

WEST MEQUON MOB/CLINIC
MEQUON, WI



RICHFIELD MOB/CLINIC
RICHFIELD, WI



MENOMONEE FALLS HUB
MENOMONEE FALLS, WI



NORTHWEST MOB/CLINIC
MILWAUKEE, WI



WISCONSIN MEDICAL PORTFOLIO 1

EASTERN WISCONSIN

Property Description

Wisconsin Medical Portfolio 1 includes four strategically located Clinic/MOB facilities, consisting of approximately 185,000 square feet of gross leasable area, coupled with a major suburban Hub, situated to serve a growing Northwest Milwaukee demographic.

Aurora Health Care will master lease-back the entire portfolio for a 15-year term at market rental rates, with 6% rental increases every three years. Aurora's current market share is above 50% and continues to grow. Aurora's excellent reputation and financial strength was recently reinforced with an upgrade from an A- to an A rating by Fitch. Standard & Poor's gives Aurora a BBB+ rating, while Moody's gives Aurora an A3 rating.

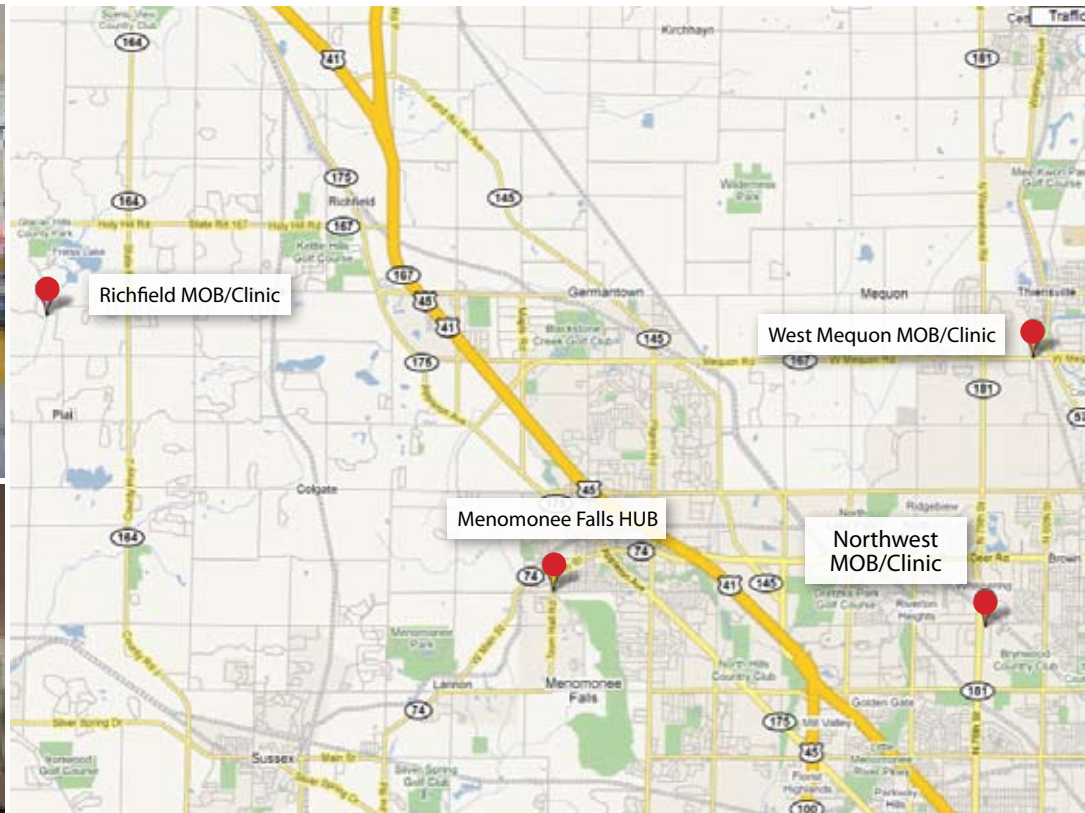
The West Mequon MOB/Clinic was built in 1992 and completely renovated in 2001, while the Richfield MOB/Clinic was built in 1996. Menomonee Falls HUB was originally built in 1965, but has undergone seven additions between 1973 and 2000. The Northwest MOB/Clinic was built in 1983, with additions constructed in 1985, 1988, 1992, 1996 and 1998.

The clinics offer numerous diagnostics as well as practice modules that group physicians by specialty and serve individual community medical needs. Each of these properties will be integral to maintaining Aurora's standard of excellence and continuum of care within the designated service area of a recently approved Aurora hospital to be completed in nearby Grafton by late 2010.

PROPERTY AT A GLANCE

Address	West Mequon MOB/Clinic 6425 West Mequon Road Mequon, WI 53092
	Richfield MOB/Clinic 3055 Hubertus Road Richfield, WI 53033
	Menomonee Falls HUB N84 W16889 Menomonee Ave. Menomonee Falls, WI 53051
	Northwest MOB/Clinic 7878 North 76th Street Milwaukee, WI 53223
Built	1965 - 1996
Gross Leasable Area	185,000
% Leased	100% (to Aurora Health Care)
Acquisition Date	February 2009

Wisconsin Medical Portfolio 1



Location Information

Milwaukee, a commercial and industrial hub for the Great Lakes region, is home to several Fortune 1000 (including Harley-Davidson Inc., Rockwell Automation, Johnson Controls and Manpower), banks and diversified service companies as well as one of the nation's ten largest insurance firms, Northwestern Mutual. The metropolitan area places among the top manufacturing centers in the United States, ranking second among major metropolitan areas in the percentage of its workforce in manufacturing. The economy is dominated by small- to medium-size firms with representatives in nearly every industrial classification.

The business environment in the City of Mequon is a strong driving force. Both large and small businesses are attracted to the area for a number of reasons, including easy access to the Milwaukee metropolitan area and Chicago; the strong work ethic of the employee base in the area; and the availability of industrial and retail space. Perhaps most significantly, many owners and CEOs of companies live in this area. Manufacturing comprises 25% of jobs in Mequon with services accounting for another 25%; this provides Mequon's economy with a solid foundation and abundance of attractive employment opportunities. Local hospitals and clinics supply Mequon with numerous jobs in the Health Care sector.

The Village of Menomonee Falls is home to the headquarters of Kohl's Department Stores, Cousins Subs and Wacker Corporation's national operations, while proudly providing manufacturing plants for Harley Davidson and Briggs and Stratton. The Village also has new pristine industrial parks with excellent freeway access providing ample opportunity for new business startups. Healthcare and education comprises 29% of jobs in Menomonee Falls with construction and manufacturing accounting for another 24%; this provides Menomonee Falls' economy with a solid foundation and abundance of attractive employment opportunities.

Richfield has more than 200 businesses. These range from small business outlets to large commercial shopping centers. There is also a thriving corporate manufacturing center. Richfield offers one of the lowest municipal tax rates in the suburban Milwaukee area. It also has some of the best access to Southeastern Wisconsin with its proximity to US HWY 41 and 45 allows the community to draw workers from a larger area. The foundation of the economy in Richfield area is built largely on the service industries. Professional/technical and educational services comprise 23% of the jobs in the Richfield area and healthcare comprises 19% of the jobs, thus providing the local economy with a solid foundation and an abundance of attractive employment opportunities.

