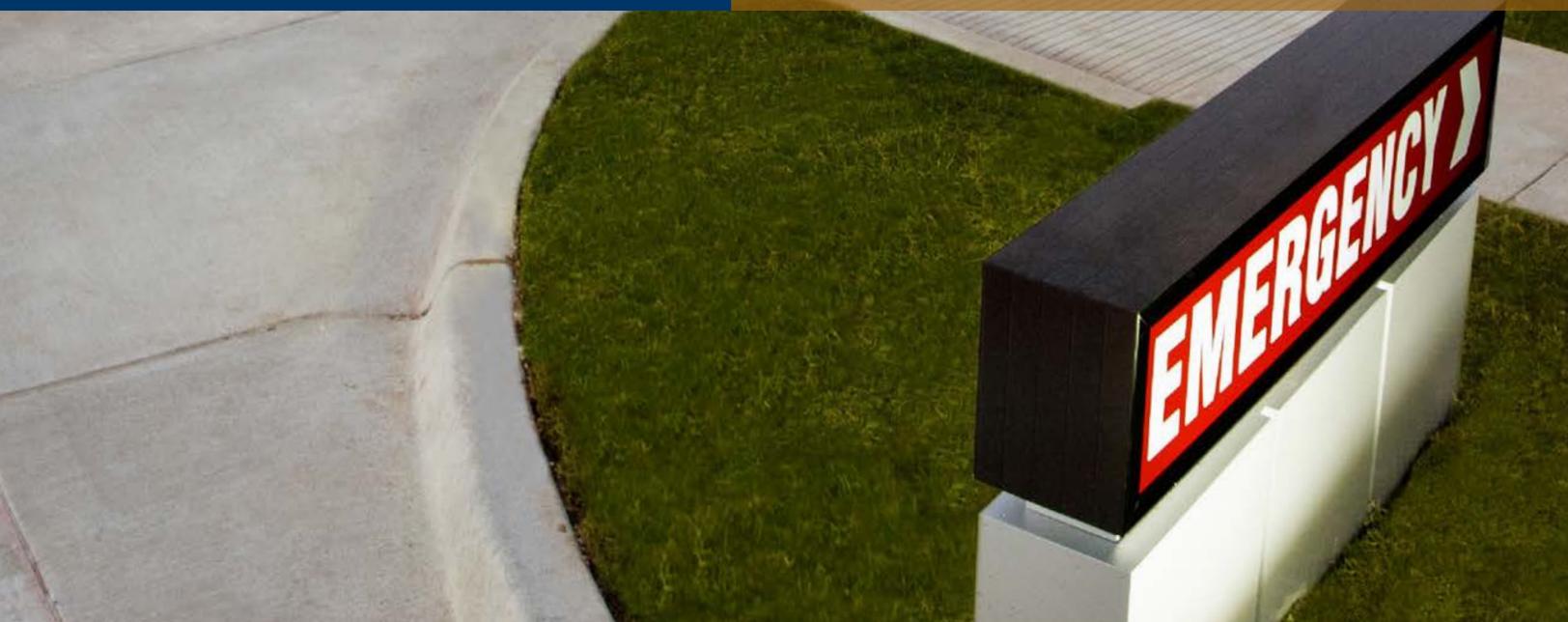




PMRG

FREESTANDING EMERGENCY ROOMS

Developing environments that begin the healing process



FREESTANDING EMERGENCY ROOMS



"The number of free-standing ERs has doubled in the past several years to more than 400 in at least 45 states. One trend driving the growth is a decrease in the number of hospitals operating onsite ERs, even as patient demand has risen."

Excerpt from Modern Healthcare Article (10/5/13)

Unlike urgent care centers, which are limited in their hours and services, Freestanding ER's are generally open 24/7 and are capable of handling most emergencies. Generally operated by larger health care systems, they can stabilize and provide initial treatment to patients with a wide range of emergent problems.

