M	27.0 M

Source: Revista

Cedar Hill Regional Medical Center (new construction) 600K SF, 136 Beds Owned by District of Columbia, Leased/ Managed by Universal Health Services NYSE: UHS Started 1Q2022

MOB Construction Pipeline Analysis

	On Campus	Properties in Progress	$ Volume Progress	SF Progress	SF Vs. Inventory
Q2 2021	No	390	$10.6 B	22.3 M	2.1 %
	Yes	166	$10.3 B	18.3 M	4.3 %
	All	556	$20.8 B	40.6 M	2.7 %
Q2 2022	No	484	$13.5 B	29.7 M	2.7 %
	Yes	162	$9.6 B	17.6 M	4.1 %
	All	646	$23.0 B	47.3 M	3.1 %

Source: Revista

MOB Construction Costs Per SF Trends

	25th Percentile	Median	Average	90th Percentile
1Q 2019	$296	$310	$393	$599
2Q 2019	$296	$310	$395	$729
3Q 2019	$295	$310	$407	$667
4Q 2019	$297	$310	$396	$553
1Q 2020	$298	$314	$410	$675
2Q 2020	$299	$313	$403	$683
3Q 2020	$297	$313	$399	$693
4Q 2020	$297	$312	$403	$607
1Q 2021	$296	$305	$383	$542
2Q 2021	$296	$307	$383	$671
3Q 2021	$299	$307	$396	$923
4Q 2021	$297	$305	$392	$573
1Q 2022	$298	$308	$429	$804
2Q 2022	$298	$321	$469	$1,289
3Q 2022	$298	$344	$464	$539
4Q 2022	$300	$352	$492	$918

Source: Revista

Hospital Construction Costs Per SF Trends

	25th Percentile	Median	Average	90th Percentile
1Q 2020	$486	$507	$659	$1,088
2Q 2020	$483	$504	$716	$1,314
3Q 2020	$486	$505	$691	$901
4Q 2020	$488	$503	$684	$1,042
1Q 2021	$495	$515	$675	$985
2Q 2021	$498	$516	$650	$1,100
3Q 2021	$498	$519	$716	$1,123
4Q 2021	$497	$518	$706	$949
1Q 2022	$499	$525	$710	$900
2Q 2022	$499	$541	$707	$1,025
3Q 2022	$499	$566	$684	$1,388
4Q 2022	$500	$570	$716	$1,102

Source:: Revista

General Hospital Construction Started vs Completed

Started in Past 12 Months		Completed in Past 12 Months	
1Q 2015	22.3M	1Q 2015	19. M
1Q 2016	26.1 M	1Q 2016	30.3 M
1Q 2017	30.5 M	1Q 2017	22.6 M
1Q 2018	25.7 M	1Q 2018	25.2 M
1Q 2019	26.7 M	1Q 2019	25.8 M
1Q 2020	31.2M	1Q 2020	28.0 M
2Q 2021	26.7 M	2Q 2021	26.8 M
2Q 2022	36.0 M	1Q 2022	21.0 M

Source: Revista

MOB Construction Started vs Completed

Started in Past 12 Months		Completed in Past 12 Months	
1Q 2015	22.0 M	1Q 2015	17.6 M
1Q 2016	22.5 M	1Q 2016	22.9 M
1Q 2017	23.6 M	1Q 2017	23.6 M
1Q 2018	24.6 M	1Q 2018	19.7 M
1Q 2019	25.3 M	1Q 2019	24.6 M
1Q 2020	23.1 M	1Q 2020	26.4 M
2Q 2021	21.7 M	2Q 2021	19.9 M
2Q 2022	27.0 M	2Q 2022	18.5 M

Source: Revista

Medical Office Development

50 million sq. ft. of medical office development currently in the construction pipeline throughout the United States.

Industry saw $7 billion in capital investment in medical operations in 2021

703 Medical office buildings projects under construction in beginning of the year.

California, Florida, Texas, New York and Ohio had the greatest amount of square footage under construction

Source: WealthManagement.com & Colliers

Mayfair Medical Commons, a 2-story out-patience healthcare facility is set to be delivered Spring of 2023.

