OFFERING MEMORANDUM

THE WOODLANDS SPECIALTY HOSPITAL CAMPUS

25310, 25312, 25410, 25440, 25510 I-45 North, The Woodlands TX

5 BUILDING PORTFOLIO | SALE LEASEBACK PROJECT | TREMENDOUS GROWTH MARKET

CONFIDENTIALITY AGREEMENT

By accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Owner/Agent immediately upon request and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in strict confidence.

No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of officer of Owner/Agent. Principals and real estate brokers are prohibited from disseminating this information without the specific written consent of an officer of Owner/Agent.

This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property as a reference and are based on assumptions proposed by Owner/Agent and their sources. Prospective purchasers should make their own projections and reach their own conclusion of value.

Certain portions of this Offering Memorandum merely summarize or outline property information and are in no way intended to be complete nor necessarily accurate descriptions. All prospective purchasers are to rely upon their own investigations and due diligence in the formation of their assessment of the condition of the property, including engineering and environmental inspections. All relevant documents are expected to be reviewed independently by any prospective purchaser.

Neither Owner nor the Agent nor any of their respective officers, advisors, agents, or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of the contents, and no legal commitment or obligations shall arise by reason of the Offering Memorandum or the contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Owner reserves the right to reject any or all expressions of interest or offers to purchase this property, as well as the right to terminate discussions with any party at any time with our without notice.

Owner shall have no legal commitment or obligation to any purchase reviewing this Offering Memorandum or making an offer to purchase this property unless a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

OFFERED EXCLUSIVELY BY:

Listing Broker Of Record

Jennifer Stein Real Estate, Inc.

Jennifer Stein
213.446.5366

Jstein@jenniferstein-realestate.com

TX: 9012035

MAIN CONTACTS:

Out of State Cooperating Broker

DAVID MEIR
Managing Partner
davidm@anverscp.com
818-633-5333
BRE CA: 00877523

JACK MINASSIAN
Managing Partner
jackm@anverscp.com
818-462-3007
BRE CA: 01279434

Anvers Capital Partners

5900 Canoga Ave | Suite 110
Woodland Hills, CA 91367
anverscp.com

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EXECUTIVE SUMMARY

We are pleased to exclusively present The Woodlands Specialty Hospital Campus, an exceptional healthcare investment strategically located along the heavily trafficked Interstate 45 North corridor in the thriving community of The Woodlands, Texas. This fully occupied, premier healthcare asset represents a rare opportunity to acquire a meticulously maintained, fully-certified multi-specialty surgical hospital campus, recently expanded to meet rapidly growing patient demand. Prominently situated with outstanding visibility, The Woodlands Specialty Hospital benefits from impressive daily traffic counts exceeding 220,000 vehicles, offering unmatched exposure along one of Greater Houston's busiest thoroughfares. The campus's prime location just north of Houston places it at the heart of one of the region's most affluent and rapidly expanding medical markets, characterized by exceptional demographics and robust economic growth.

Anchored by the main hospital buildings, totaling over ±62,600 square feet and connected via a modern pedestrian bridge, the property recently underwent a significant expansion, positioning it to accommodate a projected tripling of surgical procedures within the coming year. The facility is staffed by more than 190 credentialed medical professionals, currently performing approximately 2,200 surgeries annually, underscoring the hospital's status as an indispensable healthcare provider within the community.

In addition to advanced surgical facilities, The Woodlands Specialty Hospital offers comprehensive healthcare amenities including a fully equipped emergency room, advanced imaging services, state-of-the-art operating rooms, clinical laboratories, diagnostic services, patient recovery suites, and outpatient care facilities, all supported by ample parking and convenient patient access.

With 100% occupancy secured through new long-term triple-net leases to be executed at Close of Escrow as part of a sale-leaseback, featuring annual escalations, investors will benefit from stable, predictable income streams for years to come. The combination of strategic location, superior visibility, strong demographic fundamentals, and unparalleled tenant stability makes The Woodlands Specialty Hospital campus an extraordinary and secure investment opportunity.

THE WOODLANDS SPECIALTY HOSPITAL

PROPERTY SUMMARY	
Address	25310-25510 I-45, Spring, Texas 77386
Type	Multi-Specialty Surgical Hospital Hospital & Medical Office
Class	B
# of Buildings	5
Occupancy	± 100%
Ownership Interest	Fee Simple
Year Built | Renovated	1981-2022
*Total Rentable (SF)	± 85,177
Land (Acres)	± 3.24 Acres
Parking	Surface
Stories	Varied. 1 - 3

FINANCIAL SUMMARY	
Price	$48,640,000
Y0 NOI	$3,404,635 | $39.97 PSF
Y0 CAP Rate	7.00%


25310 I-45 N
MAINTENANCE BUILDING
25312 I-45 N
CLINICAL
25410 & 25440 I-45 N
HOSPITAL CAMPUS
25510 I-45 N
CLINICAL

SECTION 1

INVESTMENT OVERVIEW

PROPERTY HIGHTLIGHTS

PRIME HIGH-EXPOSURE LOCATION

Strategically positioned along I-45 North with exceptional visibility and high traffic count.

