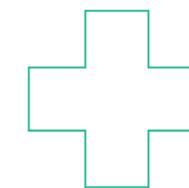
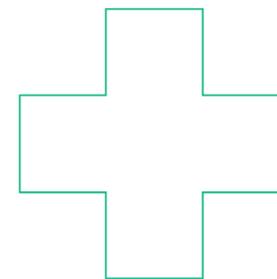




Health Wealth Capital

IE **IRONS**
EQUITY



**Investment
Opportunity in**



MEDICAL REAL ESTATE

Presented by A.J. Peak



Key Investment Highlights

Targeted Returns

- 16-20% targeted base case IRR
- 25-35% upside scenario IRR
- 2 to 3x targeted equity multiple

Cash on Cash

- 7 to 8% estimated distributions
- Paid monthly, 1st quarter after closing

Preferred Returns

- 8% Preferred Return
- 80/20 split up to 15% IRR
- 70/30 split at 15% IRR
- 50/50 split at 22% IRR

Hold Period

- 5-year hold period with potential for 3 years

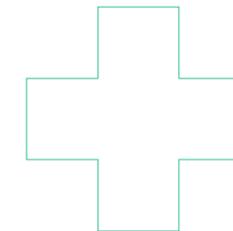
Asset Class

- Medical real estate providing recession-resistant returns from tenants with long term leases

Tax Smart Investing

- Estimated to receive \$60K in tax deductions in year 1 on a \$100K investment

Executive SUMMARY



Health Wealth Capital presents an exceptional investment opportunity in medical real estate. This investment offers the potential for returns of 7 to 8% cash-on-cash and 16-20% IRR, with a minimum investment of \$100,000.

Unlike the volatile multifamily sector, medical real estate provides a recession-resistant, high-yield alternative. By combining strong tenant profiles, long-term leases, and strategic REIT arbitrage, we deliver a robust investment proposition. Experience the power of healthcare-backed wealth creation.

Key Investment Highlights:

01

Recession-resistant medical real estate

02

Triple net (NNN) leases for reduced risk

03

Proven track record of success

04

Potential returns: 7 to 8% cash-on-cash

05

16-20% IRR

06

Minimum investment: \$100,000

Lead SPONSOR

Proven Healthcare and Real Estate Leader



Built a Healthcare Empire:

Founded Peak Dental Services, growing it into a nearly \$100 million revenue enterprise with over 50 locations, recognized by Inc. Magazine as one of the Top 5000 fastest-growing companies.



Proven Financial Expertise:

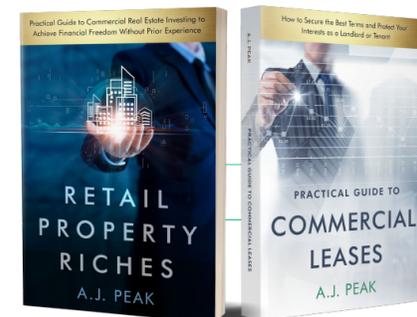
Held leadership roles at Merrill Lynch and McKinsey & Company, collaborating with Fortune 500 companies on strategic initiatives.



Business Acumen:

MBA from Kellogg School of Management and BA from Carnegie Mellon University. Amazon Top 10 Author in Commercial Real Estate with two books.

- Retail Property Riches: Practical Guide to Commercial Real Estate Investing
- Practice Guide to Commercial Leases.



A.J. PEAK
Founder & CEO

Health Wealth Capital Team



**Justin
Deutsch**

**Chief Financial
Officer Advisor**

**Chief Financial Officer
Experience:**

- CFO of Guardian Dentistry Partners with \$+390M and +165 locations.
- Founder of Montage Dental Group.
- Former VP of Healthcare Commercial Lending at East West Bank.

Health Wealth Capital Responsibilities:

- Leads Acquisition & Accounting processes



**Derek
Peterson**

**Chief Investment
Officer**

**Capital Raising & Investor Relations
Experience:**

- Founder of Adapt Media Agency, building branding and marketing systems for 800+ companies in Real Estate Syndication.
- Led campaigns responsible for \$35B in assets under management
- 100 MM raised in REI

Health Wealth Capital Responsibilities:

- Develop and execute capital-raising strategy, building relationships with investors and fund managers.



**Aman
Gambhir**

**Acquisition
& Analytics**

Acquisition & Analytics Experience:

- Founding Principal Consultant at Caston Corporate Advisory Services, providing investment banking solutions, including projects spanning distressed assets, private equity, mergers and acquisitions, real estate, and debt syndication.

Health Wealth Capital Responsibilities:

- Leads our Analytics processes, leveraging his and his team's extensive investment banking & real estate analysis expertise.

**Professional
Services**

Joe A. Romberg
Principal, with Lutkins & Annis
Attorneys specializing in healthcare
transactions and real estate matters.

Weekly Accounting
Full service accounting and booking firm
providing detailed weekly reporting,
budgeting, and forecasting.

Trinity Bradley-Anderson
Tax Partner, Stockman Kast Ryan &
Company.

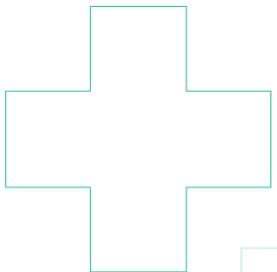
IE IRONS EQUITY

Gib Irons

Co-Partner

Gib Irons is an attorney, entrepreneur, and real estate investor. He is the founder and CEO of Irons Equity. Gib is a resident of Greenville, North Carolina. Gib has personally invested more than \$1.5 MM into multifamily real estate. In addition to Gib's real estate investing experience, Gib is the owner and managing partner of Irons & Irons PA, a multi-million-dollar law firm based in North Carolina and established in 2007. Gib is the host of the Go Big with Gib Podcast where he talks with professionals, business owners and entrepreneurs about their BIG wins.





A Track Record OF SUCCESS!



DR. TONY L.
OWNER DENTIST

"I invested with the medical real estate fund at the tail end of the COVID-19 pandemic. It was a volatile time to make money decisions, but Aj made it an easy choice to invest. It has turned out to be a wise decision as the value of my investment has increased and it has provided me with some passive income. I am totally comfortable with the value my investment provides me and I owe the success of this to the manager of the business. Thanks Aj, for adding value to owning commercial real estate."



DR. LOU T.
OWNER ORTHODONTIST

"I have been a medical retail property investor with A.J. since inception in 2017. I understand the investment model and Aj Peak, CEO, has put together a balanced portfolio of properties. Specifically, balanced means that he identifies properties that appreciate in value, can service debt, have long term leases with rent increases while providing investor's distributions of 8%. It's not an easy task and he's demonstrated a keen eye for valuations and picking properties that will perform. I would say that he understands an old real estate adage that you make your profits on the buy, not the sell."

\$100 Million

Building Asset Portfolio

\$100 Million

Dental Service Organization

+120

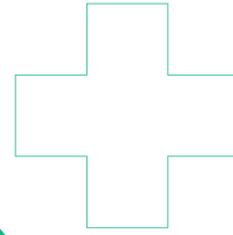
Commercial Leases Secured

\$100 Million

Capital Raised from investors who are alumni of top-tier institutions, including but not limited to



Are you still investing IN MULTIFAMILY?



While multifamily investments have long been a popular choice, it's essential to consider the associated risks:



Competitive Risk

The multifamily market is highly competitive. New developments can quickly erode property values and rental income.



Operational Risk

Rising operating costs and property taxes can significantly impact profitability.

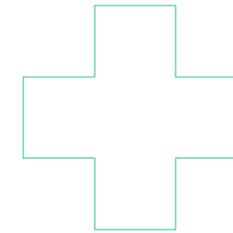


Economic Risk

Economic recessions can lead to increased vacancy rates, decreased rental income, and lower property values.



The problems of investing IN MULTIFAMILY



Tenant Turnover Risk

High tenant turnover that leads to increased vacancy cost & operational expenses.



Short Term Leasing Risk

Short-term leases that creates income instability.

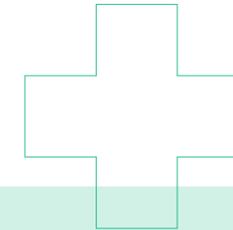


Rent Delinquency Risk

Constant gamble on creditworthiness based on FICO score, that leads to higher tenant defaults.