Excerpt from Kaiser Health News Article (5/31/11)

Hospital emergency departments are struggling to keep up with the nationwide growing patient base and demands. One increasingly popular option for improving access to medical services is the development of freestanding emergency centers (FECs), commonly known as "freestanding ERs", facilities that, as the name suggests, are not physically located within a hospital.

Unlike urgent care centers which are limited in their hours and services, freestanding ERs are open 24/7 and are capable of handling most emergencies. Some of the key services these facilities offer are emergency care/trauma cases, radiology services, laboratory testing and stabilization of patients requiring transfer to a full service affiliated hospital.

Over the last five years the number of freestanding ERs has doubled nationally. The majority of these facilities are operated by health care systems and staffed with emergency room physicians and nurses. Hospital systems are locating these centers in targeted markets, both as stand-alone facilities and/or within medical office buildings (MOBs).

The development of freestanding ERs is driven by growing population trends in urban and suburban communities. The demand for convenient care closer to home, and patients tired of hospital emergency room extremely long wait times often exceeding 30 minutes, result in the growing need for emergency care.

With this emerging market sector, financial challenges still face healthcare providers with regard to the proper deployment of their capital. PM Realty Group (PMRG) can assist healthcare professionals with these challenges through its operator owned and joint ventured MOBs and freestanding outpatient design concepts.



PMRG SOLUTION

PMRG is recognized as the nation's leading developer of freestanding ERs. By the end of 2015, we anticipate the completion of 30 emergency facilities. We have established a national program for developing freestanding ERs, providing turn-key solutions for healthcare providers. PMRG develops these facilities based on the specific programming requirements that our clients desire, including imaging and laboratory facilities within the facility.

By offering this program, hospital systems or entrepreneurial operators will benefit from:

- ✓ No real estate or construction capital requirements
- ✓ 100% financing by PMRG
- ✓ Specifically designed programmed facility
- ✓ Experienced development team with a national platform
- ✓ 9-12 month development timeline (subject to CON States)
- ✓ Reduced overcrowded emergency rooms in area hospitals
- ✓ Turn-key approach: PMRG is the only required point of contact this growing market sector.

DESIGN APPROACH

PMRG designs its facilities to provide:

- State-of-the art patient management and care
- Comfortable waiting areas, wireless internet access, coffee bars and other amenities built into the reception-waiting room designs
- Private consultation areas, in-house lab facility and triage setup areas to enhance patient processing and quality of care

An imaging department with state-of-the art trauma rooms adds flexibility and higher levels of acuity services. The inclusion of isolation rooms and secure holding rooms allows the staff to address the needs of psychiatric, substance abuse, and contagious event cases.

Centralized nursing station areas with clear site lines help facilitate control and provide a higher level of human interaction between care giver and patient. Facility design options often expand to include a second procedure/trauma/cardio room and/or a private break area for staff.

By partnering with PMRG, outreach programs are met with turn-key solutions for this growing market sector.

Many healthcare systems today are extending their reach into the outlying communities through the introduction of FECs. The purpose is clearly to bring healthcare to where families live and work.



Freestanding Emergency Center: A facility physically separate from a hospital, which uses in its title or in its advertising, the words "emergency" which conveys to the public immediate medical treatment is available. The facility rendering such care is capable of treating all medical emergencies that have life-threatening potential.

State of Delaware – Regulatory Agency

The declining number of hospital emergency departments, combined with the increased demand for emergency services, has prompted an increased focus on Freestanding ER's, both for their potential to alleviate pressure on the hospital system and because of concern over how their operations should be regulated.

Excerpt from California Healthcare Foundation

FLEXIBLE DESIGN CONCEPTS

PMRG has designed its freestanding ERs to allow for development within a variety of real estate settings. Our contemporary commercial concept allows for settings that are in larger communities where a contemporary image is desirable.



