

# TEXAS

## HEALTHCARE REAL ESTATE OWNERSHIP<sup>©</sup>

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# A GUIDE ON FUTURE OPPORTUNITIES

In recent years, our brokerage has been deeply entrenched in the healthcare commercial real estate sector in Texas. With its distinct position as a key market, Texas has consistently captured the attention of investors and industry stakeholders. The allure is unmistakable; Texas stands out with its four primary markets – Austin, Dallas, Houston, and San Antonio.

In the past, we have conducted observations, analyses, and reporting within this sector. However, a significant knowledge gap existed in our understanding of healthcare real estate asset ownership within the state of Texas. While national data offered a broad overview, the specific nuances of the Texas market remained unexplored. With our most recent white paper, we aim to address this gap in knowledge. For the very first time, we have explored the intricacies of ownership structures within the primary healthcare real estate asset classes in Texas, spanning medical office buildings, ambulatory surgical centers, hospitals, and behavioral health facilities. Our sincerest appreciation is given to ReVista for their invaluable assistance in compiling and providing data for use in this paper.

Our research delves into a variety of ownership categories, including developer/operator, REIT, private investor, hospitals/health system, owner/providers, REPE/advisor, and other entities. For a comprehensive and visual breakdown of these ownership types in Texas, as well as within each major market, please refer to the attached bar and pie charts.

So, why does this matter?

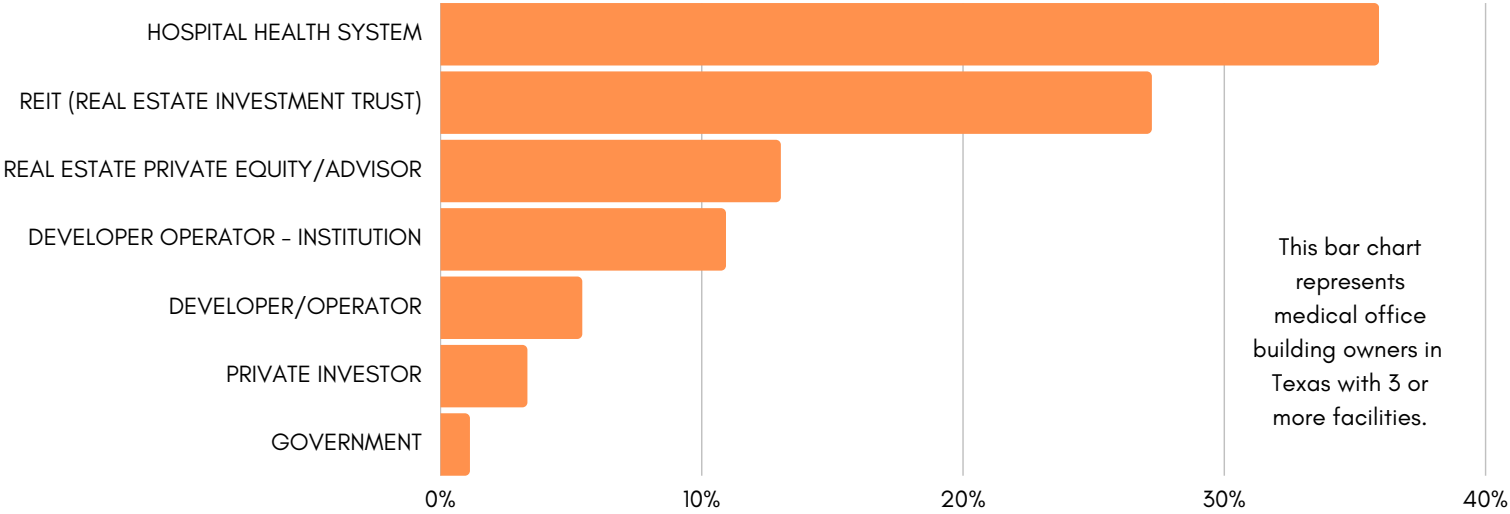
Comprehending the ownership dynamics within the industry is of utmost importance for all stakeholders. This research acts as a guide for providing direction to investors, lenders, and businesses on where to focus their endeavors. Whether the goal is identifying prospective acquisitions, assessing lending possibilities, or establishing new business collaborations, this white paper delivers insights into opportunities and effective strategies within the Texas healthcare real estate market.