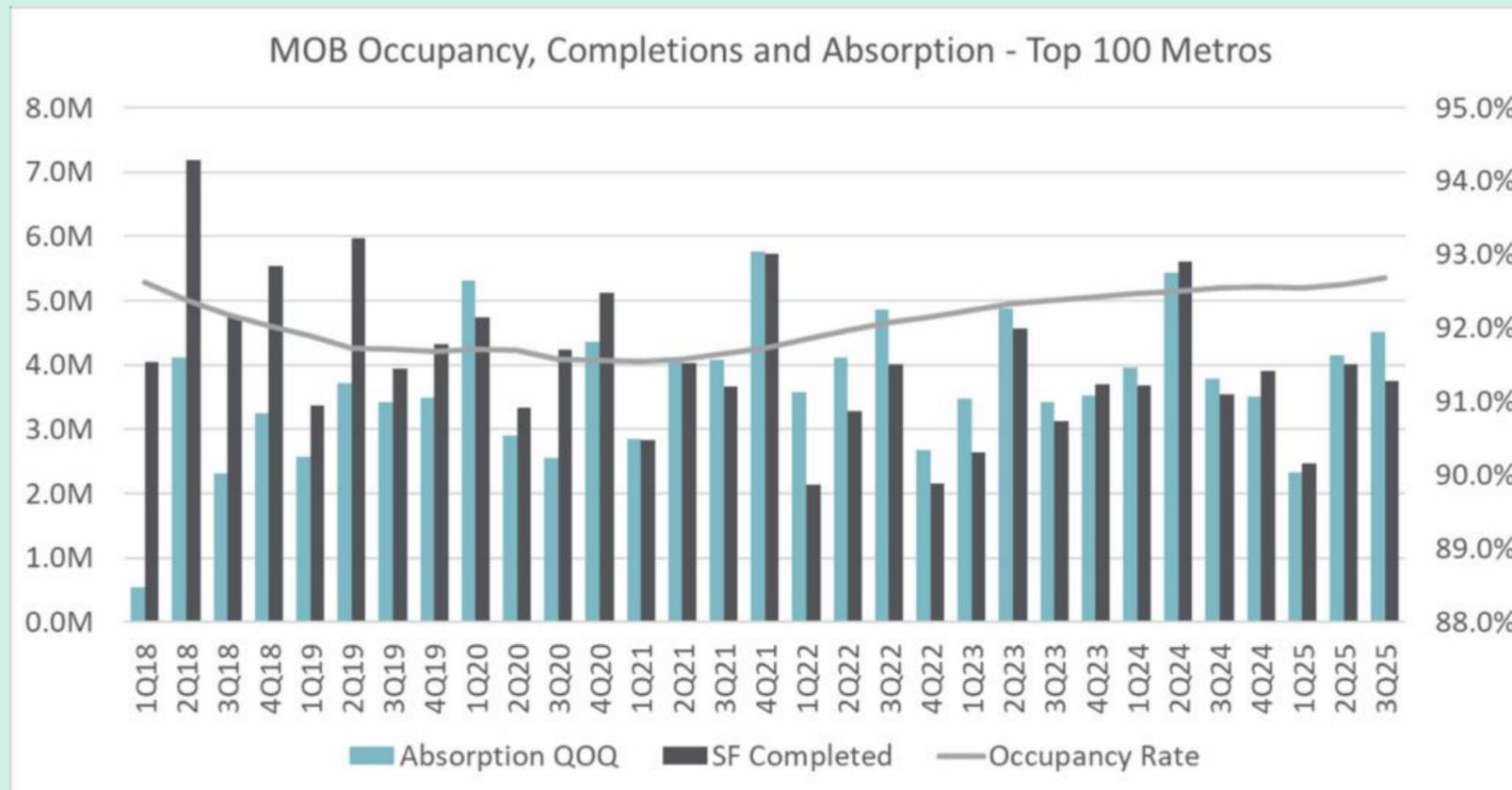
Is there a better investment OPPORTUNITY?



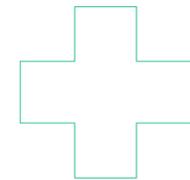
Criteria	Multifamily	Healthcare Real Estate
Tenant type	Residential	Healthcare providers
Lease duration	Short-term (1-2 years)	Long-term (10-15 years)
Tenant credit risk	High variability	Lower risk
Operating expenses	Variable	Lower (NNN leases)
Demand volatility	Moderate	Lower (essential service)
Potential returns	More Variable	More Predictable

Medical Office Building Occupancy Climbing Across Top 100 Metro Areas

Top 100 Metros Supply & Demand Quarterly Completions, Absorption & Occupancy



Why Invest in Healthcare REAL ESTATE?

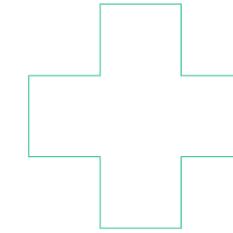


- Strong and Reliable Tenants:**
 Healthcare is a recession-resistant industry with consistent demand, ensuring stable rental income.

- Long-Term Leases:**
 Secure 10-15 year leases provide predictable cash flow and reduce tenant turnover risk.

- Arbitrage Opportunity:**
 Capitalize on the difference between current cap rates and potential REIT valuations for significant upside.

Why NNN LEASES?



Predictable Cash Flow

7 to 8%
cash-on-cash
projection



Long-Term Leases

+10 years

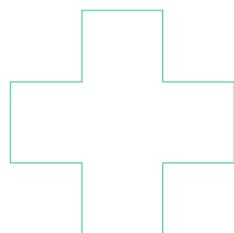


Minimal Operating Expense Risk

Tenant responsible for
most expenses



Reduced Management Responsibilities



How we select DEALS?

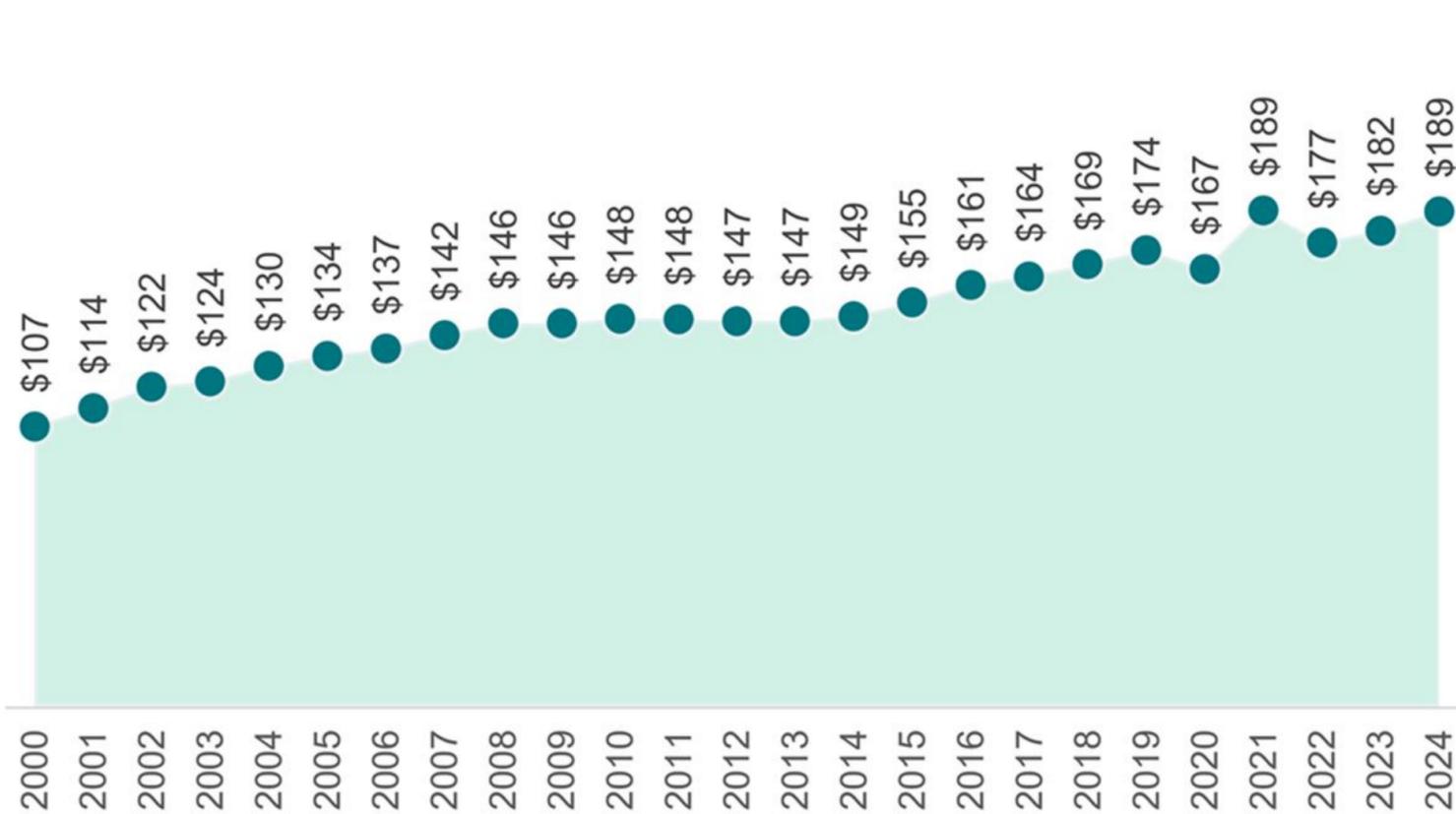


Our investment criteria ensure that only the most promising opportunities make it into our portfolio.

We prioritize:

- **Strong tenant profiles:**
Medical Tenants with + 4.5 – 5.0 Google ratings
- **High Rent paying capacity:**
Rent less than 10% of tenant revenue
- **Long Term NNN leases:**
+10 years triple-net leases for stable income
- **Favorable Market Conditions:**
+50,000 growing population within 10 miles
- **Targeted returns:**
+8% cap rate and 7 to 8% cash-on-cash projection

Why We Select Dental CLINIC TENANTS?