LONG-TERM STABILITY WITH UPSIDE

Proposed 15-year sale-leaseback offers secure, growing cash flow with annual rent escalations.

CUTTING-EDGE MEDICAL FACILITIES

Equipped with advanced surgical suites, ERs, labs, and specialized facilities designed for high-volume care.

STRONG DEMOS & DEMAND DRIVERS

Located in one of Texas' fastest-growing and most affluent communities, fueling demand for specialty care.

INVESTMENT HIGHLIGHTS

Prime Location & Exceptional Visibility: Ideally positioned on the bustling I-45 North corridor in The Woodlands, Texas, the property benefits from high daily traffic counts of over 100,000 vehicles, ensuring unmatched visibility and ease of access. Its strategic proximity to Greater Houston and affluent residential communities reinforces long-term stability and growth.

Fully Occupied with Long-Term Leases: The campus is 100% leased, anchored by brand new, 15-year triple-net (NNN) leases featuring annual rent escalations of 3%. This provides investors with a stable, predictable, and growing income stream, securing exceptional long-term value.

Rapid Growth and Expansion: Recently expanded to over 62,600 square feet, the facility is poised to significantly increase surgical volume, projecting a threefold growth within the next year. With over 190 credentialed medical professionals, the hospital is positioned to capture sustained demand and drive future expansion opportunities.

Comprehensive Healthcare Amenities: The Woodlands Specialty Hospital offers state-of-the-art amenities including an advanced emergency department, cutting-edge imaging technology, fully equipped surgical and outpatient facilities, clinical laboratories, diagnostic and patient recovery areas, ample parking, and exceptional accessibility, catering to both medical staff and patients.

Robust Local Demographics: The Woodlands, recognized as one of the fastest-growing and affluent communities in Greater Houston, provides a vibrant and expanding patient base. High median incomes, strong population growth, and proximity to major economic drivers ensure sustained demand and enhance property appreciation potential.

THE WOODLANDS SPECIALTY HOSPITAL STORY

THE WOODLANDS SPECIALTY HOSPITAL

The Woodlands Specialty Hospital is a premier multi-specialty surgical center totaling **85,177 square feet** across five connected buildings in The Woodlands, Texas. The campus features state-of-the-art surgical infrastructure, including newly certified operating rooms and a modern pedestrian bridge linking key facilities.

Following a recent expansion, the hospital is now positioned to significantly increase its annual surgical volume, building on a current baseline of 2,200+ procedures performed by over 190 credentialed medical professionals. A newly implemented national revenue cycle team is already enhancing billing efficiency and cash flow, further reinforcing the hospital's growth trajectory and long-term operational strength.

COMPREHENSIVE, MODERN MEDICAL CAMPUS

Spanning over 85,177 square feet across five adjacent buildings, the campus features state-of-the-art surgical infrastructure, including newly certified operating rooms and a convenient pedestrian bridge connecting key components of the facility.

SCALABLE OPERATIONS WITH SIGNIFICANT UPSIDE

The hospital is already performing over 2,200 surgeries annually and is primed for accelerated growth, with the recent expansion designed to support a projected tripling in surgical volume.

ENHANCED REVENUE PERFORMANCE

The physician-owner recently onboarded a top-tier national revenue cycle management team, replacing prior in-house billing. This upgrade is already improving collections and accelerating cash flow, reinforcing the operator's commitment to growth and operational excellence

POSITIONED FOR OPERATIONAL GROWTH & INVESTMENT

The hospital operations are experiencing strong momentum and are well-positioned for continued growth. A private equity group has already expressed interest in partnering, contingent upon the facility reaching targeted revenue milestones.

ABOUT THE OPERATOR: WSH HOSPITAL

Dr. Ravi K. Moparty is a distinguished physician, board-certified in both Gastroenterology and Internal Medicine, and a visionary healthcare entrepreneur known for his innovative leadership and extensive clinical expertise. He earned his medical degree from Osmania Medical College, NTR University of Health Sciences, completing his residency in Internal Medicine at Edgewater Hospital, Chicago, and his fellowship in Gastroenterology at the University of Illinois at Chicago.

As owner and operator of multiple successful healthcare facilities in Texas, Dr. Moparty notably founded and leads The Woodlands Specialty Hospital in Spring, Texas, and Deerbrook Emergency Hospital in Humble, Texas. Under his strategic direction, these multi-specialty hospitals provide 24/7 emergency services, inpatient and outpatient surgical care, advanced diagnostic imaging, and specialty clinical services, earning recognition for superior patient care and surgical excellence. He currently oversees a team of more than 200 physicians across his hospitals.