In a highly competitive state where everyone is striving for their share of opportunities, our aspiration is that this white paper not only sheds light on the subject, but also sparks productive initiatives in the continually changing landscape of healthcare real estate in Texas.

If you're contemplating an entry into the Texas healthcare commercial real estate sector or looking to strengthen your current portfolio, Stealth Realty Advisors is well-prepared to provide support and guidance. With our deep-rooted expertise, comprehensive market insights, and unwavering commitment to our clients' success, we offer a partnership that transcends traditional brokerage. We invite you to reach out and discuss how we can strategically align with your acquisition efforts, ensuring you navigate the Texas landscape with precision and confidence. Together, let's shape the future of healthcare real estate in Texas.

# TEXAS

## MEDICAL OFFICE BUILDING OWNERSHIP

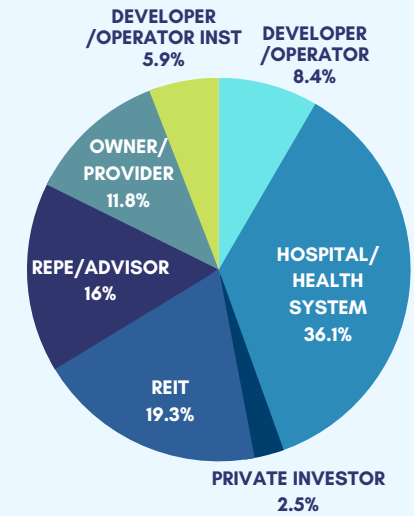
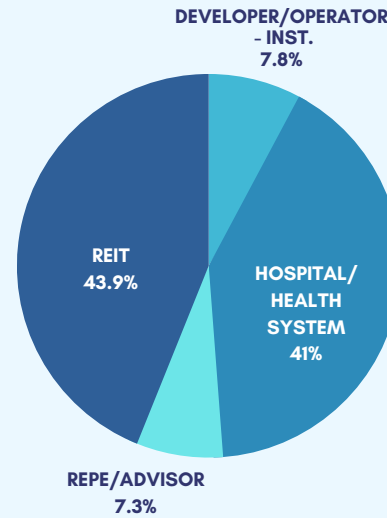
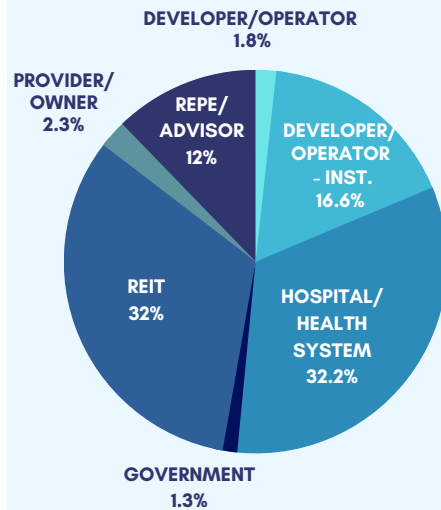
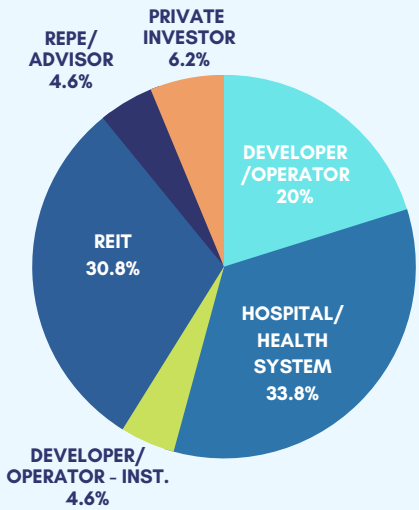


This bar chart represents medical office building owners in Texas with 3 or more facilities.