**Largest medical vertical in U.S. experiencing only
2 down years in previous 24 years**

National Dental Expenditures, 2000-2024 (Constant 2024 Dollars, Billions)



MAXILLOFACIAL SURGERY CENTER

Closed

1004 Oak Dr., Richmond, IN
Close of Escrow: 8/1/2023

Price	\$640,000
Down Payment	\$640,000 (100%)
Net Operating Income	48,213
Rentable SF	3,325
CAP Rate	7.53%
Lot Size	0.56 acre(s)
Year Built	1989 / 2014



ABC DENTAL SURGERY CENTER

Closed

1009 E Seminary Dr, Fort Worth, TX
Close of Escrow: 2/26/2024

Price	\$910,000
Down Payment	\$910,000 (100%)
Net Operating Income	63,700
Rentable SF	2,656
Price/Square Foot	\$342.62
CAP Rate	7.00%
Lot Size	30000 Sq Feet
Year Built	1984 / 2006

**Mature dental buildings with 10-year leases
trade in the 6 and 7 cap rate zones**

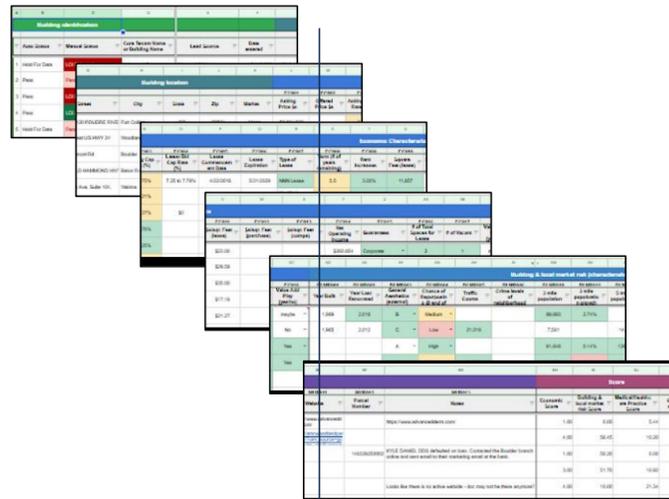
Our Data Driven PROCESS

**Screen:
Auto
Scoring**

**Underwrite
Building:
Custom Valuation
Model**

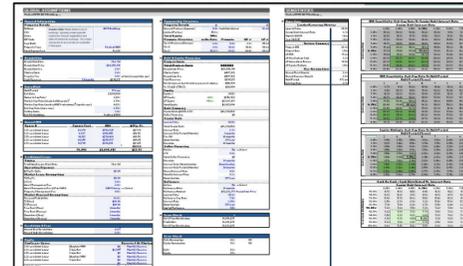
**Submit LOIs:
Industry leading
LOIs**

**Underwrite
Tenant & Close:
Tenant Financial
Diligence**



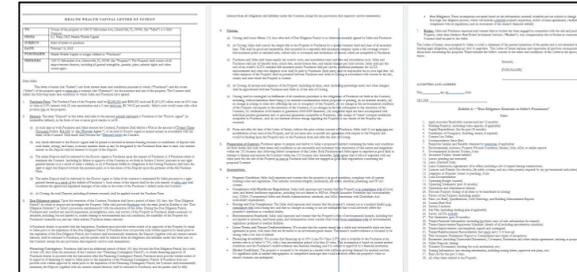
Property	Market Status	Lease Structure	Lease Type	Lease Term	Lease Rate	Lease Comm.	Lease Exp.	Lease Status	Lease Type	Lease Rate	Lease Comm.	Lease Exp.	Lease Status
1	Active	Lease	Lease	10	10.00	2023-01-01	2025-12-31	Active	Lease	10.00	2023-01-01	2025-12-31	Active
2	Active	Lease	Lease	10	10.00	2023-01-01	2025-12-31	Active	Lease	10.00	2023-01-01	2025-12-31	Active
3	Active	Lease	Lease	10	10.00	2023-01-01	2025-12-31	Active	Lease	10.00	2023-01-01	2025-12-31	Active

Meticulously screen & score medical tenant leads based on +30 data points



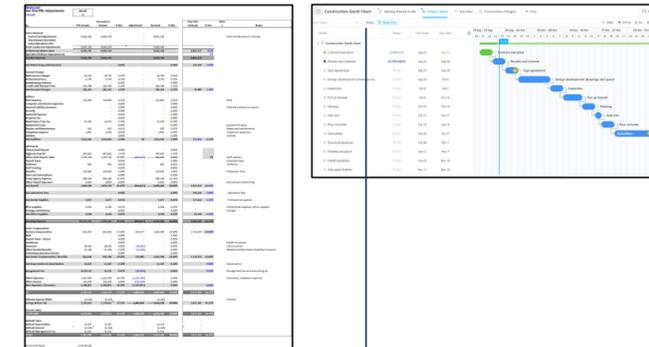
Property	Market Status	Lease Structure	Lease Type	Lease Term	Lease Rate	Lease Comm.	Lease Exp.	Lease Status	Lease Type	Lease Rate	Lease Comm.	Lease Exp.	Lease Status
1	Active	Lease	Lease	10	10.00	2023-01-01	2025-12-31	Active	Lease	10.00	2023-01-01	2025-12-31	Active
2	Active	Lease	Lease	10	10.00	2023-01-01	2025-12-31	Active	Lease	10.00	2023-01-01	2025-12-31	Active
3	Active	Lease	Lease	10	10.00	2023-01-01	2025-12-31	Active	Lease	10.00	2023-01-01	2025-12-31	Active

Model out 6 to 8 building purchases per week



Property	Market Status	Lease Structure	Lease Type	Lease Term	Lease Rate	Lease Comm.	Lease Exp.	Lease Status	Lease Type	Lease Rate	Lease Comm.	Lease Exp.	Lease Status
1	Active	Lease	Lease	10	10.00	2023-01-01	2025-12-31	Active	Lease	10.00	2023-01-01	2025-12-31	Active
2	Active	Lease	Lease	10	10.00	2023-01-01	2025-12-31	Active	Lease	10.00	2023-01-01	2025-12-31	Active
3	Active	Lease	Lease	10	10.00	2023-01-01	2025-12-31	Active	Lease	10.00	2023-01-01	2025-12-31	Active

Submit 4 to 6 detailed LOIs per week



Property	Market Status	Lease Structure	Lease Type	Lease Term	Lease Rate	Lease Comm.	Lease Exp.	Lease Status	Lease Type	Lease Rate	Lease Comm.	Lease Exp.	Lease Status
1	Active	Lease	Lease	10	10.00	2023-01-01	2025-12-31	Active	Lease	10.00	2023-01-01	2025-12-31	Active
2	Active	Lease	Lease	10	10.00	2023-01-01	2025-12-31	Active	Lease	10.00	2023-01-01	2025-12-31	Active
3	Active	Lease	Lease	10	10.00	2023-01-01	2025-12-31	Active	Lease	10.00	2023-01-01	2025-12-31	Active

Underwrite tenant financials using custom model & use tailored project plans to close