Notable Life Science Transactions

BUYER	Longfellow Real Estate Partners
WHERE	3401 Grays Ferry Ave, Philadelphia, PA
SQUARE FEET	387,000 SF
PRICE	$365,000,000 on Construction
DATE COMPLETED	End of 2025

BUYER	Big Sky Medical
SELLER	Spruce Healthcare Group
WHAT	Spectra Labs - Rockleigh, NJ
SQUARE FEET	204,495 SF
PRICE	$50.5 Million

Notable Medical Office Transactions

BUYER	Montecito Medical Real Estate
SELLER	Henrico represented investor
WHERE	Ashlake Medical Center - Chesterfield, VA
SQUARE FEET	27,606 SF
PRICE	$12.25 Million

BUYER	Northwest Healthcare Properties
SELLER	Harrison Street
WHAT	27 Property Healthcare Portfolio
SQUARE FEET	1.2 Million SF
PRICE	$600 Million

Markets	Inventory (SF)	Vacancy (%,SF)	Under Construction (SF)	YoY Rent Growth (%)	Market Rate Lease ($/SF)	Market Rate Sale ($/SF)	Average Cap Rate
Top 100 Metros	1,047,857,228	7.9%	37,412,115	1.90%	$23.03	$397	5.9%
Top 50 Metros	861,105,691	8.1%	31,419,548	2.00%	$23.73	$401	5.8%
Birmingham, AL	7,930,720	9.2%	270,500	2.40%	$21.87	$337	5.5%
Phoenix, AZ	21,034,066	13.1%	744,927	2.80%	$20.88	$357	5.8%
Los Angeles, CA	60,403,108	8.0%	1,504,805	3.20%	$36.85	$572	5.2%
Denver, CO	15,320,681	9.8%	142,100	1.60%	$22.81	$336	4.8%
Baltimore, MD	16,492,491	5.7%	1,425,540	1.00%	$22.69	$332	9.4%
Washington DC, MD	24,548,686	9.8%	1,400,905	1.70%	$25.84	$299	5.7%
Miami, FL	22,675,355	7.2%	1,650,471	3.10%	$23.65	$354	6.1%
Tampa, FL	13,101,897	6.6%	365,422	1.20%	$21.39	$432	5.6%
Orlando, FL	11,698,190	8.3%	1,419,913	2.10%	$22.71	$309	6.0%
Jacksonville, FL	9,007,727	5.5%	739,403	2.20%	$22.90	$451	5.9%
Atlanta, GA	30,256,795	10.0%	1,178,690	1.50%	$21.37	$389	6.5%
Columbus, OH	12,394,183	8.2%	1,295,000	2.00%	$15.79	$264	5.6%
New Orleans, LA	4,689,761	7.2%	0	3.20%	$27.15	$569	5.7%
Las Vegas, NV	7,663,554	10.6%	117,430	2.10%	$21.95	$318	6.1%
Charlotte, NC	11,646,529	9.3%	807,600	2.00%	$24.79	$404	6.0%
Nashville, TN	11,938,826	7.8%	806,388	1.70%	$21.48	$454	5.3%
Knoxville, TN	4,805,709	6.6%	153,267	4.40%	$22.06	$299	5.5%
Dallas, TX	38,050,701	10.6%	508,218	1.60%	$22.13	$392	5.9%
Houston, TX	43,520,596	12.2%	2,223,360	2.20%	$23.23	$481	6.3%
Austin, TX	7,469,214	10.4%	472,243	1.00%	$25.59	$419	5.1%
Richmond, VA	8,279,764	8.0%	27,400	0.40%	$20.12	$341	7.5%

Source: Revista

Markets Rally on Fed Minutes as Bond Yields Rise, June Jobs Report Looms

Written by David R Pascale, Jr at George Smith Partners

The release of the Fed meeting minutes for June indicated that there is an agreement for another 50 – 75 basis point increase this month (after June's 75 basis point increase). The officials also indicated that an "even more restrictive stance could be appropriate if elevated inflation…persists." Another 75 basis point increase would put the Fed Funds rate at 2.25% -2.50%, right at the Fed's "neutral" rate. So, further increases after July would put it officially in "restrictive" territory. Another takeaway from today is the Fed feels the battle is shifting to one of "messaging". Expectations of future inflation are becoming prevalent for the first time in decades. Fed officials worry that this expectation can result in more entrenched inflation. The notes also show that Fed officials believe that their constant messaging on their willingness to tame price increases is critical in reassuring consumers. The bright side? Officials note that by raising rates quickly today, they will have more flexibility later to pause or slow down in the fourth quarter and early next year.

