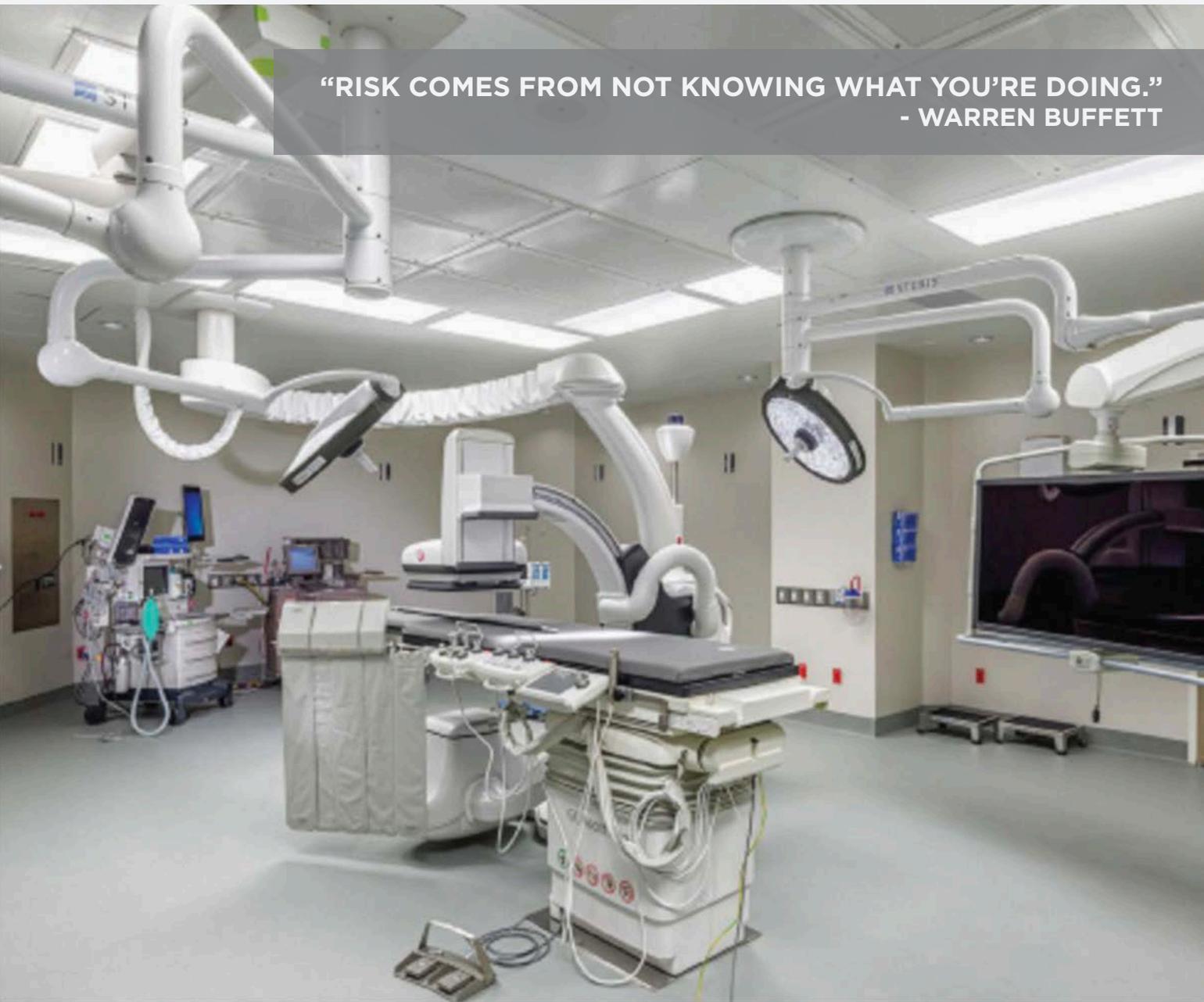


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HICKS VENTURES
**HEALTHCARE REAL-ESTATE
PROJECTS**

**“RISK COMES FROM NOT KNOWING WHAT YOU’RE DOING.”
- WARREN BUFFETT**

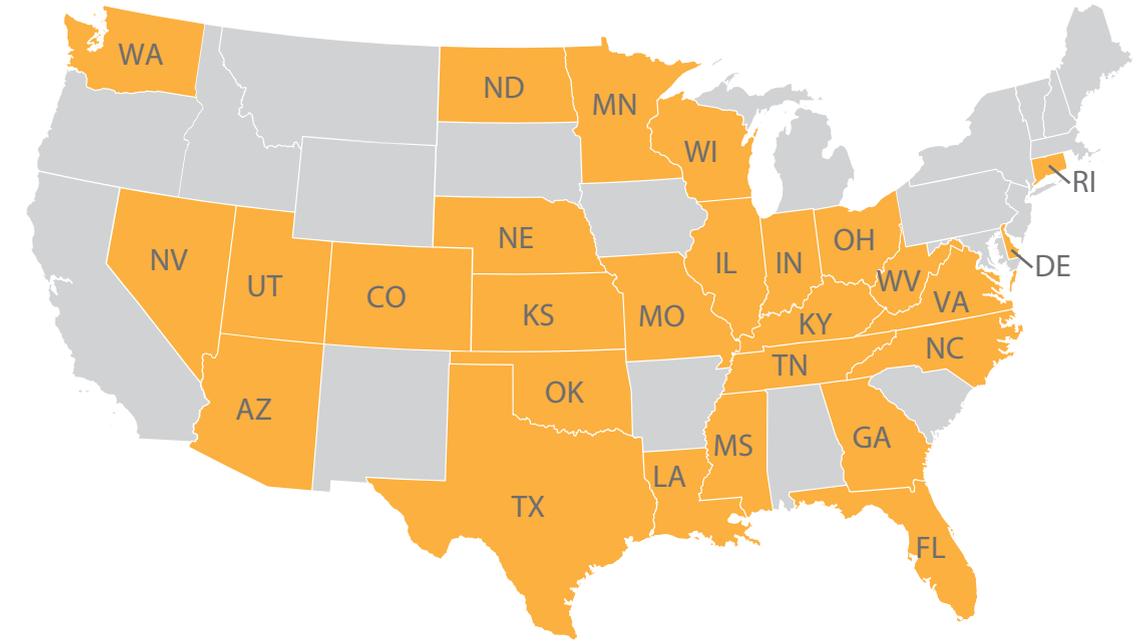


HEALTHCARE REAL ESTATE PROJECTS

DEVELOPED BY HICKS VENTURES AND ITS PRINCIPALS

Our experience is deep and diverse with over \$900 Million of healthcare projects completed including: 6 acute care hospitals, 7 inpatient rehab hospitals, 8 long term acute care hospitals, and 9 medical office buildings. In aggregate, our principals have developed well over 2.8 million square feet of healthcare real estate and 1,300 hospital beds throughout the United States.

What's more, our track record of successfully delivered projects offers you the benefit of a seasoned owner/developer perspective. It's a build-to-suit approach from experienced veterans that know how to perform and deliver.