Our Completed DEALS

Property #	Status	Primary Tenant Name	Address	City, State	Zip	Affiliate ⁽¹⁾	Sq Feet	Lease Term (yrs)	Purchase Price	Net Operating Income time of purchase (NOI)	Cap Rate % @ time of purchase	Net Operating Income in 2026 (NOI)	Estimated Valuation @ 6.8% cap rate	Projected 5 year IRR (before tax)
1	Own	Windsor Family Dental	1160 W Ash St	Windsor, CO	80550	Colorado Dental Prop., LLC	3,448	10	\$ 900,000	\$ 79,304	8.8%	\$ 96,613	\$ 1,420,779	30.1%
2	Own	Colorado Oral Surgery Group	6110 Barnes Rd	Colorado Springs, CO	80922	Colorado Dental Prop., LLC	7,466	10	\$ 1,904,615	\$ 127,250	6.7%	\$ 165,297	\$ 2,430,833	44.4%
3	Own	Fountain Dental Center	8085 Fountain Mesa Rd.	Fountain, CO	80817	Colorado Dental Prop., LLC	4,374	10	\$ 1,250,000	\$ 98,415	7.9%	\$ 119,935	\$ 1,763,751	34.0%
4	Own	Advantage Dental	1800 Fortino Boulevard	Pueblo, CO	81008	Colorado Dental Prop., LLC	5,000	10	\$ 1,010,000	\$ 80,865	8.0%	\$ 86,476	\$ 1,271,711	34.3%
5	Own	Flatirons Family Dental	1691 Coalton Rd	Superior, CO	80027	Colorado Dental Prop., LLC	6,097	10	\$ 1,500,000	\$ 142,575	9.5%	\$ 154,004	\$ 2,264,765	46.0%
6	Own	Discovery Kids Pediatric Dentistry	6725 Rangewood Dr	Colorado Springs, CO	80918	Colorado Dental Prop., LLC	7,466	10	\$ 790,000	\$ 76,220	9.6%	\$ 83,333	\$ 1,225,489	34.2%
7	Own	Lone Tree Modern Dental	10461 Park Meadows Drive	Lone Tree, CO	80124	Colorado Dental Prop., LLC	4,411	10	\$ 1,730,000	\$ 141,152	8.2%	\$ 154,341	\$ 2,269,719	27.0%
8	Own	Empire Dental	1915 Rogers Rd	San Antonio, TX	78251	National Dental Prop., LLC	3,610	10	\$ 1,145,000	\$ 93,861	8.2%	\$ 101,080	\$ 1,486,470	28.8%
9	Own	Swearingen Dental	48959 Calcutta Smith- ferry Rd	East Liverpool, OH	43920	National Dental Prop., LLC	2,640	15	\$ 580,180	\$ 55,117	9.5%	\$ 56,219	\$ 826,754	16.7%
10	Own	Oakberry Dental	456 West D Street	Lemoore, CA	93245	National Dental Prop., LLC	2,506	15	\$ 950,650	\$ 78,904	8.3%	\$ 78,904	\$ 1,160,352	16.7%
11	Own	John H Shelton, DMD	1015 Market St	Metropolis, IL	62960	National Dental Prop., LLC	2,340	15	\$ 631,579	\$ 60,000	9.5%	\$ 73,440	\$ 1,080,000	16.7%
12	Own	J. Craig Alexander, DMD	739 Columbia Tpke	East Greenbush, NY	12061	National Dental Prop., LLC	5,700	15	\$ 1,304,810	\$ 108,299	8.3%	\$ 110,465	\$ 1,624,486	16.7%
13	Own	Cascade Family Dental Center	1211 S. Gold Street	Centralia, WA	98236	National Dental Prop., LLC	3,497	15	\$ 990,360	\$ 82,200	8.3%	\$ 83,844	\$ 1,233,000	16.7%
14	Own	Chesaning Family Dental	1109 W. Broad st.	Chesaning, MI	48616	National Dental Prop., LLC	3,900	15	\$ 693,800	\$ 65,910	9.5%	\$ 67,228	\$ 988,650	16.7%
15	Own	Harrodsburg Family Dentistry	517 Legion Dr	Harrodsburg, KY	40330	National Dental Prop., LLC	5,040	15	\$ 766,957	\$ 70,560	9.2%	\$ 71,971	\$ 1,058,400	16.7%
16	Own	Wayne Medical Center	295 Old Eagle School RD	Wayne, PA	19087	Health Wealth Fund 1 Series 1	4,996	9.5	\$ 1,787,333	\$ 134,800	7.5%	\$ 134,800	\$ 1,982,353	16.0%
17	Own	Tucson Medical Dental Complex	4625 N ORACLE RD,	Tuscon, AZ	85705	Health Wealth Fund 1 Series 1	13,860	15	\$ 5,013,333	\$ 398,475	7.9%	\$ 398,475	\$ 5,859,926	18.5%
18	Own	Chatham Dental Center	345 N Main	Chatham, IL	62629	Health Wealth Fund 1 Series 1	9,296	15	\$ 2,025,000	\$ 171,976	8.5%	\$ 171,976	\$ 2,529,059	17.9%
19	Own	True Dental Group	1638 W US Hwy 24	Independence, MO	64050	Health Wealth Fund 1 Series 1	3,750	10	\$ 1,251,669	\$ 93,750	7.5%	\$ 93,750	\$ 1,378,676	17.4%
20	Own	Midtown Dental Center	2315 Broadway St	Paducah, KY	42001	Health Wealth Fund 1 Series 1	5,008	15	\$ 1,100,000	\$ 93,600	8.5%	\$ 93,600	\$ 1,376,471	18.5%
21	Own	Guardian Dentistry Partners	2 Cardinal Park Dr SE, #204a	Leesburg, VA	20175	Health Wealth Fund 1 Series 1	7,500	4.75	\$ 2,836,687	\$ 235,445	8.3%	\$ 235,445	\$ 3,462,426	17.3%
22	Own	Knoxville Dental Implant Center	900 E Woodland Ave	Knoxville, TN	37917	Health Wealth Fund 1 Series 1	6,800	15	\$ 1,676,470	\$ 142,500	8.5%	\$ 142,500	\$ 2,095,588	17.9%
23	Own	Hillside Professional Building	7501 80TH Street S	Cottage Grove, MN	55016	Health Wealth Fund 1 Series 1	11,857	15	\$ 2,788,235	\$ 237,000	8.5%	\$ 237,000	\$ 3,485,294	17.9%
24	Own	Stony Hill Dental Care	76 Stony Hill Road	Bethel, CT	06801	Health Wealth Fund 1 Series 1	5,489	15	\$ 1,657,343	\$ 142,200	8.6%	\$ 142,200	\$ 2,091,176	18.7%
25	Own	Lesmeister Dental	1820 Sahlstrom Dr	Crookston, MN	56716	Health Wealth Fund 1 Series 1	9,566	15	\$ 1,500,000	\$ 132,000	8.8%	\$ 132,000	\$ 1,941,176	18.5%
26	Own	White Bear Professional	2480 White Bear Ave N	Maplewood, MN	55109	Health Wealth Fund 1 Series 1	11,996	15	\$ 2,421,000	\$ 200,943	8.3%	\$ 200,943	\$ 2,955,044	16.8%
27	Own	Granger Dental	14911 IN-23	Granger, IN	46530	Health Wealth Fund 1 Series 1	7,358	10	\$ 1,822,867	\$ 173,885	9.5%	\$ 173,885	\$ 2,557,132	16.3%
28	Own	Animal Care Center of NJ	62 Hamburg Tpk	Riverdale, NJ	07457	Health Wealth Fund 1 Series 1	2,498	6.3	\$ 900,000	\$ 74,880	8.3%	\$ 74,880	\$ 1,101,176	15.8%
29	Own	Companion Veterinary Hospital of Wayne	1510 Hamburg Tpk	Wayne, NJ	07470	Health Wealth Series 2	3,540	6.3	\$ 900,000	\$ 74,880	8.3%	\$ 74,880	\$ 1,101,176	15.8%
30	Own	Drs. Coleman and Taylor, P.A.	2356 Grove St	Vicksburg, MS	39183	Health Wealth Series 2	2,708	2.87	\$ 400,000	\$ 43,094	10.8%	\$ 43,094	\$ 633,735	22.5%
31	Own	Brown Family Orthodontics	8801 Old Spanish Trail	Ocean Springs, MS	39564	Health Wealth Series 2	2,670	2.87	\$ 474,497	\$ 46,738	9.9%	\$ 46,738	\$ 687,324	22.5%
32	Own	Smile Country Orthodontics	1119 42nd Ave	Gulfport, MS	39501	Health Wealth Series 2	3,887	2.85	\$ 690,772	\$ 68,041	9.8%	\$ 68,041	\$ 1,000,603	22.5%
33	Own	South Mississippi Smiles	4105 Hospital St	Pascagoula, MS	39581	Health Wealth Series 2	5,064	2.87	\$ 899,949	\$ 88,645	9.9%	\$ 88,645	\$ 1,303,603	22.5%
34	Own	Ross Orthodontics	368 Lake Street S, #105	Forest Lake, MN	55025	Health Wealth Series 2	3,400	6.1	\$ 1,200,000	\$ 95,687	8.0%	\$ 95,687	\$ 1,407,162	18.4%
35	Own	Compass Urgent Care / Parker Dental	9985 Airport Blvd	Mobile, AL	36608	Health Wealth Series 2	7,236	10	\$ 3,077,333	\$ 230,800	7.5%	\$ 230,800	\$ 3,394,118	15.7%
36	Own	Apex Dental Partners	901 W Kenosha St.	Broken Arrow, OK	74012	Health Wealth Series 2	2,511	3.5	\$ 740,000	\$ 59,674	8.1%	\$ 59,674	\$ 877,559	15.4%
37	Own	CareVet (Jones Animal Health Clinic)	1237 N Truman Blvd	Crystal City, MO	03264	Health Wealth Series 2	6,000	6	\$ 1,519,557	\$ 133,721	8.8%	\$ 133,721	\$ 1,966,485	15.5%
38	Own	Paradigm Oral Surgery	81 Rte 4 Floor 2	Paramus, NJ	07652	Health Wealth Series 2	9,914	9.5	\$ 5,050,000	\$ 397,800	7.9%	\$ 397,800	\$ 5,850,000	15.1%
39	Own	Tulsa Bone & Joint	4140 SE Adams Rd	Bartlesville, OK	74006	Health Wealth Series 2	13,511	5.5	\$ 3,309,863	\$ 264,789	8.0%	\$ 264,789	\$ 3,893,956	15.2%
40	Own	Ascend Plastic Surgery Partners	2452 Mahan Dr	Tallahassee, FL	32208	Health Wealth Series 2	8,154	8.5	\$ 3,240,597	\$ 249,526	7.7%	\$ 249,526	\$ 3,669,500	16.1%

80% LTV²

65% LTV

(1) Affiliated entities aligned to represent assets as a combined package to pursue optimized planned sale to a REIT in the future

(2) Higher IRR estimates are a function of 80% loan to value leverage, presently pursuing lower risk via 65% LTV

