



SUNSET PROFESSIONAL BUILDING
MIAMI, FL | SOUTH MIAMI HOSPITAL CAMPUS

KEY STATISTICS

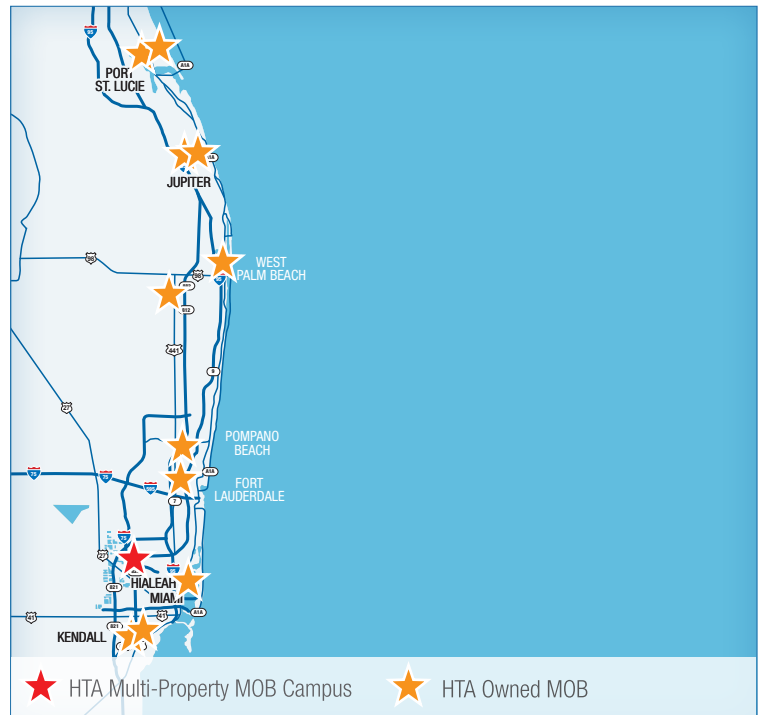
- Total Investment \$174 million
- GLA: 887 thousand square feet
- 4.9% of Invested Dollars
- 16 Medical Office Buildings
- HTA Management and Leasing
- Key Tenants/Affiliations: Tenet Healthcare (B1), HCA (Ba3)
- 93% On-Campus / Aligned

HIGHLIGHTS

Miami is the most populous metropolis in the Southeastern United States and has evolved into a year-round destination for both business and leisure travel. Greater Miami supports a diversified economy, representing the manufacturing, tourism, and technology industries, to name a few. Population growth continues to boom, making Miami the eighth largest MSA in the country. With its warm climate and low cost of living, the area continues to be a premier retirement destination and the population could also benefit from the continued roll-out of the Affordable Care Act.

HTA's Miami portfolio includes 16 MOB's and almost 900,000 square feet of healthcare real estate, the majority of which are all on-campus properties. It is highlighted by the South Florida Tenet Portfolio located in West Palm Beach. The portfolio of 6 MOB's and approximately 430,000 square feet was acquired directly from a regional firm that specializes in South Florida medical real estate. This regional firm spent considerable time and capital improving the management and efficiency of the building, which will result in renewed leasing momentum, improving occupancy and positive renewal rates.

We continuously seek to work with local developers who know their markets and health systems in-depth. As a result of the South Florida Tenet Portfolio acquisition, HTA received a reverse inquiry from another local developer and later purchased another portfolio of high quality, on-campus, MOB's in Florida. The relationship with these developers will be a great avenue for further opportunity in the area.





KEY MARKET – MIAMI, FLORIDA

HTA
LISTED
NYSE



PALMETTO MEDICAL PLAZA
MIAMI, FL | PALMETTO GENERAL HOSPITAL CAMPUS



VICTOR FARRIS BUILDING
WEST PALM BEACH, FL | GOOD SAMARITAN MEDICAL CENTER CAMPUS