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Money Rates as of (7/20/2022)

Prime Rate	4.75 %
1 Month LIBOR	▲2.16 %
6 Month LIBOR	▲3.29 %
5 YR SWAP	▲2.86 %

10 YR SWAP	▲ 2.81 %
5 YR TR	▲ 3.16 %
10 YR TR	▲ 3.03 %
30 YR TR	▲ 3.16 %

Source: Fin Facts from Bryan Shaffer, George Smith Partners.
Bryan Shaffer, Managing Director, George Smith Partners
bshaffer@gspartners.com

What we forsee....

Healthcare real estate is now and has for the first half of 2022 started to experience the same setbacks as other sectors. The cost of money, the cost of construction and the cost of tenant improvements, etc., are all tied to the current economic climate.

Bewildered? Well, you are not alone. Although this is the first time many of you have seen a market like this, it is not our first rodeo, as my friends like to say in Texas. Patience now and over the next 12 to 18 months should be the main stay by the savvy healthcare real estate buyer.

But what about owners, operators, and occupiers? The cost of operations is at a skyrocketing level and not tapering off, making it harder to maintain what was normal expenses and CAM charges. This has already pushed rates as reflected in the latest information from Revista in their second quarter report.

Eager money is pausing or leaving the sector altogether. The market is slowing shifting from a sellers' market however, not yet at levels where the true healthcare investor is willing to overpay. Depending on classification, location and tenancy, basis points have gone up 50 to 100 points. This applies to all of the healthcare real estate types, including life science, which we expect to cool somewhat.

We anticipate more fluctuations in the mindset of the investment community and believe the large supply of product seen over the last 18 months may begin to falter.

Flexibility, patience and a strong stomach will get you through the last half of 2022. Take an antacid and call us.

About our Companies

Business I Real Estate I Facilities
Finance I Asset & Risk Management

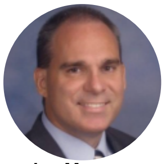
Texas International Consultants, Incorporated is the flagship of The TICI Group of Companies and recently celebrated its centennial anniversary with the third generation of Mendiola's at the helm. This member of the TICI Group is a strategic global consulting and advisory firm dedicated to representing private and public investors on behalf of their commercial real estate in the United States. We advise investors on their existing assets as well as potential acquisition targets along with mergers and acquisitions and sale leasebacks working on behalf of the clients along with their tax and legal advisors.

Capitol Markets I Acquisition
Disposition I Tenant Representation

Stealth Realty Advisors, LLC was created in 2012 to assist the clients of The TICI Group with their capital market needs. National in scope of services, Stealth is a boutique firm specializing in healthcare real estate. Stealth executives are industry leaders with decades of experience coming from well-known national and institutional public healthcare companies. Handling all aspects of capital markets, including acquisitions, dispositions, tenant representations and finance. Along with its sister company Texas International, it also advises clients on development, build to suits and sale/leasebacks. Our clients are sophisticated private and public individual, corporate and institutional REIT's. Stealth also represents, health systems, individual physicians and physician groups, private equity firms, developers, and lenders.

STRATEGIC ALLIANCE COVERAGE

SPECIAL ACKNOWLEDGEMENTS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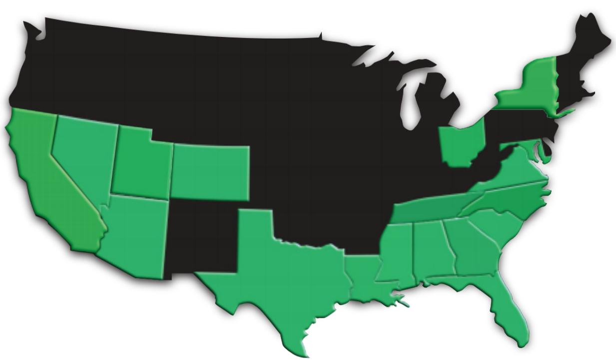


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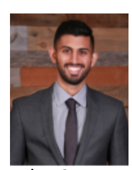
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1921 100th ANNIVERSARY

Texas International Consultants Incorporated — Generations of Solid Advice Since 1921 — TICI

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