Our Completed DEALS

Health Wealth Capital | 17

Property #	Status	Primary Tenant Name	Address	City, State	Zip	Affiliate ⁽¹⁾	Sq Feet	Lease Term (yrs)	Purchase Price	Net Operating Income time of purchase (NOI)	Cap Rate % @ time of purchase	Net Operating Income in 2026 (NOI)	Estimated Valuation @ 6.8% cap rate	Projected 5 year IRR (before tax)
41	Own	Posthumus Family Dentistry (Unified Dental)	2300 3 MILE ROAD NE	Grand Rapids, MI	49505	Health Wealth Series 2	9,760	15	\$ 1,600,000	\$ 133,600	8.4%	\$ 133,600	\$ 1,964,706	15.8%
42	Own	Blue River Pet Care	W7702 WI-11	Delavan, WI	53115	Health Wealth Series 2	4,000	6	\$ 465,003	\$ 38,203	8.2%	\$ 38,203	\$ 561,809	15.3%
43	Own	Blue River Pet Care	6300 Washington Avenue	Rachine, WI	53406	Health Wealth Series 2	6,150	6	\$ 775,082	\$ 63,678	8.2%	\$ 63,678	\$ 936,441	15.3%
44	Own	Blue River Pet Care	3910 85th Street	Kenosha, WI	53142	Health Wealth Series 2	3,800	6	\$ 619,915	\$ 50,930	8.2%	\$ 50,930	\$ 748,971	15.3%
45	Own	Smile Doctors	10 Professional Pkwy	Petal, MS	39465	Health Wealth Series 2	1,641	4	\$ 288,913	\$ 28,169	9.7%	\$ 28,169	\$ 414,250	18.7%
46	Own	Smile Doctors	9 Professional Pkwy	Hattiesburg, MS	39402	Health Wealth Series 2	3,520	4	\$ 711,451	\$ 62,252	8.8%	\$ 62,252	\$ 915,471	17.4%
47	Own	Abka Dental (Unified Dental)	424 N VIRGINIA ST	Port Lavaca, TX	77979	Health Wealth Series 2	1,750	15	\$ 517,857	\$ 43,500	8.4%	\$ 43,500	\$ 639,706	15.8%
48	Under Contract	Sugar House Dental (MB2)	1955 S 1300 E, Suite L2, L4, & L6	Salt Lake City, UT	84105	Health Wealth Series 2	2,140	6	\$ 855,000	\$ 74,566	8.7%	\$ 74,566	\$ 1,096,559	15.1%
49	Under Contract	Dream Dental & Sleep (MB2)	175 N Buhl Farm Drive	Hermitage, PA	16148	Health Wealth Series 2	2,074	7	\$ 530,000	\$ 50,004	9.4%	\$ 50,004	\$ 735,353	17.8%
50	Under Contract	Montshire Endo (MB2)	367 Route 120, Suite B-3	Lebanon, NH	03766	Health Wealth Series 2	2,562	4	\$ 800,000	\$ 66,000	8.3%	\$ 66,000	\$ 970,588	15.8%
51	Under Contract	Kingston Animal Hospital (Veterinary Innovative Partners)	456 & 460 Albany Ave	Kingston, NY	12401	Health Wealth Series 2	5,163	10.75	\$ 1,550,000	\$ 127,500	8.2%	\$ 127,500	\$ 1,875,000	15.1%
52	Under Contract	Oral Surgery Michiana & Endodontic Services, Inc.	117 S. Nappanee street	Elkhart, IN	46514	Health Wealth Series 2	6,689	5	\$ 1,897,963	\$ 166,040	8.7%	\$ 166,040	\$ 2,441,765	18.6%
53	Under LOI	Chester Dental Arts	31 Main St.	Chester, NJ	07930	Health Wealth Series 2	3,800	12	\$ 904,762	\$ 76,000	8.4%	\$ 76,000	\$ 1,117,647	17.1%
54	Under Contract	Bisconti Orthodontics	908 Sahara Trail, Suite 1	Youngstown, OH	44514	Health Wealth Series 2	2,400	10	\$ 530,526	\$ 50,400	9.5%	\$ 50,400	\$ 741,176	18.0%
55	Under LOI	Orthodontic Partners	4164 Carmichael Rd	Montgomery, AL	36106	Health Wealth Series 2	4,421	5	\$ 619,984	\$ 50,839	8.2%	\$ 50,839	\$ 747,632	17.8%
56	Under LOI	Orthodontic Partners & Nevins DMD	454 McQueen Smith Rd S	Prattville, AL	36066	Health Wealth Series 2	3,910	5	\$ 1,132,195	\$ 92,840	8.2%	\$ 92,840	\$ 1,365,294	17.8%
57	Under LOI	P1 Dental Partners & Dermatology Associates of Evansville	1212 Professional Blvd	Evansville, IN	47714	Health Wealth Series 2	5,608	8	\$ 1,213,953	\$ 104,400	8.6%	\$ 104,400	\$ 1,535,294	19.0%
58	Under LOI	Airport Freeway Animal Emergency Hospital	833 W Airport Fwy	Euless, TX	76040	Health Wealth Series 2	4,738	5.5	\$ 2,258,000	\$ 173,189	7.7%	\$ 173,189	\$ 2,546,897	15.1%
59	Under LOI	Shared Practices	1233 Haddonfield Berlin Rd	Voorhees, NJ	08043	Health Wealth Series 2	2,200	9.8	\$ 742,168	\$ 61,600	8.3%	\$ 61,600	\$ 905,882	16.5%
60	Under LOI	Imagen Dental Partners	36 Washington Ave W	Hutchinson, MN	55350	Health Wealth Series 2	7,840	5.25	\$ 2,245,593	\$ 198,735	8.9%	\$ 198,735	\$ 2,922,574	17.6%
61	Under LOI	Access Medical Clinic	1010 N. Center St	Lonoke, AR	72086	Health Wealth Series 2	1,300	11.7	\$ 410,427	\$ 34,599	8.4%	\$ 61,600	\$ 905,882	15.2%
62	Under LOI	Access Medical Clinic	1308 East Page Ave.	Malvern, AR	72104	Health Wealth Series 2	1,606	11.7	\$ 276,587	\$ 23,316	8.4%	\$ 23,316	\$ 342,882	15.2%
63	Under LOI	Access Medical Clinic	16723 Highway 62	Garfield, AR	72732	Health Wealth Series 2	1,300	11.7	\$ 331,510	\$ 27,946	8.4%	\$ 61,600	\$ 905,882	15.2%
64	Under LOI	Access Medical Clinic	2280 E. Main St.	El Dorado, AR	71730	Health Wealth Series 2	1,300	11.7	\$ 312,384	\$ 26,334	8.4%	\$ 26,334	\$ 387,265	15.2%
65	Under LOI	Access Medical Clinic	451 Phillips St.	West Fork, AR	72774	Health Wealth Series 2	1,300	11.7	\$ 300,024	\$ 25,292	8.4%	\$ 61,600	\$ 905,882	15.2%
66	Under LOI	Access Medical Clinic	20 Wilson Farm Rd.	Greenbrier, AR	72058	Health Wealth Series 2	1,300	11.7	\$ 365,813	\$ 30,838	8.4%	\$ 30,838	\$ 453,500	15.2%
67	Under LOI	PetVet	649 W Boston Post Road	Mamaroneck, NY	10543	Health Wealth Series 2	7,876	5.7	\$ 2,842,218	\$ 232,723	8.0%	\$ 232,723	\$ 3,422,397	15.0%
Total							335,492		\$ 89,420,198	\$ 7,450,733	8.3%	\$ 7,690,216	\$ 113,091,409	19.0%

65% LTV

Property #

67

Cap Rate %
@ time of purchase

8.3%

Net Operating Income
in 2026 (NOI)

\$ 7,690,216

Estimated Valuation
@ 6.8% cap rate

\$ 113,091,409

Projected 5 year IRR
(before tax)

19.0%

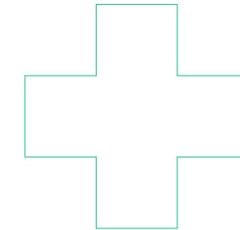
Achieved an estimated +18% IRR on average. Targeted base case future investor returns are +8.0% cash on cash and 16-20% IRR with upside scenario achieving 25-35% IRR returns via exit to a REIT or forming an UPREIT post achieving +\$10M net operating income.



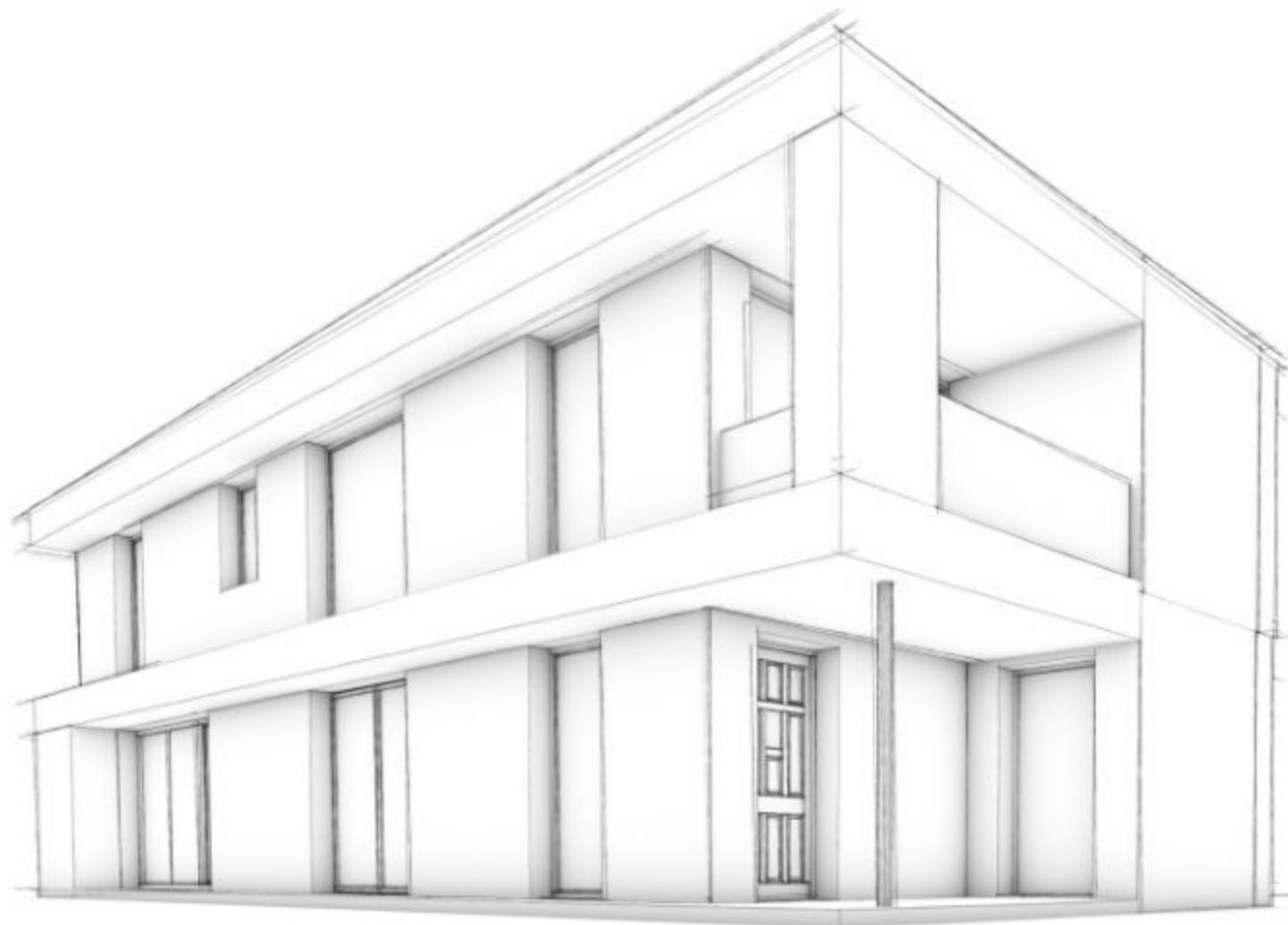
(1) Affiliated entities aligned to represent assets as a combined package to pursue optimized planned sale to a REIT in the future

(2) Higher IRR estimates are a function of 80% loan to value leverage, presently pursuing lower risk via 65% LTV

Flexible exit STRATEGIES



- **Sale to a REIT:**
Leverage the deep pockets of a Real Estate Investment Trust for a potentially lucrative 25-35% IRR upside exit.
- **Conversion to a REIT:**
Explore the option of converting your investment into a REIT for ongoing income and potential appreciation.
- **Individual Property Sales:**
Liquidate your investment by selling individual properties leading to our 16-20% targeted base case IRR.