TEXAS HAS OVER 1,168 MEDICAL OFFICE FACILITIES

SOURCE: Revista

### Austin      Dallas      Houston      San Antonio



SOURCE: Revista

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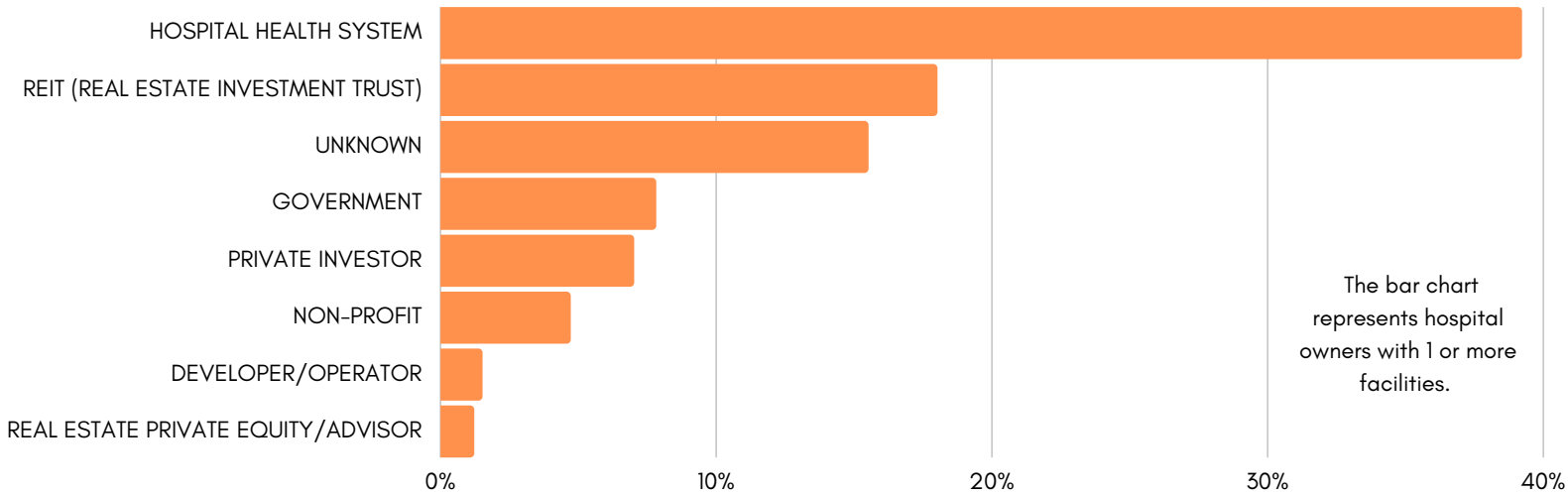


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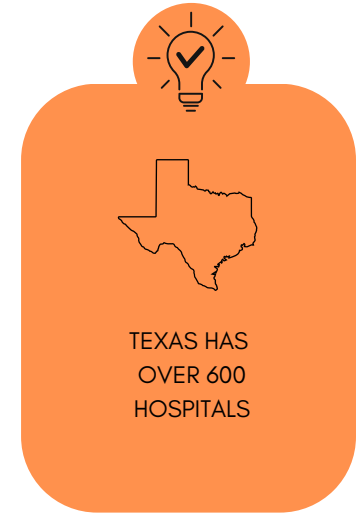
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## HOSPITAL BUILDING OWNERSHIP



The bar chart represents hospital owners with 1 or more facilities.