OUR PROJECTS

6 ACUTE CARE HOSPITAL PROJECTS

7 REHAB HOSPITAL PROJECTS

8 LTAC HOSPITAL PROJECTS

9 MOB PROJECTS

HICKS VENTURES
LOCATIONS WE HAVE REACHED





HICKS VENTURES

ACUTE CARE HOSPITALS

BAY AREA REGIONAL MEDICAL CENTER - 2014

FULL SPECTRUM ACUTE - 206 BEDS

- modern, digital hospital
- 146 private Med/Surg/LRDP beds, 34 ICU/CCU beds, 23 ER beds (including 4 for trauma), 3 intermediate care beds, NICU, 10 operating rooms (1 CV/hybrid), 4 cath labs, MRI/CT/Radiology Fluoroscopy.

OTHER PROJECTS

WALNUT HILL MEDICAL CENTER	2013
VICTORY MEDICAL CENTER LANDMARK	2013
CHRISTUS SANTA ROSA - ALAMO HEIGHTS	2011
VICTORY MEDICAL CENTER HERMAN PARK	2009
ST LUKE'S/CHI SUGAR LAND HOSPITAL	2008



WALNUT HILL MEDICAL CENTER

FULL SPECTRUM ACUTE - 100 BEDS

- 84 private suites, a 16 bed ICU, a 10 bed emergency department
- 6 operating rooms, 1 CV operating room, 2 cath labs, 2 electrophysiology labs, and 1 hybrid suite.