Dr. Moparty's healthcare ventures extend further through his leadership role with Emergency Hospital Systems (EHS), a respected network of community-focused hospitals serving the greater Houston area. His hospitals have consistently garnered quality awards and recognitions, including prestigious patient safety and surgical excellence accolades from Healthgrades.

Recognized for his compassionate patient care and meticulous attention to detail, Dr.
Moparty is praised for successfully treating complex medical cases and improving patient outcomes. Fluent in multiple languages, he ensures accessible, high-quality healthcare for diverse communities, highlighting his commitment to personalized and culturally sensitive care.

Beyond healthcare management, Dr. Moparty is deeply committed to community service.During the COVID-19 pandemic, he led initiatives providing over 40,000 vaccinations and extensive community testing. His hospitals regularly sponsor community wellness programs, demonstrating his dedication to improving local health outcomes.

Dr. Ravi Moparty's track record as a healthcare leader combines clinical excellence, entrepreneurial vision, and a steadtast dedication to community welfare, marking him as a trusted operator and valued community leader.

Dr. Ravi Kumar Moparty, M.D.

Board Certified Gastroenterology

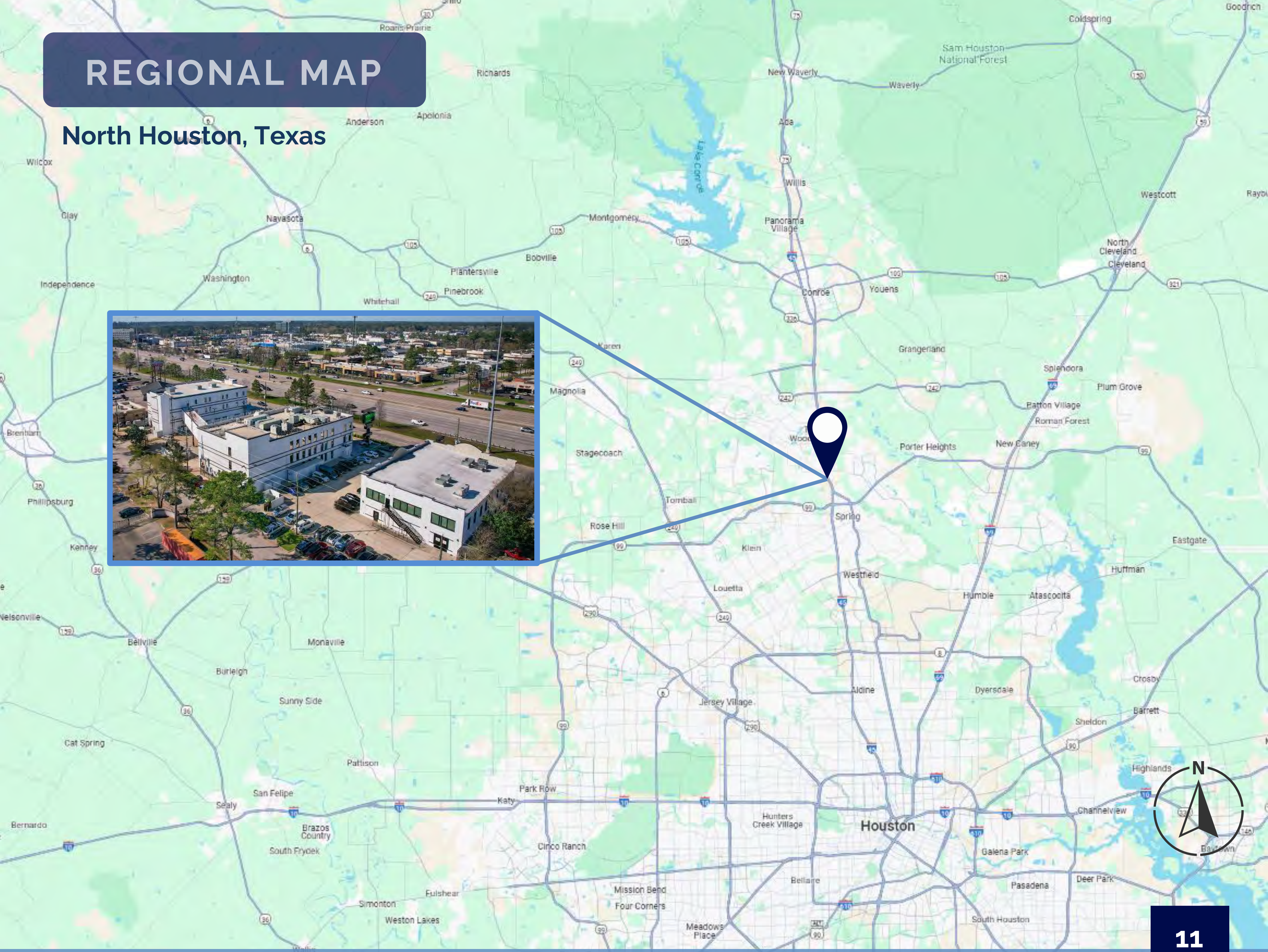
Board Certified Internal Medicine

Oversees a medical staff of more than 200 physicians

Affiliations with Multiple Accredited Hospitals

REGIONAL MAP

North Houston, Texas



SECTION 2

RENT ROLL & FINANCIAL OVERVIEW

PROPOSED RENT ROLL

Bldg	Suite	SqFt	Tenant	RPSF	Type	Incrs.	Start Date	Duration	Renewal Options
25310	100	2,990	Woodlands Specialty Hospital **(Maintenance Building)**	$25.00	NNN	3%	COE	15 years	Three (3) five (5) year options @ FMV. 3% Increases PY
25312	200	2,452	Woodlands Specialty Hospital **(MOB)**	$35.75	NNN	3%	COE	15 years	Three (3) five (5) year options @ FMV. 3% Increases PY
25312	100	2,683	Woodlands Specialty Hospital (*Sublease- Pine Forest Functional Medicine LLC)* ***(MOB)***	$35.75	NNN	3%	COE	15 years	Three (3) five (5) year options @ FMV. 3% Increases PY
25410	Entire Bldg	30,258	Woodlands Specialty Hospital **(Main Hospital)**	$42.00	NNN	3%	COE	15 years	Three (3) five (5) year options @ FMV. 3% Increases PY
25440	Entire Bldg	32,414	Woodlands Specialty Hospital **(Main Hospital)**	$42.00	NNN	3%	COE	15 years	Three (3) five (5) year options @ FMV. 3% Increases PY
