

PORTFOLIO OVERVIEW

This two-building healthcare related portfolio consists of a medical office building constructed in 2013 for Virginia Women's Center in Mechanicsville, a Richmond, Virginia suburb, and the corporate headquarters of API Healthcare (an affiliate of GE Healthcare) in Hartford, Wisconsin. The buildings are 100% net-leased on a long-term basis to VWC and API, which are in the healthcare industry.

FEATURED PROPERTIES

VIRGINIA WOMEN'S CENTER

7515 Right Flank Road, Mechanicsville, Virginia 23116
• 20,066 Square Feet • Constructed for VWC in 2013



API HEALTHCARE CORPORATION

1550 Innovation Way, Hartford, Wisconsin 53027
• 73,756 Square Feet • Corporate Headquarters



6.25%
STARTING
CASH FLOW

FINANCIAL INFORMATION

INVESTMENT COST

\$22,460,000

EQUITY RAISE

\$8,630,000

CASH ON CASH RETURN YR 1

6.25%

OFFERING LOAN-TO-VALUE

61.58%

FIXED INTEREST RATE

4.87%

10-Year Term

AMORTIZATION

2 Years Interest Only

30-Year Schedule Thereafter

7515 Right Flank Road, Mechanicsville, Virginia 23116



PROPERTY OVERVIEW

7515 Right Flank Road, Mechanicsville, Virginia 23116

100% leased to the largest women's healthcare private practice in central Virginia; newly constructed

Virginia Women's Center

Approximately 20,066 Square feet

This single-story medical office building is 100 percent leased to Virginia Women's Center, the largest women's healthcare private practice in central Virginia. Located within one-mile of Richmond's award-winning Memorial Regional Medical Center, the building was constructed in 2013 as a build-to-suit to meet the specific needs of the growing organization, and is currently serviced by 14 members of its healthcare team. The 2.1-acre property includes 103 surface parking spaces and is located within The Shoppes at Bell Creek, comprised of office condominiums, free-standing office buildings, a veterinary hospital and retail stores. The property is easily accessible via Interstate 295, Pole Green Road and Bell Creek Road.

PROPERTY DETAILS

- **LEASE:** 12.5-year lease with three 5-year options
- **STRUCTURE:** Net lease - expires 2027
- **RENT ESCALATIONS:** 2% annual rent increases

INVESTMENT HIGHLIGHTS

Stabilized Long-Term Cash Flow

The property is 100% leased to Virginia Women's Center, Inc. through 2027, with three 5-year options and 2% yearly increases.

Strategic Location

The property is strategically located near Interstate 295 within 1-mile of Richmond's Memorial Regional Medical Center, an award-winning hospital servicing residents of Richmond, Hanover and Henrico counties, and Virginia's Northern Neck.

Established Tenancy

Virginia Women's Center is the largest women's healthcare private practice in central Virginia, with 33 physicians and 8 mid-level providers at seven clinical sites.

ABOUT VIRGINIA WOMEN'S CENTER

Virginia Women's Center's healthcare team comprises OB-GYNs, high-risk pregnancy specialists, nurse practitioners, ultrasound technologists, psychologists and a genetic counselor.

VWC has expanded to include services beyond gynecologic care, including urology, pelvic reconstructive surgery, clinical research, nutritional counseling and more. Virginia Women's Center physicians also serve six hospitals representing four hospital systems in the area.

1550 Innovation Way, Hartford, Wisconsin 53027



PROPERTY OVERVIEW

1550 Innovation Way, Hartford, Wisconsin 53027

Located in one of Washington County's most prominent industrial parks

API Healthcare Corporation

Approximately 73,756 rentable square feet

The property is 100 percent leased by API Healthcare Inc., a GE Healthcare company and one of the country's largest healthcare workforce management solutions providers. The building, constructed in 2004 as a build-to-suit for API Healthcare's corporate headquarters, is situated on approximately 21.8 acres in one of Washington County's most prominent industrial parks. The property, which includes an on-site cafeteria and game room, is easily accessible via Highway 41 and is in close proximity to leading area companies, including Quad Graphics, Helgesen Industries and Signicast Corporation.

PROPERTY DETAILS

- **LEASE:** 11-year lease
- **STRUCTURE:** Absolute triple net lease - expires October 31, 2025
- **RENT ESCALATIONS:** 2% annual rent increases

INVESTMENT HIGHLIGHTS

Stabilized Long-Term Cash Flow

The property is 100% leased to API Healthcare Corporation through October 31, 2025.

Strong Corporate Parent

Early in 2014, the company was acquired by GE Healthcare, which generates \$3.8 billion in economic impact within Wisconsin annually.

Strong Location

The property is located in one of Washington County's most prominent industrial parks. Nearby companies include Quad Graphics, Helgesen Industries and Signicast.

ABOUT API HEALTHCARE CORPORATION

API Healthcare, a GE Healthcare company, is one of the country's largest healthcare workforce management solutions providers. The company is the architect of the Healthcare Workforce Information Exchange (HwIE), facilitating the sharing of workforce data across the entire continuum of care. The company's staffing and scheduling, patient classification, business analytics and staffing agency solutions are used by more than 1,600 hospitals and staffing agencies.



VIRGINIA WOMEN'S CENTER



API HEALTHCARE CORPORATION

ABOUT CAPITAL SQUARE REALTY ADVISORS, LLC (CSRA)

Capital Square is a real estate advisory company specializing in the creation and management of real estate investments. Capital Square uses the DST and other investment structures to fit the needs of its high net worth individual and institutional investors. Capital Square is also active in third-party property and asset management, key elements in a successful real estate investment.

FOR FURTHER INFORMATION, CONTACT

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Consider the Risks

An investment in the Interests involves substantial investment and tax risks, including, without limitation, the following risks:

- There are various risks associated with owning, financing, operating, and leasing commercial properties in Virginia and Wisconsin.
- The Interests do not represent a diversified investment.
- Beneficial Owners must completely rely on the Property Manager to collect the rent and operate, manage, lease, and maintain the Property.
- The Beneficial Owners have no voting rights with respect to the management or operations of the Trust or in connection with the sale of the property.
- There are various conflicts of interest among the Trust, the Sponsor, the Signatory Trustee, and their Affiliates.
- The Interests are illiquid.
- There are tax risks associated with an investment in the Interests.
- There are risks related to competition from properties similar to and near the property.
- There may be environmental risks related to the property.