VICTORY MEDICAL CENTER LANDMARK

SURGICAL - 36 BEDS

- 6 operating rooms, 3 special procedure rooms, 32 in patient rooms
- 4 observation beds/rooms, an imaging center, an infusion therapy center, 2 sleep lab rooms and a 10,000 square foot urgent care center/emergency room.



CHRISTUS SANTA ROSA - ALAMO HEIGHTS

SURGICAL - 36 BEDS

- 10 operating rooms, exclusive private rooms with tranquil views and an on-site café
- The hospital was designed to make patients more comfortable before, during, and after their treatment.



VICTORY MEDICAL CENTER HERMAN PARK

SURGICAL - 25 BEDS

- 4 operating rooms, 2 special procedure rooms, 25 inpatient rooms, an imaging center, and an infusion therapy center.



ST. LUKE'S SUGAR LAND HOSPITAL

FULL SPECTRUM ACUTE - 100 BEDS

- Two floors of beautifully decorated private rooms (64 private rooms)
- Full floor dedicated to women's services, including a newborn nursery and a level 2 NICU
- 16-bed intensive care unit
- Eight surgical suites and special procedure rooms for endoscopy and pain procedures
- Cardiac catheterization labs; Comprehensive diagnostic and imaging services, including a 64 slice CT scanner and 1.5T MRI, both with cardiac capability
- Emergency department with 11 standard treatment rooms, one trauma room and five pediatric observation rooms
- Sleep Center.



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REHAB HOSPITALS

**PAM REHABILITATION
HOSPITAL OF OVERLAND PARK**

POST ACUTE - 45 BEDS

- 45-bed inpatient rehabilitation facility
- A specially designed 12-bed unit within the facility provides care for head trauma and Parkinson's disease cases.
- Provide all services necessary for one's recovery on location, as well as to provide a comfortable atmosphere for the patient and their family.

OTHER PROJECTS

PAM REHABILITATION HOSPITAL OF CLEAR LAKE	2014
PAM REHABILITATION HOSPITAL OF TULSA	2016
PAM/COBALT REHABILITATION HOSPITAL OF FARGO	2018
COBALT REHABILITATION HOSPITAL OF EL PASO	2018
COBALT REHABILITATION HOSPITAL OF LOUISVILLE	2019



PAM/COBALT REHAB HOSPITAL OF FARGO POST ACUTE - 42 BEDS

- 42 private rooms, inpatient and outpatient programs
- Upscale hotel like amenities, a 12 unit Traumatic Brain Injury (“TBI”) and concussion center of excellence
- Procedure room, pharmacy, physical therapy, occupational and speech therapy
- Diagnostic imaging, administrative offices, materials storage, and other ancillary services capacity



COBALT REHAB HOSPITAL OF EL PASO

POST ACUTE - 42 BEDS

- 42 private rooms, inpatient and outpatient programs
- Upscale hotel like amenities, 12 unit Traumatic Brain Injury (TBI) and concussion center center of excellence
- Procedure room, pharmacy, physical therapy, occupational and speech therapy
- Diagnostic imaging, administrative offices, materials storage, and other ancillary services capacity



COBALT REHAB HOSPITAL OF LOUISVILLE POST ACUTE - 42 BEDS

- 42 private rooms, inpatient and outpatient programs
- Upscale hotel like amenities, 12 unit Traumatic Brain Injury (TBI) and concussion center center of excellence
- Procedure room, pharmacy, physical therapy, occupational and speech therapy
- Diagnostic imaging, administrative offices, materials storage, and other ancillary services capacity



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LTAC HOSPITALS

LANDMARK HOSPITAL - SAVANNAH 2014

LONG TERM ACUTE CARE - 50 BEDS

- Three-story hospital consists of 50 private rooms including 30 medical surgical beds
- 10 intensive care beds and 10 progressive care beds.
- 16 slice CT scanner, a minor procedure room and inpatient operating room.