25510	200,201, 202	7,190	Woodlands Specialty Hospital **(MOB)**	$35.75	NNN	3%	COE	15 years	Three (3) five (5) year options @ FMV. 3% Increases PY
25510	100	2,590	Woodlands Specialty Hospital (*Sublease- Kevin R. Smith M.D., PLLC*) **(MOB)**	$35.75	NNN	3%	COE	15 Years	Three (3) five (5) year options @ FMV. 3% Increases PY
25510	101	4,600	Woodlands Specialty Hospital **(MOB)**	$35.75	NNN	3%	COE	15 years	Three (3) five (5) year options @ FMV. 3% Increases PY
Total		85,177		$39.97	NNN	3%			

FINANCIALS

	Monthly	Yearly	PSF	Notes
Rental Income	$283,720	$3,404,635	$39.97	
CAM Reimbursements	$92,275	$1,107,301	$13.00	Based on Est. $13 PSF
Total Income	$391,041	$4,692,497	$52.97	
Estimated OpEx	($92,275)	($1,107,301)	$13.00	Based on Est. $13 PSF
NOI	$283,720	$3,404,635	$39.97	

UNDERWRITING NOTES

Hospital Lease	At close of escrow WSH will execute a new master lease encompassing the entire project. Lease will be 15 Years, NNN with 3% increases per year.
Non-Hospital Tenants	There are currently two non-hospital tenants at the property. At COE, their leases will be converted to subleases, making Woodland Specialty Hospital the sole master tenant for the entire campus.

PROPOSED CREDIT ENHANCEMENT STRUCTURE

To support buyer underwriting and mitigate perceived credit risk, the seller is offering a $7.5 million holdback, structured with a phased release over three years. The holdback can be tied to clearly defined operational or financial performance milestones, providing additional alignment and downside protection through the early years of the lease.

YO NOI
$3,404,635

PERCENT OCCUPANCY
100% Leased

AVG. RENTAL RATE
$39.97/Yr

MARKET RENT DETERMINATION

The proposed rent structure for Woodland Specialty Hospital is grounded in a disciplined underwriting approach, resulting in an EBITDA rent coverage ratio of 2.9x. With an adjusted EBITDA of $9,883,866.68 and annual rent set at $3,404,365, the hospital demonstrates strong operating performance and ample rent coverage.

For non-credit, multi-specialty surgical hospitals, a typical healthy range for EBITDA rent coverage falls between 2.0x and 3.0x. At 2.9x, this property sits comfortably in the upper end of the recommended range, signaling stable financials, operational strength, and long-term lease sustainability. This level of coverage provides both downside protection for ownership and operational flexibility for the tenant.

