



## GREENVILLE HOSPITAL PORTFOLIO

GREENVILLE, SC

### Property Description

Greenville Hospital Portfolio encompasses approximately 856,000 square feet of gross leasable area (GLA), and is comprised of 16 medical office buildings located on the Greenville Memorial Medical Campus, Patewood, and Greer campuses, as well as strategic off-campus locations in the Greenville-Spartanburg-Anderson, South Carolina Metropolitan Statistical Area (MSA). 92% of the portfolio's square footage is located on or adjacent to ("on-campus") GHS hospital campuses.

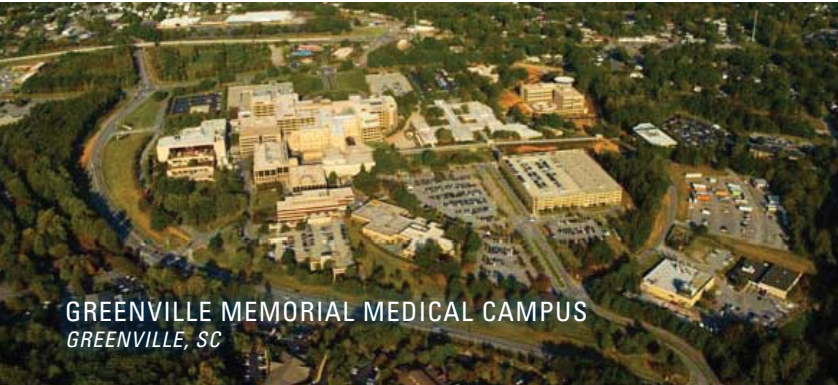
Greenville Hospital Systems (GHS), a leading AA rated (Fitch) healthcare system with over \$1B in revenue and over \$22 million in operating income, currently occupies 84% of the GLA and will lease back their space at market triple-net rental rates with an average term of 14 years, including 2% annual rental increases. GHS has a dominant overall market share of 70 percent in its service area and currently operates four acute care hospitals and 11 specialty healthcare facilities in the Greenville MSA, where all of the MOB's are located.

The portfolio also includes the right to invest in two future development projects that will be 100 percent long-term leased by GHS, along with several significant development projects GHS has planned over the next several years.

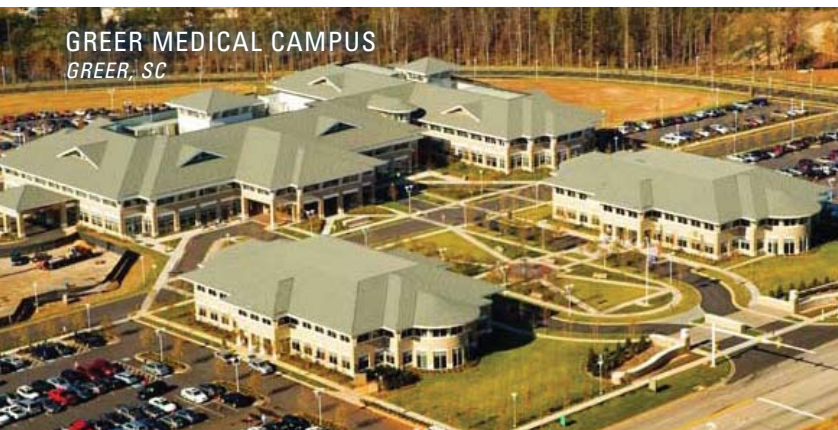
### PROPERTY AT A GLANCE

Address	<b>Greenville Memorial Medical Campus</b> (5 MOB's) Greenville, SC 29605
	<b>Patewood Medical Campus</b> (4 MOB's) Greenville, SC 29615
	<b>Greer Medical Campus</b> (2 MOB's) Greer, SC 29650
	5 additional MOB's Greenville MSA
Built	1974 - 2008 (average age less than 10 years)
Gross Leasable Area	856,000
% Leased	100% (84% to GHS)
Acquisition Date	September 2009

# Greenville Hospital Portfolio



**GREENVILLE MEMORIAL MEDICAL CAMPUS**  
GREENVILLE, SC



**GREER MEDICAL CAMPUS**  
GREER, SC



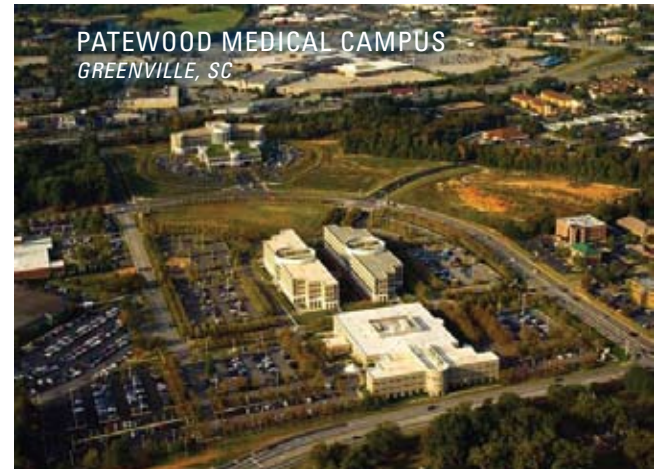
## Location Information

As South Carolina's most populous county, Greenville is situated in the northwestern corner of the state and is part of one of the nation's fastest growing areas, "The I-85 Corridor." The County of Greenville is projected to experience strong and steady growth in the near future. Based upon recently published demographic information from the US Census Bureau, county population is estimated to be 428,000, with the overall Greenville MSA home to approximately 1.1 million residents. Growth is anticipated to occur at a rate of 7.4 percent over the next five years, which is 50 percent higher than the annual percentage growth of the United States as a whole.

The Greenville area is the North American headquarters for Michelin and the sole manufacturing location for BMW in North and South America. Lockheed Martin Aircraft & Logistics Center is a large aircraft maintenance facility located in Greenville at the Donaldson Center Industrial Air Park, a former U.S. Air Force base. The Donaldson Center is also home to 3M, Honeywell, and Stevens Aviation.

Over the past thirty years, Greenville County has transformed from the "textile capital of the world" to a regional headquarters, manufacturing and warehousing center with an annual population growth percentage that is 50 percent higher than that of the national average. In the last few decades, low wages and favorable tax benefits have prompted both domestic and foreign companies to invest heavily in the area.

Recently, the 250-acre Clemson University International Center for Automotive Research ("CU-ICAR"), a substantial and unprecedented public/private partnership, was created along Interstate 85 in Greenville. CU-ICAR is a research and education consortium lead by Clemson University, BMW, Timken, IBM, Microsoft, Michelin, and the Society of Automotive Engineers International ("SAE") ([www.clemson.edu/centers\\_institutes/cu-icar](http://www.clemson.edu/centers_institutes/cu-icar)). The CU-ICAR campus includes facilities such as the Clemson Graduate School of Engineering Campus (Masters and PhD degrees), BMW Information Technology Research Center, Timken Technology Center, as well as ancillary and related facilities. In addition, the CU-ICAR Campus is surrounded by The Millennium Campus, which was built to attract additional investment from large companies and their headquarters.



**PATEWOOD MEDICAL CAMPUS**  
GREENVILLE, SC