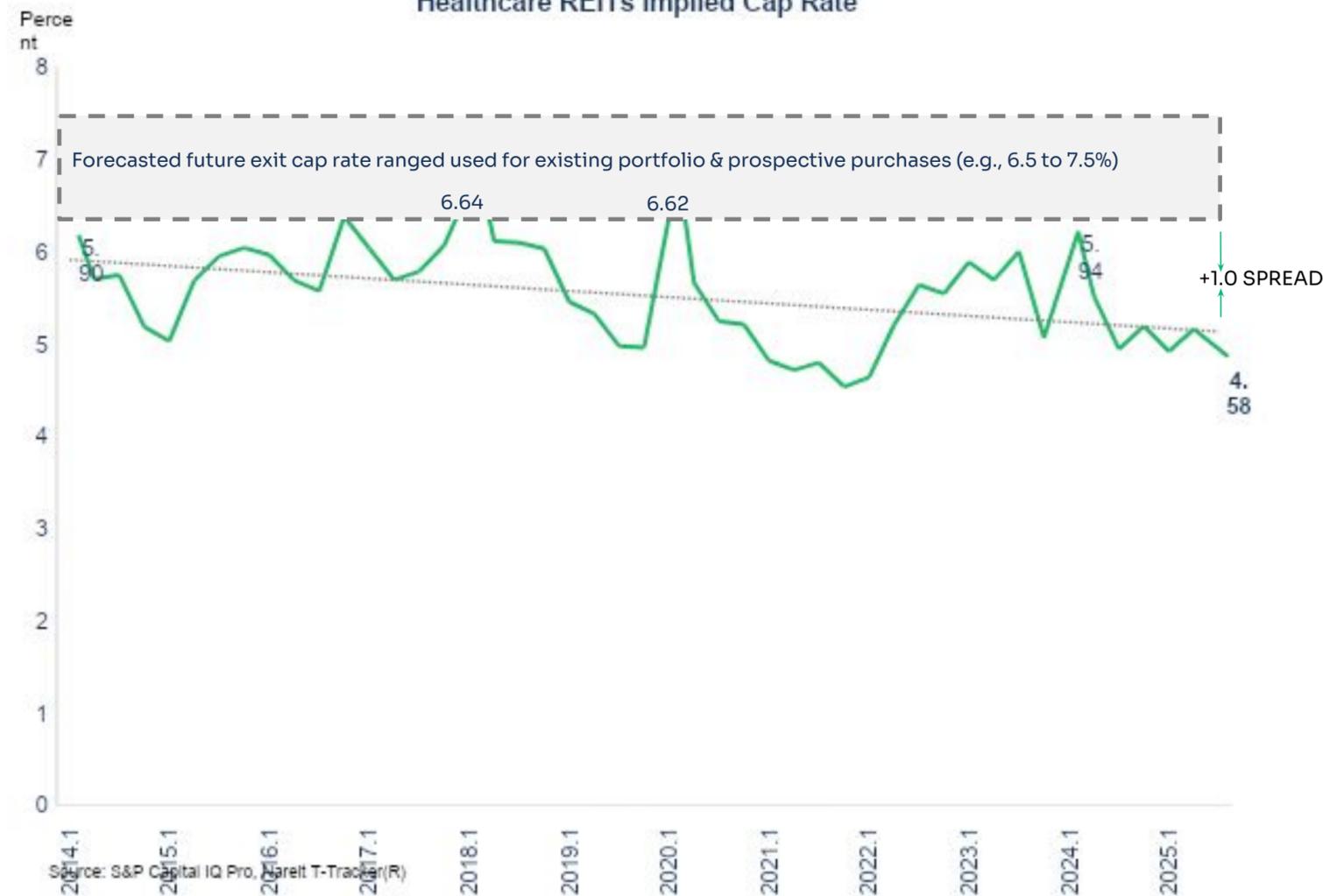


Healthcare REITs Implied Cap Rate

Forecasted future exit cap rate ranged used for existing portfolio & prospective purchases

(e.g., 6.5-7.5)

Healthcare REITs Implied Cap Rate



Unlocking VALUE

Leveraging Scale for Maximum Returns in Healthcare REITs.

- **Smart Buys, Big Profits:**

We target selling our medical buildings at a 6.5% to 7.5% cap rate, with smaller transactions to private buyers.

- **Scaling Up for Bigger Returns:**

Generating over \$10 million in NOI could lead to a lucrative sale to a Healthcare REIT or the formation of an UPREIT.

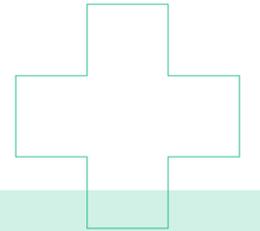
- **Higher Valuations for Healthcare REITs:**

With last year's Healthcare REIT cap rates as low as 4.88%, there's a clear arbitrage opportunity for us to scale and achieve higher valuations.

- **Lower Cap Rate, Higher Returns:**

Selling in the future at a 5.5% versus 6.8% cap rate means our five-year game plan's success rate jumps from a great 16-20% IRR to an amazing 25-35% IRR.

Recapping the Health Wealth Capital DIFFERENCE



Expert Medical Tenant Underwriting

- Analyzed 500+ medical/dental practices' financials
- Developed proprietary methodology to select financially stable tenants



Proven Triple Net Lease Negotiation

- Negotiated and managed 120+ triple net leases
- Secured optimal risk-adjusted lease agreements



Strategic Industry Connections

- Deep network across real estate & medical practice brokers, and private equity
- Access to exclusive and attractive investment opportunities



Robust Downside Risk Management

- Managed a nearly \$100M revenue dental group
- Expertise in tenant default management and operational takeovers



Market-Driven Property Selection

- Focus on markets with population growth or stability
- Ensures long-term demand and viability of investments



Scalable Growth & Exit Strategy

- Scaling to \$+15M in NOI to unlock lucrative exit options via sale or conversion to a Healthcare REIT
- Lower cap rate exit could nearly triple investor returns (~3.0x vs. ~2.0x)



Our Current Series 2 OFFERING

KEY FINANCIAL METRICS:

- **16-20% IRR** (base case) and **25-35% IRR** (upside scenario - selling to REIT)
- **2 to 3x Multiple Return on your Invested Capital**
- **7 to 8% Cash on Cash Returns**

INVESTMENT SUMMARY:

- **Total Purchase Price \$+75M**
- **\$+6M in Net Operating Income** (targeting weighted average +8% entry cap rate)
- **Represents +50 medical buildings**

Example Medical Buildings



Closed

Companion Veterinary Hospital

Property Type: Veterinary Practice
Location: Wayne, NJ
Absolute Triple Net Lease: Assumed
Number of Tenants: 1



Closed

Drs. Coleman and Taylor, P.A.

Property Type: Dental Practice
Location: Vicksburg, MS
Triple Net Lease: Assumed
Number of Tenants: 1



Closed

Brown Family Orthodontics

Property Type: Dental Practice
Location: Ocean Springs, MS
Triple Net Lease: Assumed
Number of Tenants: 1



Closed

Smile Country Orthodontics (Gulfport)

Property Type: Dental Practice
Location: Gulfport, MS
Triple Net Lease: Assumed
Number of Tenants: 1



Closed

South Mississippi Smile

Property Type: Dental Practice
Location: Pascagoula, MS
Triple Net Lease: Assumed
Number of Tenants: 1



Closed

Ross Orthodontics

Property Type: Dental Practice
Location: Forest Lake, MN
Triple Net Lease: Assumed
Number of Tenants: 1



Closed

Compass Urgent Care / Parker Dental

Property Type: Medical & Dental Practice
Location: Mobile, AL
Triple Net Lease: Sales Leaseback
Number of Tenants: 2



Closed

Apex Dental Partners

Property Type: Dental Practice
Location: Broken Arrow, OK
Triple Net Lease: Assumed
Number of Tenants: 1



Closed

CareVet (Jones Animal Health Clinic)

Property Type: Veterinary Practice
Location: Crystal City, MO
Triple Net Lease: Assumed
Number of Tenants: 1



Closed

Paradigm Oral Surgery

Property Type: Dental Practice
Location: Paramus, NJ
Triple Net Lease: Assumed
Number of Tenants: 1



Closed

Tulsa Bone & Joint

Property Type: Medical Practice
Location: Bartlesville, OK
Triple Net Lease: Assumed
Number of Tenants: 2



Closed

Ascend Plastic Surgery Partners

Property Type: Medical Practice
Location: Tallahassee, FL
Triple Net Lease: Assumed
Number of Tenants: 2

Example Medical Buildings



Closed

Josephus Family Dentistry (Unified Dental)

Property Type: Dental Practice
 Location: Grand Rapids, MI
 Absolute Triple Net Lease: Sales Leaseback
 Number of Tenants: 1



Closed

Blue River Pet Care (Delavan)