EBITDA Calculation

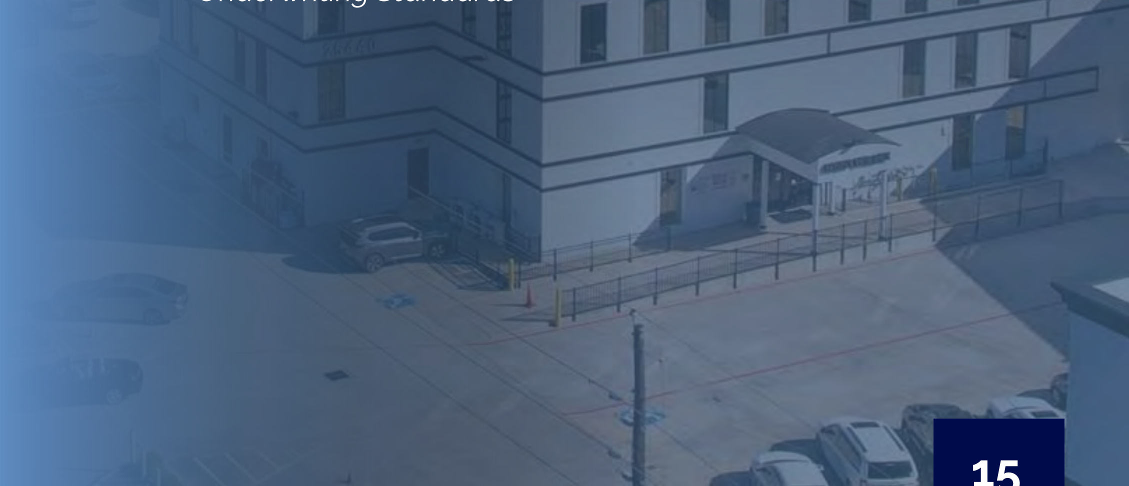
2024 Net Income	$5,740,106
+ Interest Expense	$4,048,382
+ Depreciation Expense	$95,378
Total Add-Backs	$4,143,760
EBITDA	**$9,883,866**

*EBITDA= Net Income + Interest + Depreciation + Amortization

Coverage Calculation

EBITDA	$9,883,866
Proposed Rent	$3,404,635
Rent to EBITDA Ratio	2.9x

**Rent Coverage Falls Within Healthy Underwriting Standards*



WSH FORCAST

INFINX

Infinx, a nationally recognized healthcare technology company specializing in revenue cycle optimization for high-volume medical providers.

As patient volume at the specialty hospital began to scale rapidly, the owners recognized the need for a more sophisticated and reliable billing infrastructure. To meet this demand, they engaged Infinx.

Infinx serves over 2,000 healthcare organizations across the United States and processes millions of claims annually, offering proven solutions tailored for complex specialties. Backed by a workforce of more than 1,500 employees, including certified coders and billing specialists, Infinx combines human expertise with advanced, AI-driven platforms to deliver consistent, high-quality billing outcomes.

Their involvement has brought immediate operational improvements—streamlining billing workflows, reducing denials, and accelerating reimbursements. The decision to bring on Infinx was both strategic and necessary, ensuring the hospital's financial operations could keep pace with its clinical growth and providing dependable financial projections moving forward.

WSH - 12 MONTH CASH FLOW PROJECTION CHART (PROVIDED BY INFINX)

	May 2025	June 2025	July 2025	Aug 2025	Sept 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	March 2026	April 2026	Total
Cash on hand (beginning of the month)	0	-346,950	-457,350	-331,200	31,500	630,750	1,116,550	1,738,900	3,338,620	5,489,920	8,064,320	11,061,820	30,336,880
Cash receipts													
WSh colections on AR (net receipts)	2,750,000	3,000,000	3,250,000	3,500,000	3,750,000	4,000,000	4,250,000	5,600,000	6,500,000	7,000,000	7,500,000	8,000,000	59,100,000
Recoupments	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	300,000
Total cash receipts	2,725,000	2,975,000	3,225,000	3,475,000	3,725,000	3,975,000	4,225,000	5,575,000	6,475,000	6,975,000	7,475,000	7,975,000	58,800,000
Total cash available (before cash out)	2,725,000	2,628,050	2,767,650	3,143,800	3,756,500	4,605,750	5,341,550	7,313,900	9,813,620	12,464,920	15,539,320	19,036,820	89,136,880
Expenses paid out													
Expenses Paid Out	3,071,950	3,085,400	3,098,850	3,112,300	3,125,750	3,239,200	3,302,650	3,625,280	3,923,700	3,950,600	3,977,500	4,004,400	41,517,580
Partner Distributions	0	0	0	0	0	250,000	300,000	350,000	400,000	450,000	500,000	550,000	2,800,000
Total cash paid out	3,071,950	3,085,400	3,098,850	3,112,300	3,125,750	3,489,200	3,602,650	3,975,280	4,323,700	4,400,600	4,477,500	4,554,400	44,317,580
Cash on hand (at the end of the month)	-346,950	-457,350	-331,200	31,500	630,750	1,116,550	1,738,900	3,338,620	5,489,920	8,064,320	11,061,820	14,482,420	44,819,300