TYPICAL FEATURES

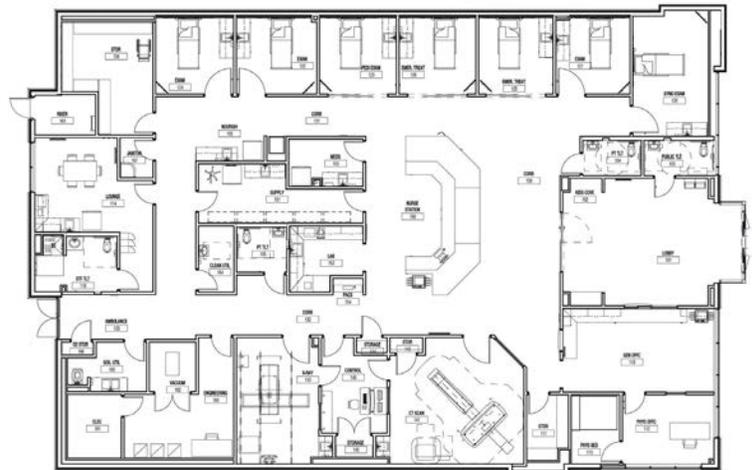
- Full Laboratory
- Board-Certified Physicians
- Emergency Trained Registered Nurses
- Ct Scanners, Ultrasound, And Digital X-Ray Technology
- Open 24/7



PERSPECTIVE



SITE PLAN



FLOOR PLAN

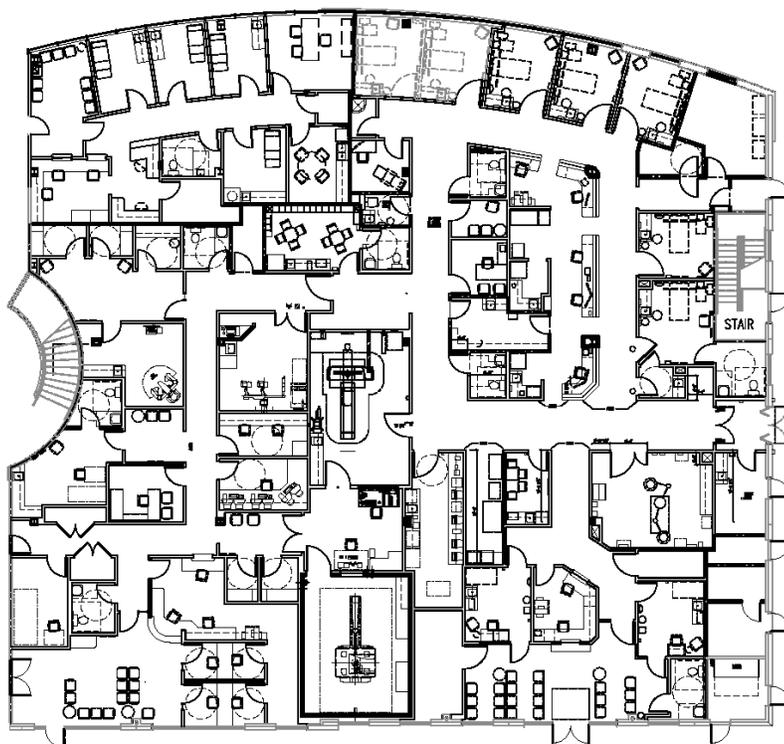


High-tech emergency departments, such as freestanding ERs, are increasing rapidly nationwide. The centers offer convenience to patients and can ease overcrowding in nearby hospital emergency rooms.

USA Today

FREESTANDING ER MEDICAL OFFICE CONCEPTS

PMRG has developed build-to-suit ground up freestanding ERs and others that are contained within our MOB developments. Incorporating office space in the same building allows physicians to be closer to the freestanding ERs, effectively serving patient needs, while increasing caseloads.



13,000 SQUARE FOOT FLOOR PLAN

The MOB concept offers flexibility in space design and lower lease costs



The average freestanding ERs treat between 35 and 40 patients per day compared with 100 to 150 in hospitals, according to an Urgent Care Assn. of America report in February 2012. Average wait times at traditional hospital ERs are about three hours.