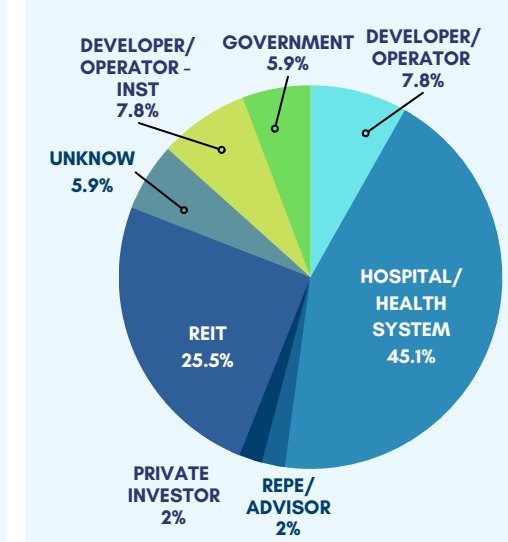
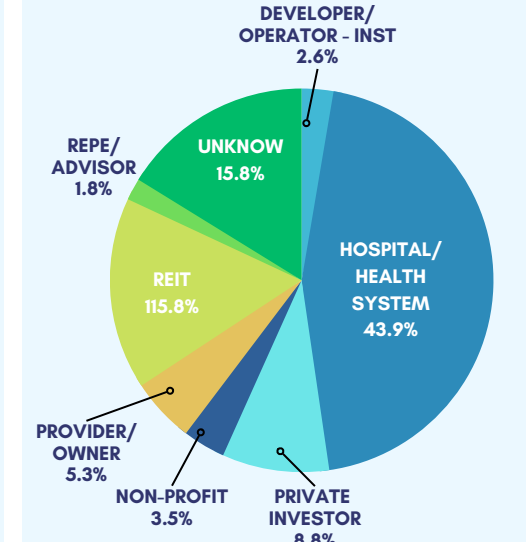
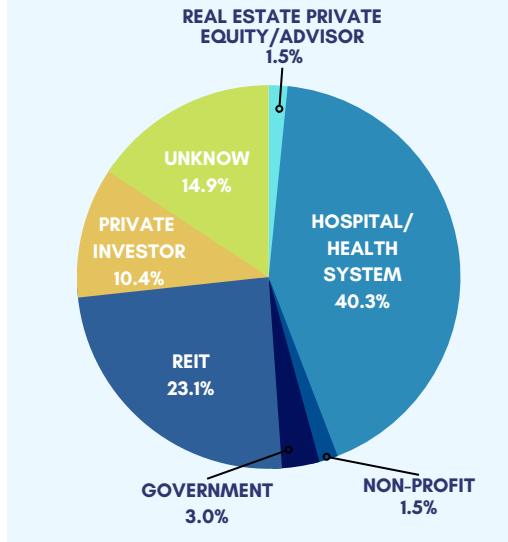
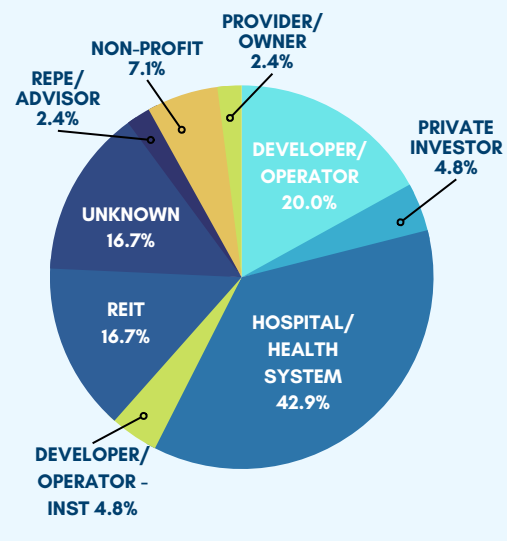
SOURCE: Revista