SECTION 3

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY
PHOTOS

INTERIOR PROPERTY PHOTOS

INTERIOR PROPERTY PHOTOS

SECTION 4

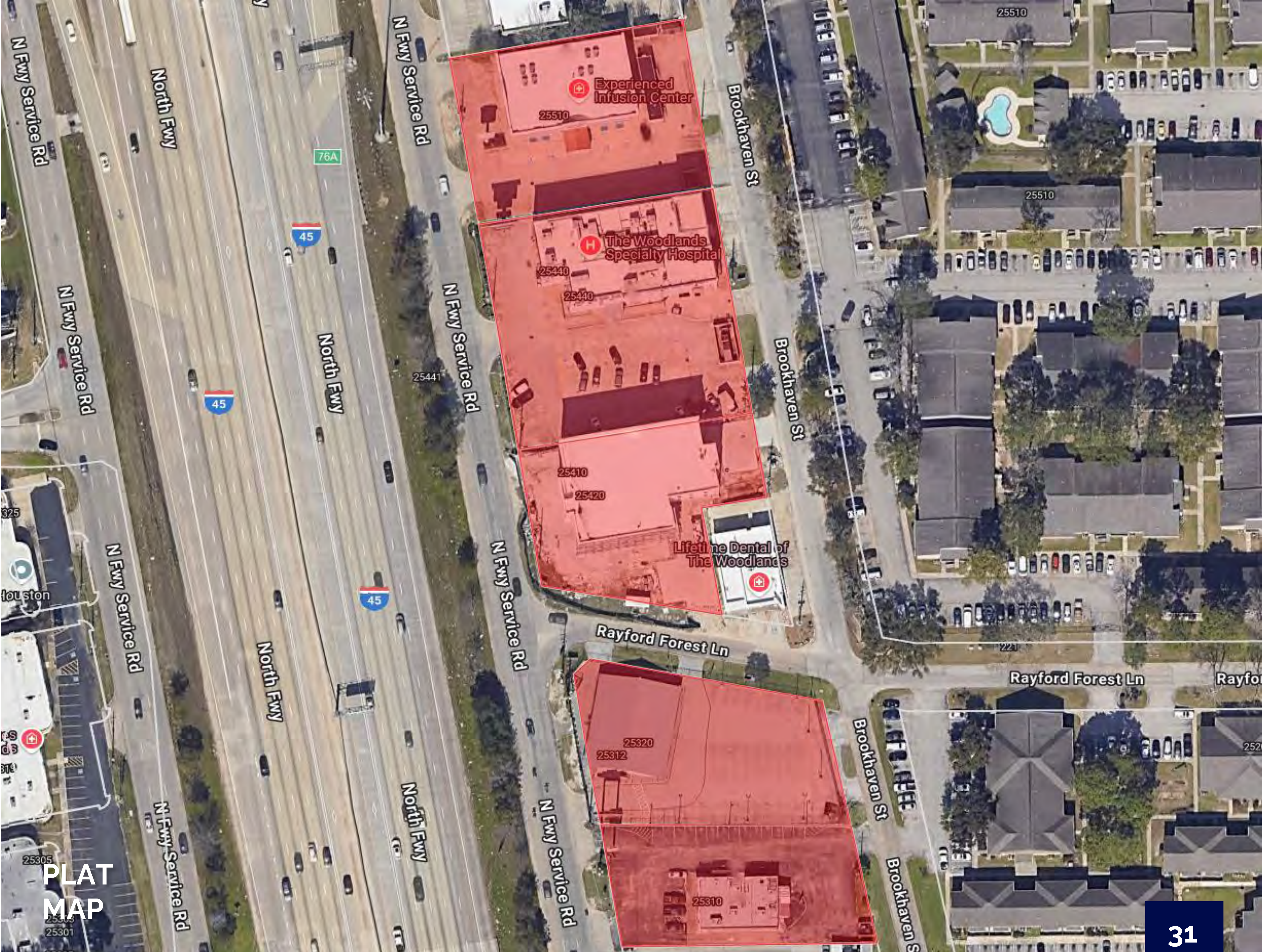
AERIALS & PLAT MAP

25510 I-45 N
CLINICAL
25410 & 25440 I-45 N
HOSPITAL CAMPUS
25312 I-45 N
CLINICAL
25310 I-45 N
MAINTENANCE BUILDING
45
HIGHWAY TRAFFIC COUNT
I-45 NORTH 113,405 AADT
45
HIGHWAY TRAFFIC COUNT
I-45 SOUTH 114,009 AADT

EXTERIOR PROPERTY AERIAL

EXTERIOR PROPERTY AERIAL

EXTERIOR
PROPERTY
AERIAL


Experienced Infusion Center
25510
The Woodlands Specialty Hospital
25440
25440
25441
25410
25420
Lifetime Dental of The Woodlands
25320
25312
25310
25305
25301
Rayford Forest Ln
Brookhaven St
N Fwy Service Rd
North Fwy
45
76A
Houston

PLAT MAP

SECTION 5

LOCATION OVERVIEW

HOUSTON MSA

OVER THE PAST 20 YEARS, HOUSTON HAS UNDERGONE AN EXTRAORDINARY EVOLUTION.