Property Type: Veterinary Practice
 Location: Delavan, WI
 Triple Net Lease: Assumed
 Number of Tenants: 1



Closed

Blue River Pet Care (Racine)

Property Type: Veterinary Practice
 Location: Racine, WI
 Triple Net Lease: Assumed
 Number of Tenants: 1



Closed

Blue River Pet Care (Kenosha)

Property Type: Veterinary Practice
 Location: Kenosha, WI
 Triple Net Lease: Assumed
 Number of Tenants: 1



Closed

Smile Doctors (Petal)

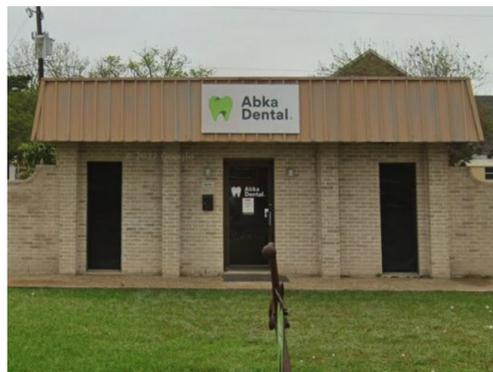
Property Type: Dental Practice
 Location: Petal, MS
 Triple Net Lease: Assumed
 Number of Tenants: 1



Closed

Smile Doctors (Hattiesburg)

Property Type: Dental Practice
 Location: Hattiesburg, MS
 Triple Net Lease: Assumed
 Number of Tenants: 1



Abka Dental (Unified Dental)

Property Type: Dental Practice
 Location: Port Lavaca, TX
 Absolute Triple Net Lease: Sales Leaseback
 Number of Tenants: 1



Sugar House Dental (MB2)

Property Type: Dental Practice
 Location: Salt Lake City, UT
 Triple Net Lease: Assumed
 Number of Tenants: 1



Dream Dental & Sleep (MB2)

Property Type: Dental Practice
 Location: Hermitage, PA
 Triple Net Lease: Assumed
 Number of Tenants: 1



Montshire Endo (MB2)

Property Type: Dental Practice
 Location: Lebanon, NH
 Triple Net Lease: Assumed
 Number of Tenants: 1



Kingston Animal Hospital

Property Type: Veterinary Practice
 Location: Kingston, NY
 Triple Net Lease: Assumed
 Number of Tenants: 1



Oral Surgery Michiana & Endodontic Services, Inc.

Property Type: Dental Practices
 Location: Elkhart, IN
 Triple Net Lease: Assumed
 Number of Tenants: 2

Example Medical Buildings



Chester Dental Arts

Property Type: Dental Practice
 Location: Chester, NJ
 Triple Net Lease: Assumed
 Number of Tenants: 1



Bisconti Orthodontics

Property Type: Dental Practice
 Location: Youngstown, OH
 Triple Net Lease: Assumed
 Number of Tenants: 1



Orthodontic Partners

Property Type: Dental Practice
 Location: Montgomery, AL
 Triple Net Lease: Assumed
 Number of Tenants: 1



Orthodontic Partners & Nevins DMD

Property Type: Dental & Medical Practice
 Location: Prattville, AL
 Triple Net Lease: Assumed
 Number of Tenants: 2



PI Dental Partners & Dermatology Associates of Evansville

Property Type: Dental & Medical Practice
 Location: Evansville, IN
 Triple Net Lease: Assumed
 Number of Tenants: 2



Airport Freeway Animal Emergency Hospital

Property Type: Veterinary Practice
 Location: Euless, TX
 Absolute Triple Net Lease: Assumed
 Number of Tenants: 1

Coming Soon

Property Type: TBD
 Location: TBD
 Absolute Triple Net Lease: TBD
 Number of Tenants: TBD

Coming Soon

Property Type: TBD
 Location: TBD
 Absolute Triple Net Lease: TBD
 Number of Tenants: TBD

Coming Soon

Property Type: TBD
 Location: TBD
 Absolute Triple Net Lease: TBD
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 Location: TBD
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 Number of Tenants: TBD

Coming Soon

Property Type: TBD
 Location: TBD
 Absolute Triple Net Lease: TBD
 Number of Tenants: TBD

Coming Soon

Property Type: TBD
 Location: TBD
 Absolute Triple Net Lease: TBD
 Number of Tenants: TBD

Timeline TO INVEST



STEP 1. PUT IN SOFT COMMIT
Visit healthwealth.capital/series3

NOW



STEP 2. SIGN DOCUMENTS
This holds your spot for the investment.

WITHIN 4
WEEKS FROM
NOW



STEP 3. FUND COMMITMENT
Wire funds within 45 days from the date of signing.

WITHIN 10
WEEKS FROM
NOW

TALK 1-ON-1 WITH SPONSOR TO EVALUATE FIT

Schedule a call using a link [HERE](#)

**SCHEDULE WITHIN
10 DAYS FROM NOW**



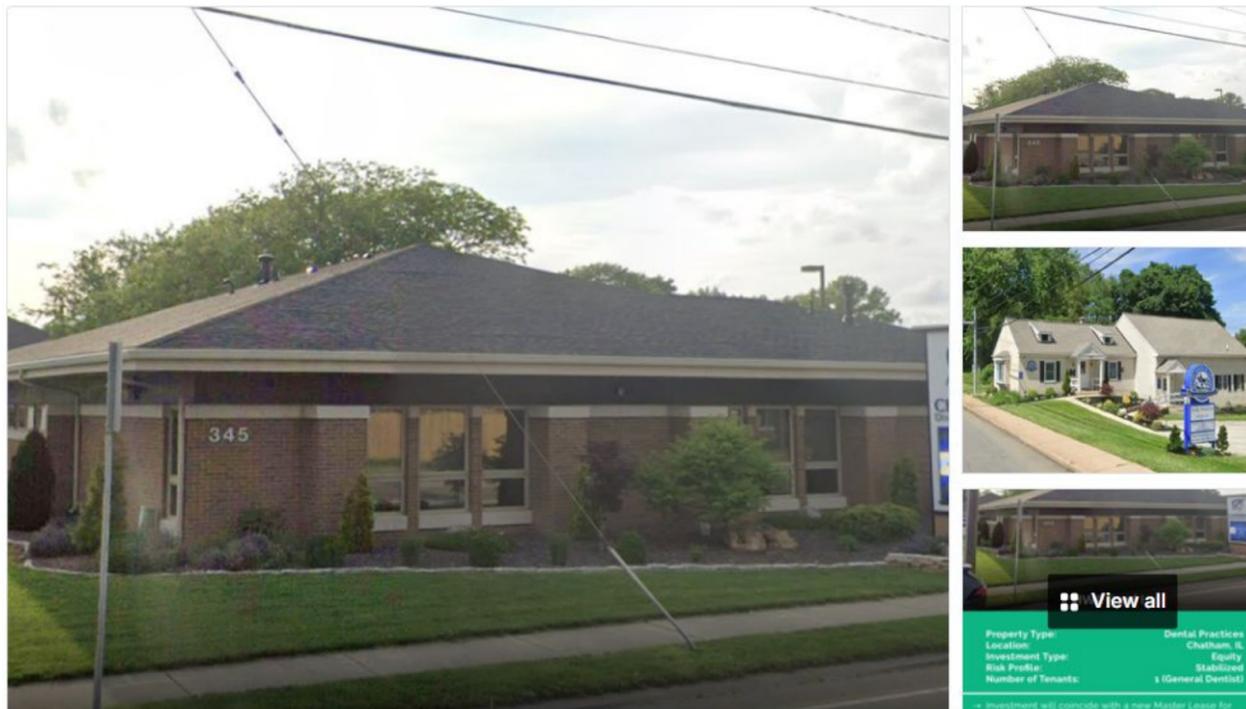
(252) 916-7769



gib@ironsequity.com

Investment Process

Health Wealth Fund One LLC - Series 1



Overview

[Invest now ↗](#)

Minimum investment

\$100,000

Offering size

\$10,000,000

Deal type

Fund

SEC type

506(c)

Investment type

Equity

Close date

06/30/2025

Select “Invest now”

Investment Process

Log in to your
existing CashFlow
Portal account.


Health Wealth Capital

Sign in to your account

Please enter your details to sign in to your account

Email

Password [Forgot password?](#)

[Sign in](#)

Don't have an account? [Sign up](#)

Welcome to the Health Wealth Capital Investor Portal where you can access a wide range of investor information and documentation.

Please log in to the Investor Portal using your email address and password. If you have trouble logging in, you can reset your password using the [Forgot password?](#) link.

Powered by 
© 2024 Health Wealth Capital

Or, sign up to create a new
account.

Investment Process

The screenshot shows a web interface for reviewing offering documents. At the top, there is a blue circular icon with a document symbol. Below it, the heading 'Offering documents' is centered, followed by the instruction 'Please review the following document(s) before beginning your investment.' A table lists six PDF documents. To the right of each document name are two icons: an eye for viewing and a download arrow for downloading. Below the table is a confirmation section with a checked checkbox and the text 'I confirm that I have reviewed the offering documents and have the necessary information to begin this investment.' At the bottom right, there is a blue 'Confirm' button.

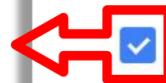
Document Name	View	Download
Health Wealth Fund One Master PPM 101024 signed.pdf	👁️	⬇️
Ex 2 Health Wealth Fund LLC Agt 101124 signed.pdf	👁️	⬇️
Ex 1 Health Wealth Series 1 OA 101824 for sig.pdf	👁️	⬇️
Ex 3 Health Wealth - Presentation Deck V15_241101.pdf	👁️	⬇️
Health Wealth Series 1 PPM 101824 for sig.pdf	👁️	⬇️
Fact Pack Diligence Deck_20241101.pdf	👁️	⬇️

I confirm that I have reviewed the offering documents and have the necessary information to begin this investment.

