



SENIOR CARE PORTFOLIO 1

Property Description

Senior Care Portfolio 1 is comprised of six senior care centers and skilled nursing facilities located in Texas and California.

Constructed between 1993 and 1994, the Texas properties are located in Arlington, Galveston, Port Arthur and Texas City. Master-leased to Southwest LTC, an operator of 19 senior care centers in Texas, these properties consist of approximately 155,000 square feet of combined gross leasable area.

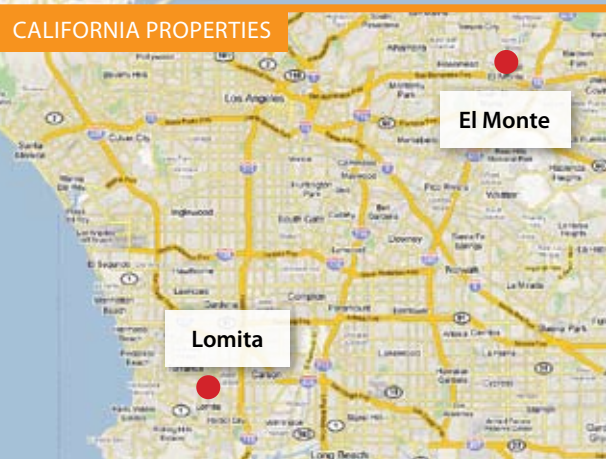
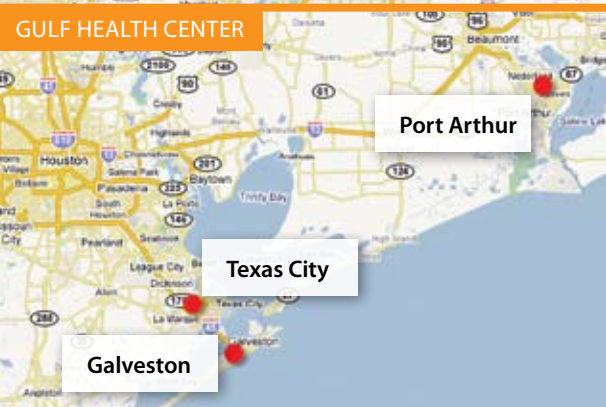
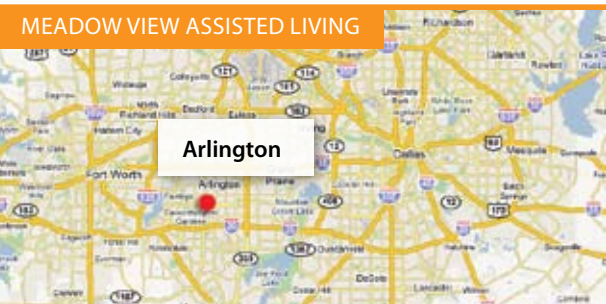
The California properties, constructed in 1965 and 1959, are located in the Los Angeles suburbs of El Monte and Lomita. Totaling approximately 71,000 square feet of combined gross leasable area, the single-story skilled nursing facilities are each 100 percent leased to North American Healthcare.

ARLINGTON, GALVESTON, PORT ARTHUR, TEXAS CITY, TX
EL MONTE AND LOMITA, CA

PROPERTY AT A GLANCE

Address	Meadow View Assisted Living 2815 Medlin Drive Arlington, TX 76105
	Gulf Health Center, Galveston 3702 Cove View Boulevard Galveston, TX 77554
	Gulf Health Center, Port Arthur 6600 Ninth Avenue Port Arthur, TX 77642
	Gulf Health Center, Texas City 1720 North Logan Street Texas City, TX 77590
	El Monte Golden Age Convalescent Home 11900 Ramona Boulevard El Monte, CA 91732
	Lomita Care Center 1955 Lomita Boulevard Lomita, CA 90717
Built	1959, 1965, 1993 and 1994
Gross Leasable Area	226,000 Square Feet
% Leased	100%
Acquisition Date	March and June 2008

Senior Care Portfolio 1



Location Information

Senior Care Portfolio 1 is comprised of two buildings in Los Angeles, California and four buildings in Texas. Home to more than 3.8 million residents, Los Angeles is the largest city in the state of California and the second largest in the United States. Nicknamed the City of Angels, it is one of the world's centers of culture, technology, media, business, and international trade. Los Angeles is home to renowned institutions covering a broad range of professional and cultural fields, and it is one of the most substantial economic engines of the United States.

With an area of nearly 269,000 square miles and a growing population of 24 million, Texas is the second largest U.S. state in both area and population. The state is economically diverse, with a growing base in high technology that includes industries such as energy, aeronautics, defense and computer science. Texas is home to three of the world's elite research medical centers: the renowned Texas Medical Center in Houston, University of Texas Southwestern Medical Center in Dallas, and the South Texas Medical Center in San Antonio. With a gross state product of \$1.09 trillion, Texas has the second-largest economy in the nation, and is home to the headquarters of more Fortune 500 companies than any other U.S. state.

Sources: Bureau of Labor Statistics, U.S. Department of Labor
U.S. Bureau of Economic Analysis www.bea.gov/bea/newsrel/gspnewsrelease.htm
United States Census Bureau
<http://money.cnn.com/magazines/fortune/fortune500/states/T.html>
www8.utsouthwestern.edu/vgn/images/portal/cit_56417/43/32/2800592006_Fact_Sheet.pdf
http://money.cnn.com/2007/08/08/real_estate/most_diverse_counties/index.htm
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