OTHER PROJECTS

LANDMARK HOSPITAL OF SALT LAKE	2013
CORNERSTONE HOSPITAL MEDICAL CENTER	2009
REHAB CARE/KINDRED HOSPITAL NORTHLAND	2008
SOLARA/CORNERSTONE HOSPITAL BROWNSVILLE	2007
SOLARA/CORNERSTONE HOSPITAL CONROE	2007
TRIUMPH/KINDRED HOSPITAL TOMBALL	2006
TRIUMPH/KINDRED HOSPITAL CLEARLAKE	2005



LANDMARK HOSPITAL OF SALT LAKE

LONG TERM ACUTE CARE - 38 BEDS

- 38 private rooms including 30 medical surgical beds, and 8 high observation beds.
- X-ray, pharmacy, therapy gym, kitchen, food court, laundry, supply, and administrative areas.



CORNERSTONE HOSPITAL MEDICAL CENTER

LONG TERM ACUTE CARE - 52 BEDS

- 52 private rooms including 30 medical surgical beds, and 16 ICU beds and 6 Pediatric ICU beds.
- X-ray, pharmacy, therapy gym, kitchen, food court, laundry, supply, and administrative areas.



SOLARA HOSPITAL OF BROWNSVILLE

LONG TERM ACUTE CARE - 41 BEDS

- 41 private rooms including 35 medical surgical beds, and 6 ICU beds
- X-ray, pharmacy, therapy gym, kitchen, food court, laundry, supply, and administrative areas



REHAB CARE/KINDRED HOSPITAL NORTHLAND

LONG TERM ACUTE CARE - 50 BEDS

- Three-story hospital consists of 50 private rooms including 44 medical surgical beds, and 6 high observation beds
- X-ray, pharmacy, therapy gym, kitchen, food court, laundry, supply, and administrative areas.



HICKS VENTURES

CAPTURING GROWTH IN OUTPATIENT TREATMENT AND SERVICES

Hick Ventures understands that improving medical technology and an increased emphasis towards lowering healthcare costs are allowing a growing number of medical procedures to be done on an outpatient basis. These trends will continue to drive demand for high quality, special purpose medical office space that needs to be designed to accommodate not only physicians’ offices and standard examination rooms but also specialized diagnostic services, surgery, rehabilitation centers, dialysis and other treatments. Our principals are adept in delivering MOB’s that incorporate an increased level of design expertise including: specialized HVAC systems, increased floor loading capacity, larger & quicker elevators, radiation shielded rooms, and soundproofed rooms.

RIVER OAKS PHYSICIANS PLAZA

105,000 SF

- Accommodate the growing trend of outpatient treatments and utilizing advanced features unique to the special demands of these requirements
- Combines advanced technology and architectural features that optimize the quality of the patient’s experience while maximizing the efficiency of the doctor’s time.
- Space dedicated to family practice, dentistry, obstetrics, cardiology, surgery & imaging suites, and clinical laboratories.

OTHER PROJECTS

CHRISTUS	2011
RIVER OAKS	2008
ST. LUKE’S SUGAR LAND	2008
BROWNSVILLE	2007
SPOKANE	2004
CONROE	2003
AVENTURA	2002
COLORADO SPRINGS	2002



CHRISTUS MEDICAL PLAZA

55,000 SF

- Provides diagnosis, observation, consultation, treatment, intervention, and outpatient surgical services via three operating rooms, a diagnostics center, a training center and physician offices.



BROWNSVILLE MEDICAL PLAZA

70,000 SF

- Class "A", three story, medical office building
- Office functionality including space dedicated to family practice, dentistry, obstetrics, cardiology, imaging suites, clinical laboratories, and outpatient surgery center (6 operating rooms)



SPOKANE MEDICAL PROJECT

95,000 SF

- Class "A", five story, medical office building with attached, 8-level, structured parking
- Two distinct surgical centers, various imaging equipment and physician offices



COLORADO SPRINGS MEDICAL PLAZA

100,000 SF

- 3-story, Class A, medical office building
- The first-floor houses two MRI's, a major physical therapy facility, and a rehabilitation swimming pool.
- The second floor includes six modern operating rooms used for medical research and as teaching labs.

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