### Austin

### Dallas

### Houston

### San Antonio



SOURCE: Revista



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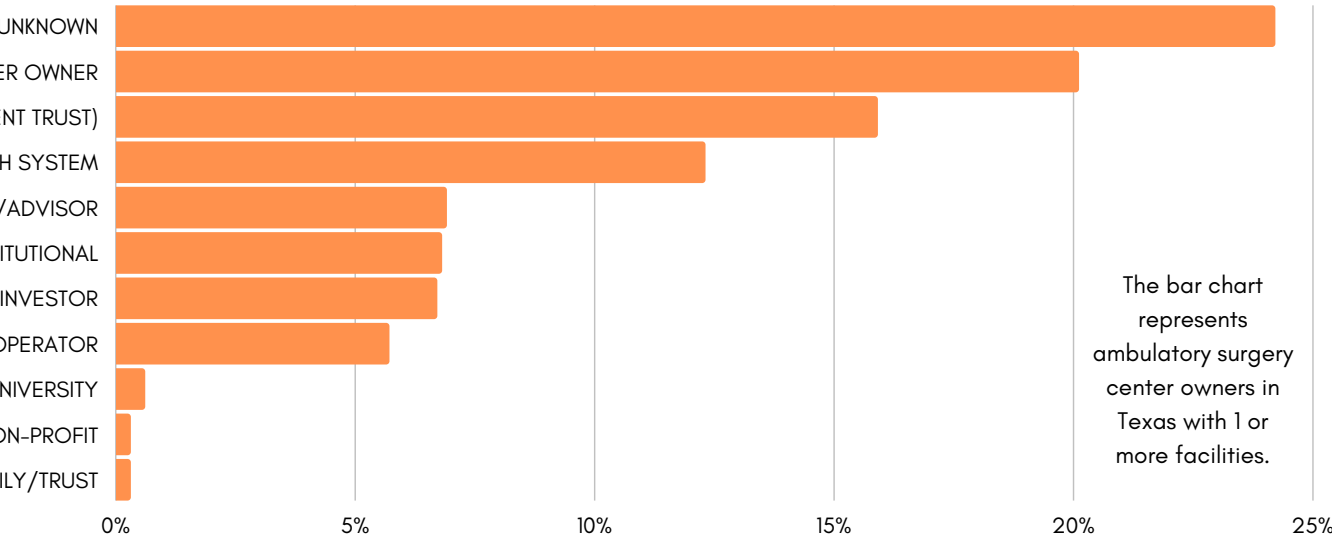
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## AMBULATORY SURGERY CENTER OWNERSHIP

# SURGERY

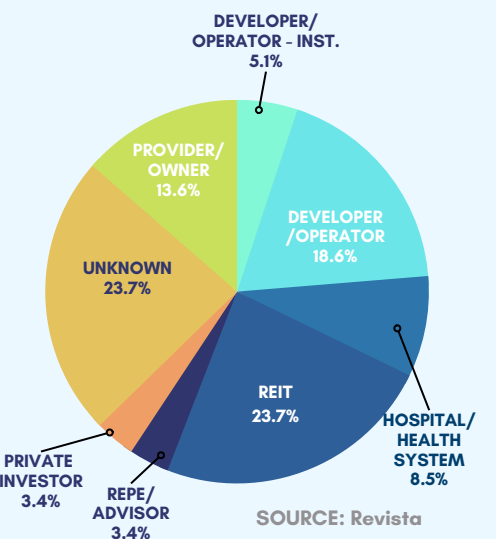


The bar chart represents ambulatory surgery center owners in Texas with 1 or more facilities.

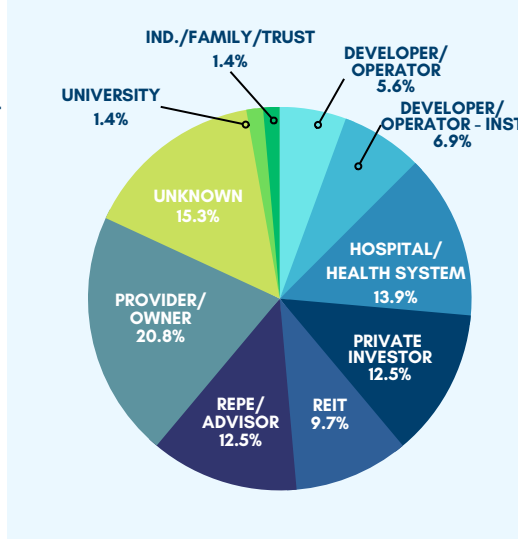
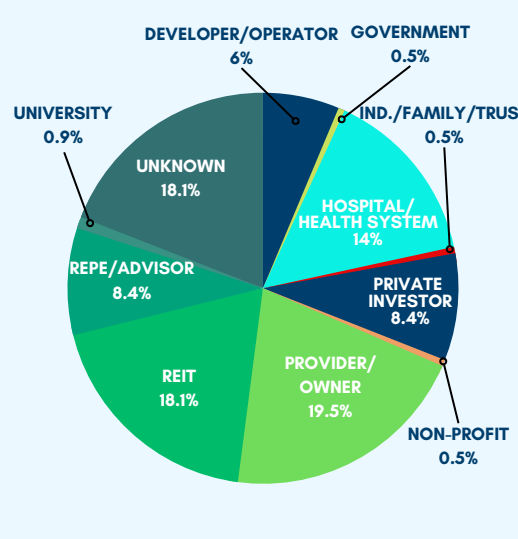
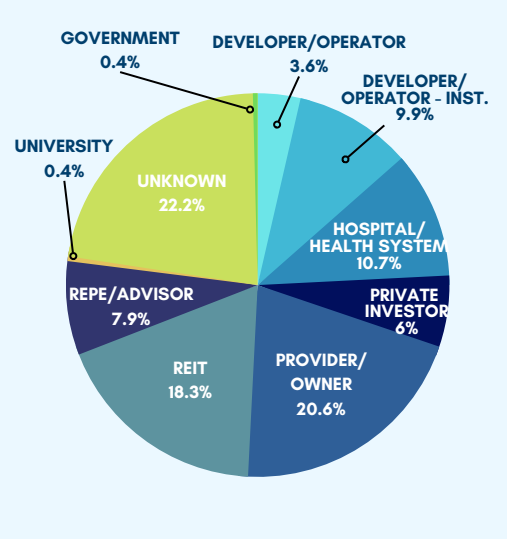
TEXAS HAS OVER 778 AMBULATORY SURGERY CENTERS