Now the fourth-largest city in the U.S., it has emerged as a dynamic, multicultural metro filled with talent, resilience, and a distinct energy. The local economy is thriving, the cultural landscape is rich, and the quality of life is unmatched.

Houston is home to one of the youngest, most diverse, and fastest-growing populations in the world—with one in every four of its 7 million residents born outside the U.S. Between 2010 and 2018 alone, the city welcomed 1.1 million new residents, marking an 18.3% growth rate—the fastest among the nation's 10 largest metro areas.

The city is also a powerhouse for key global industries, including energy, life sciences, advanced manufacturing, logistics, and aerospace. As these sectors continue to digitize, Houston is poised to become a hub of innovation and rapid technological advancement, fueled by its deep industry expertise and access to a global customer base.

#2 IN THE COUNTRY FOR POPULATION GROWTH

#2 IN THE COUNTRY FOR JOB GROWTH

THE HOUSTON STORY

LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade

FAVORABLE TAX CLIMATE

0% State & Local income tax

LARGEST MEDICAL COMPLEX IN THE WORLD

$25 billion in local GDP | 8th largest business district in the U.S. | 10 million patient encounters per year

MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base

HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time

#2 MSA FOR PROJECTED POPULATION GROWTH

As well as for for percentage job growth

NATION-LEADING EMPLOYMENT

70,100
New jobs added in 2023

#2
In the country for percent job growth

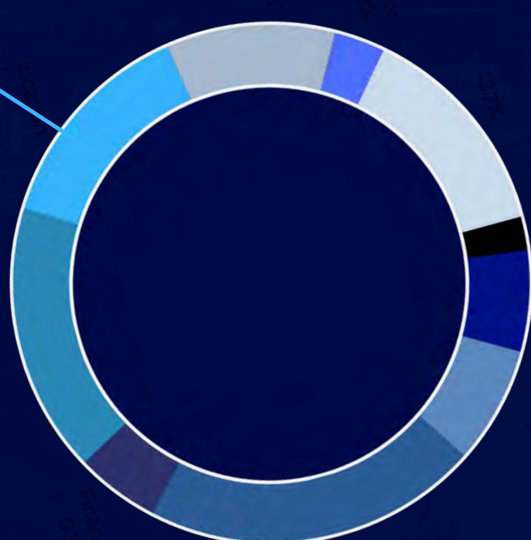
(6.1% in 2022)

3,500,000
Person workforce, nearing all time high for Houston

#2
In the nation in office re-entry levels in the country after the pandemic

HOUSTON EMPLOYMENT BY INDUSTRY (2022)

- Health & Education Services - 13.2%
- Construction - 6.7%
- Manufacturing - 6.9%
- Trade, Transportation, & Utilities - 20.8%
- Financial Activities - 5.6%
- Professional & Business Services - 16.5%
- Mining and Logging - 2.1%
- Leisure & Hospitality - 10.3%
- Other Services - 3.6%
- Government – 13%



#2 METRO FOR POPULATION GROWTH

2010-2022 Population Change (Thousands of People)

THE WOODLANDS

ICONIC LOCATION IN THE HEART OF THE WOODLANDS

Situated in the core of one of Texas' most affluent and medically advanced communities, Woodland Specialty Hospital benefits from unmatched regional access and healthcare demand. Just off I-45 North, the property offers seamless connectivity to Houston's medical ecosystem and serves a rapidly expanding population with high private insurance coverage and strong healthcare utilization rates. Its location places it within minutes of top residential neighborhoods, medical offices, and commercial amenities—making it a strategic hub for both patients and physicians alike.

BUSINESS

- Home to 7 Fortune 500 HQs and 2,200+ businesses
- One of the few true live/work/play hubs outside the 610 Loop
- Major medical center anchored by 5 top Houston hospitals: Memorial Hermann, CHI St. Luke's, Houston Methodist, MD Anderson, and Texas Children's

RESIDENTIAL

- #1 best city to live in America.
- #2 Best City to Buy a House in America
- One of the most desired submarkets in Houston due to heavy zoning regulations not found throughout the rest of the city

MEDICAL

- 1,800+ healthcare businesses in the area
- 30% projected outpatient surgery growth by 2035
- 80%+ private insurance coverage rate
- 4 major hospitals within 10 miles
- 15% medical office space demand growth by 2030