Excerpt from American Medical News (04/29/2013)



Freestanding ERs with helicopter pads significantly benefit surrounding communities because of their ability to conveniently transfer high emergent cases with ease.

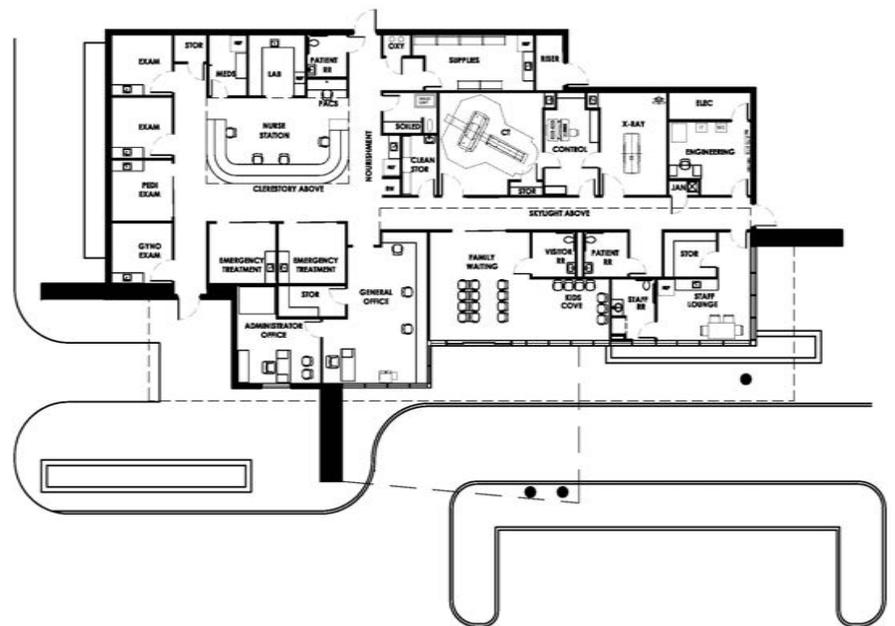
PROGRAM SOLUTIONS

The size of each freestanding ER is based on the requirements of the hospital and the needs of the community. The following PMRG floor plans illustrate two concepts for either the commercial or community design. As seen in the floor plan options below (6,500 - 12,000 SF), the plans contain standard programming requirements with the option of adding additional exam rooms for higher volume areas.



PROGRAM HIGHLIGHTS

- Direct triage access to patients from waiting area
- Centralized nursing stations
- Direct visual from nurse stations to exam rooms
- No cross over circulation from trauma patients and triage areas
- Direct access to trauma areas from ambulance
- Separate entrance for after-hours operations
- Heliport transport site
- Isolation room



Prototype Plan Model

Freestanding emergency departments are on the rise. Unlike urgent care clinics, these facilities are designed to replicate the full array of services and procedures offered by traditional hospital emergency departments.

Excerpt from the Texas Medical Association



A History of Making Success Look Easy.

PM Realty Group (PMRG), a privately held real estate firm operating across 30 markets nationwide, is focused on transforming the landscape of healthcare facilities. By combining innovation with the stability of being in business for over 60 years, we're committed to delivering high quality healthcare services to both established and underserved communities. Using creative, efficient design in outreach programs like free standing emergency centers, healthcare providers are able to extend their reach into emerging markets.

As a full-service real estate firm, PMRG provides oversight to a portfolio currently valued at over \$35 billion, comprised of a diversified client base, including healthcare providers, medical REITS (Real Estate Investment Trusts), and institutional/private investors. We create value for our healthcare systems, physician partners and investors by offering a wide range of real estate services, including development, property management, medical leasing, commercial leasing, marketing, investment sales, construction management and engineering. We also provide debt and equity in comprehensive developments and joint venture investment programs.

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