SOURCE: Revista

### Austin Dallas Houston San Antonio



SOURCE: Revista



SOURCE: Revista



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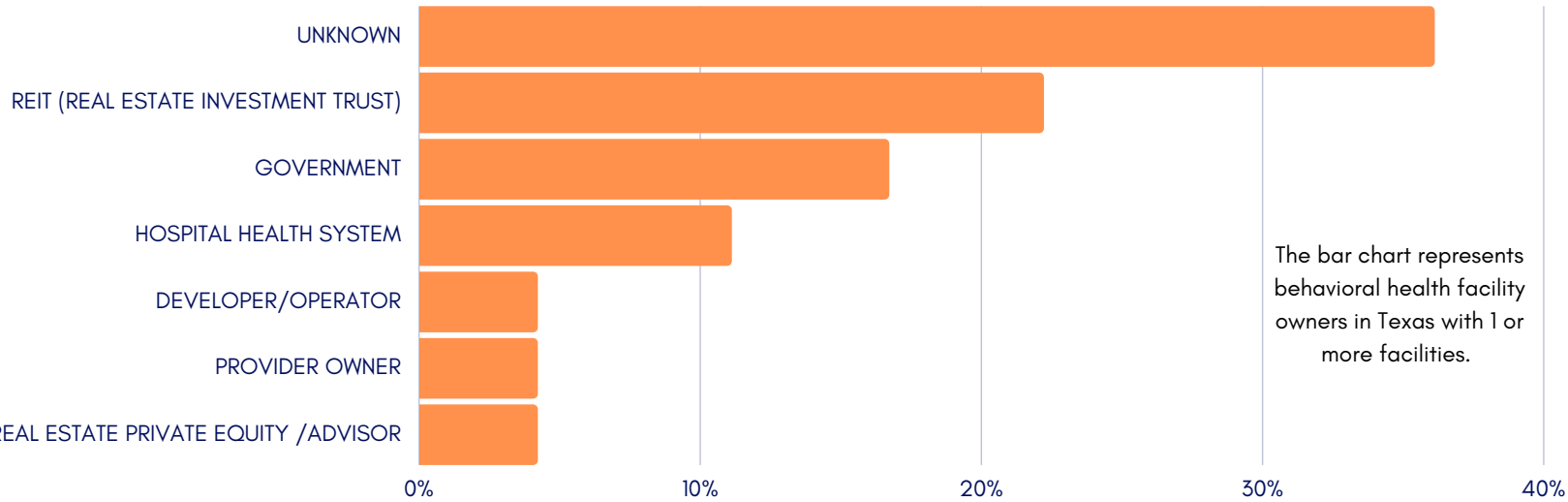
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## BEHAVIORAL HEALTH HOSPITAL OWNERSHIP

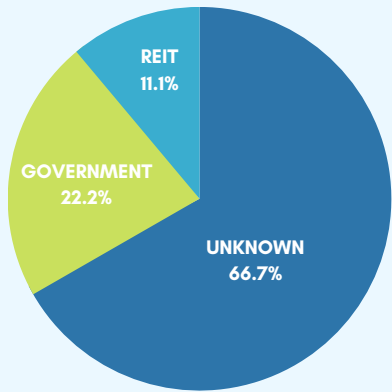


The bar chart represents behavioral health facility owners in Texas with 1 or more facilities.