Restaurant Row at Hughes Landing

The Waterway Square

71

WALK SCORE

Most errands can be accomplished on foot

83

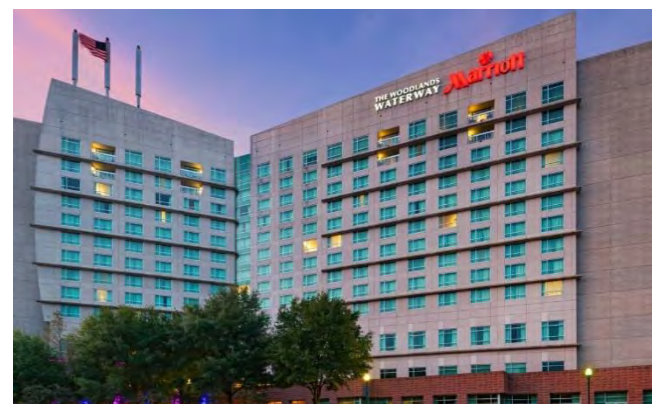
BIKE SCORE

Biking is convenient for most trips

The Woodlands Waterway

The Westin at The Woodlands

The Woodlands Mall



Marriott the Woodlands Waterway Hotel

RETAILER MAP

MARKET SUMMARY

THE WOODLANDS & SPRING, TEXAS

The Woodlands, Texas is a premier suburban community located just north of Houston, renowned for blending natural beauty with vibrant urban growth. Recognized nationally as one of America's top places to live and work, The Woodlands offers an exceptional demographic profile characterized by high household incomes, educational attainment, and rapid population growth, making it an ideal setting for healthcare investments.

The robust local economy, driven by healthcare, energy, technology, and professional services, positions The Woodlands as an attractive destination for both medical practitioners and patients. A strategic proximity to Houston's renowned medical and research institutions amplifies opportunities for healthcare innovation and collaboration, further solidifying the region's prominence in the healthcare sector.

"The Woodlands is the 2nd Fastest-Growing MSA in the U.S."

Exceptional infrastructure ensures ease of access and connectivity, with Interstate 45 serving as a major arterial highway linking The Woodlands to the greater Houston metropolitan area. Significant ongoing investments in transportation and commercial development continue to fuel economic expansion and attract businesses and residents seeking superior quality of life.

Residents and visitors alike enjoy a thriving cultural and recreational environment featuring extensive parks, premier shopping districts, fine dining, entertainment venues, and numerous community events. This enriching atmosphere not only attracts affluent families and skilled professionals but also fosters long-term commitment and stability within the healthcare community, further enhancing investment potential.
The Woodlands Specialty Hospital campus stands at the heart of this dynamic market, uniquely positioned to capitalize on the area's outstanding growth prospects, affluent demographics, and unwavering demand for quality healthcare services.

WHY THE WOODLANDS FOR HEALTHCARE?

15% Growth in Medical Office Demand by 2030

#1 in Texas – Most Affluent Suburban Market

Top 5% Nationally – Health Insurance Coverage Rate

Strategic Access on I-45 Throughway

LOCAL DEMOGRAPHIC OVERVIEW

Woodlands Specialty Hospital Campus

POPULATION	1-MILE	3-MILES	5-MILES
2020 Population	11,626	64,471	174,884
2024 Population	12,567	70,523	188,229
2024-2029 Annual Growth	4.43%	4.11%	3.31%

HOUSEHOLD	1-MILE	3-MILES	5-MILES
2020 Households	4,523	24,757	64,018
2022 Households	4,886	27,454	69,325
2020-2024 Annual Growth	2.2%	2.7%	2.4%

INCOME	1-MILE	3-MILES	5-MILES
2024 Average Income	$74,649	$108,353	$124,028
2024 Median Household Income	$55,985	$83,952	$98,722

188K+
Total Population
(5 miles)

$124K
Avg. HH Income
(5 miles)

TX Listing Broker of Record

Jennifer Stein Real Estate, Inc.

Jennifer Stein
213.446.5366

Jstein@jenniferstein-realestate.com

TX: 9012035

OUT OF STATE COOPERATING BROKER:
TRANSACTION CONTACTS

JACK MINASSIAN
Managing Director
jackm@anverscp.com
818-462-3007
BRE CA: #01275434

DAVID MEIR
Managing Director
davidm@anverscp.com
818-206-4349
BRE CA: #00877523

SETH BAUM
Senior Analyst
sethb@anverscp.cpm
818-466-6422

BENJAMIN MEIR
Senior Analyst
benm@anverscp.com
818-466-6499

ALEXIS X. METOYER
Senior Associate
alexism@anverscp.com
818-593-9218
BRE CA: # 02146622

ANVERS CAPITAL PARTNERS

JENNIFER STEIN REAL ESTATE

PEAK COMMERCIAL

Anvers Capital Partners &
PEAK Commercial
5900 Canoga Ave | Suite 110
Woodland Hills, CA 91367

anverscp.com

peakcommercial.com

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:
- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jennifer Stein Real Estate, Inc	9012035	jstein@jenniferstein-realestate.com	213-446-5366
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jennifer Stein	801052	jstein@jenniferstein-realestate.com	213-446-5366
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	jstein@jenniferstein-realestate.com	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date