Confirm

2

Confirm that you've reviewed the documents.



1

View or download the investment documents.

3

Click "Confirm."

Investment Process

1
Create your
investment
profile.

3
Click "Next."

Invest in Health Wealth Fund One LLC - Series 1

Health Wealth Fund One LLC - Series 1

Investor > Investment > Questionnaire > E-signature > Accreditation

1. Investor

Select the profile (investment entity) to invest as, choose the investment class to invest in, as well as the primary sponsor you are investing with.

Profile* Select a profile

Investment class*

Sponsor* Timberview Capital

Next

2
Select your
investment class.
Class A-1: min of \$500K
Class A-2: min of \$100K

Investment Process

1
Enter your
investment
amount.

Invest in Health Wealth Fund One LLC - Series 1

Health Wealth Fund One LLC - Series 1

Investor > Investment > Questionnaire > E-signature > Accreditation

2. Investment

Input the amount you would like to invest and the method you will use.

Investment amount* \$0
Minimum is \$100,000

Funding method*

- ACH payment (directly on the portal)
- Wire transfer

Previous Next

2
Select your
funding
method.

3
Click "Next."

Investment Process

1

Complete the investor suitability questionnaire.

Invest in Health Wealth Fund One LLC - Series 1

 Health Wealth Fund One LLC - Series 1

Investor > Investment > Questionnaire > E-signature > Accreditation

3.1 Questionnaire

Please complete the investor suitability questionnaire below. This is a requirement from the SEC to collect basic information. Note that questions marked with an asterisk are required fields.

Questionnaire*

3.2 W-9 form

Please complete the W-9 form below. This is a requirement from the IRS to collect taxpayer information. Note that questions marked with an asterisk are required fields.

W-9 form*

Previous Next

3

Click "Next."

2

Complete the W-9 form.

Investment Process

Invest in Health Wealth Fund One LLC - Series 1

 Health Wealth Fund One LLC - Series 1

Investor > Investment > Questionnaire > **E-signature** > Accreditation

4. E-Signature

To invest in this offering, please sign this document.

It is recommended to disable your browser's autofill while signing.
Some fields are pre-populated with information from the previous steps. [Learn more](#)

 Health Wealth Series 1 Combined offering documents.pdf  

[Previous](#) [Sign now](#)

View or download
the offering
documents.

Click "Sign now."

Investment Process

Upload your accreditation letter or Connect with Parallel Markets to request an accreditation.

Invest in Health Wealth Fund One LLC - Series 1

 Health Wealth Fund One LLC - Series 1

Investor > Investment > Questionnaire > E-signature > Accreditation

5. Accreditation



Verify your accreditation status for Myra Blanco. [Learn more.](#)

[Connect with Parallel Markets](#)

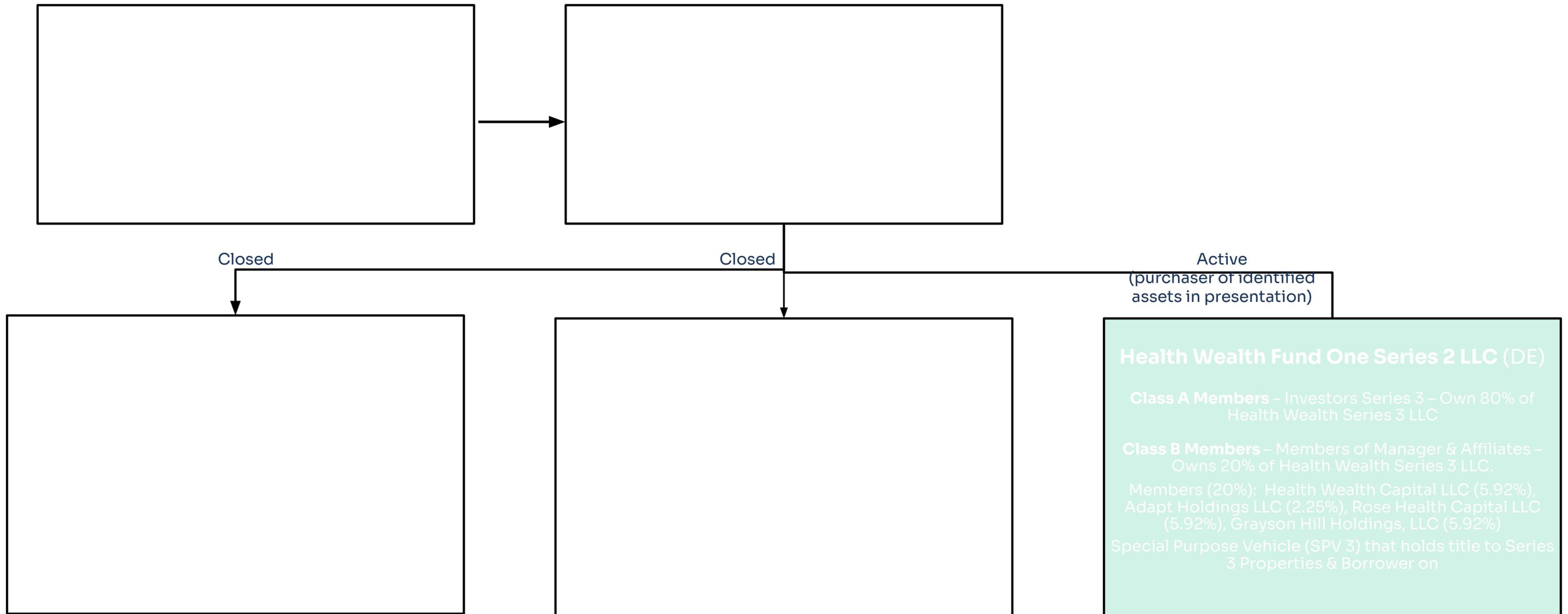
Alternatively [upload an accreditation letter](#) to be reviewed by your sponsor

Submit Previous

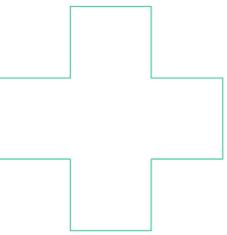
Our Organizational Chart

All U.S. Investors

No Use of Crowdfunding



Legal Disclaimers



This Property Summary has been prepared solely for, and is being delivered on a confidential basis to, persons considering a possible business relationship with the Company (defined herein). This Presentation is for informational purposes only and does not constitute an offer to sell, a solicitation of an offer to buy, or a recommendation to purchase any equity, debt or other financial instrument of the Company. No offer of securities shall be made except by means of a private placement memorandum meeting the requirements of the Securities Act of 1933, as amended, and applicable regulations of jurisdiction in which such an offer may be made. Any reproduction of this Property Summary, in whole or in part, or the disclosure of its contents, without the prior written consent of the Company, is prohibited.

By accepting this Property Summary, each participant agrees: (i) to maintain the confidentiality of all information that is contained in this Property Summary and not already in the public domain and (ii) to use this Property Summary for the sole purpose of evaluating a business relationship with the Company.

Forward-Looking Statements

This Property Summary includes “forward looking statements” within the meaning of the “safe harbor” provisions of the United States Private Securities Litigation Reform Act of 1995. Forward-looking statements may be identified by the use of words such as “forecast”, “intend”, “seek”, “target”, “anticipate”, “believe”, “expect”, “estimate”, “plan”, “outlook” and “project” and other similar expressions that predict or indicate future events or trends or that are not statements of historical matters. Such forward-looking statements include estimated financial information.

Such statements with respect to revenues, earnings, performance, strategies, prospects and other aspects of the business of the Company and are based on current expectations that are subject to known and unknown risks and uncertainties, which could cause actual results or outcomes to differ materially from expectations expressed or implied by such forward looking statements. These factors include, but are not limited to: (1) The inability of the Company to secure sufficient financing on favorable terms to acquire and operate the targeted properties; (ii) the possibility that the Company may be adversely affected by other economic, business and or competitive factors; (iii) an unexpected and unforeseeable event or events that adversely affect projections due the economic climate, weather events or events that uniquely affect acquired properties, including but not limited to litigation, latent building issues, or infrastructure issues; and (iv) other risks and uncertainties indicated from time to time in the final private placement memorandum prepared by the Company, including those under “Risk Factors” therein, and other certain other documents attached to and incorporated in a private placement memorandum for the Company. You are cautioned not to place undue reliance upon any forward-looking statements, which speak only as of the date made.

The Company undertakes no commitment to update or revise the forward-looking statements whether as a result of new information, future events or otherwise. Anyone using the Property Summary does so at their own risk and no responsibility is accepted for any losses which may result from such use directly or indirectly. Recipients should carry out their own due diligence in connection with the assumptions contained herein. Although the Company may from time to time voluntarily update its prior forward-looking statements it disclaims any commitment to do so whether as a result of new information, future events, changes in assumption or otherwise except as required by securities laws.

The financial and operating projections contained in this Property Summary represent certain estimates as of the date hereof. The Company’s accountant has not examined, reviewed or compiled the projections and accordingly expresses no opinion or assurance that the projections contained herein will accurately reflect the Company’s results of operation or financial condition. The projections are presented in non-GAAP format. Assumptions and estimates underlying prospective financial information are inherently uncertain and are subject to a wide variety of significant business, economic and competitive risks and uncertainties that could cause the actual results to differ materially from those contained in prospective financial information. Accordingly, there can be no assurance the prospective results are indicative of the future performance of the Company or that actual results will not be materially different from the projections as presented. Inclusion of the prospective financial information in this Property Summary should not be regarded as a representation by any person that the projections contained herein are indicative of future results or will be achieved. These variation variations could materially