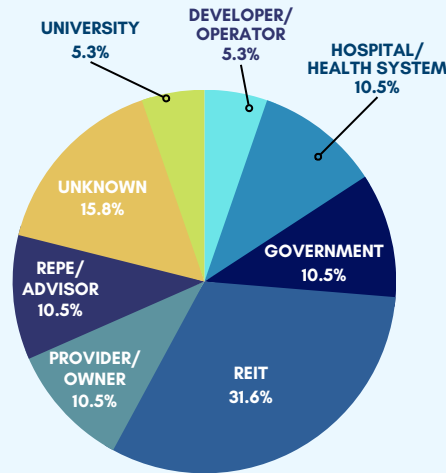
SOURCE: Revista

TEXAS HAS OVER 72 BEHAVIORAL HEALTH FACILITIES

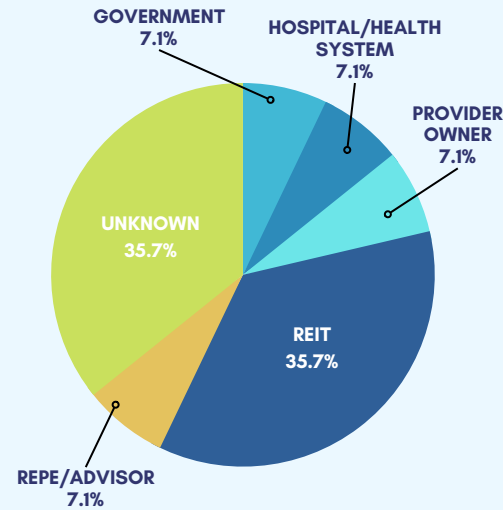
### Austin



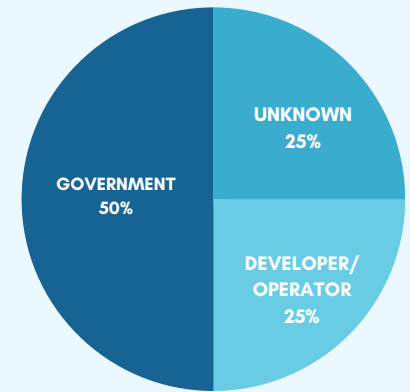
### Dallas



### Houston



### San Antonio



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# CLASSIFICATION OF OWNERSHIP TYPES

<b>Ownership Type</b>	The classification of the property owner. Revista obtains ownership information from public records, press releases and an organization's website.
<b>Developer/Operator - Inst</b>	Firms with development, management, and leasing capabilities that operate at a multi-regional scale with known institutional equity partners.
<b>Developer/Operator</b>	Firms with development, management, and leasing capabilities that operate at a regional scale with no known institutional equity partners.
<b>Government</b>	County, State, or Federal government entities
<b>Hospital/Health System</b>	Large healthcare systems or independent hospitals
<b>Individual/Family/Trust</b>	Entity controlled by individual or family trusts
<b>Investor/Private</b>	LLCs where corporate owner can't be identified and individually named persons not attached to larger companies.
<b>Non-Profit</b>	Tax-exempt not for profit organizations
<b>Other</b>	Uncommon entities that cannot be classified in other categories.
<b>Provider Owner</b>	Individual doctors, group medical practices, or user/owners.
<b>REIT</b>	(Real Estate Investment Trust) A company that owns, operates or finances income generating real estate. They are often publically traded.
<b>REPE/Advisor</b>	Real estate private equity firm or a real estate advisory firm.
<b>University</b>	Private and public academic universities.
<b>Unknown</b>	Unknown entities that have not been researched.

SOURCE: Revista



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