



BOSTON MEDICAL CENTER AT 670 ALBANY STREET  
BOSTON, MA | BOSTON MEDICAL CENTER AND BOSTON UNIVERSITY CAMPUS

## Key Statistics

Location: Mission Viejo, CA

Buildings: 4 On-Campus

Total Investment: \$150 million

GLA: 262 thousand square feet

Occupancy: 100%

Closed: August 2015

Health System Affiliation: St. Joseph Health Mission Hospital  
(A1) (Providence Health)

## Strategic Rationale

Mission Viejo is a dynamic Southern California market that is conveniently situated in South Orange County. This area boasts some of the highest residential real estate values in the U.S. and is home to various job nodes. The healthy economic environment features a low unemployment rate, with a median household income of \$125,000 and 95% of the population having healthcare insurance. These demographics are the envy of hospitals across the country, ensuring predictable financial performance and long-term demand. The temperate climate, high quality of life and strong medical university system make this a destination location for highly skilled medical professionals. These four MOB's boast over 262, 000 square feet and are directly on the St. Joseph Mission Hospital Campus. The campus is adjacent to one of the premier retail centers in the region – The Shops at Mission Viejo – featuring 150 stores and restaurants. This transaction expands HTA's presence in the second largest MSA in the U.S., with a cumulative investment of approximately \$200 million and over 465 thousand square feet where the HTA now has critical mass to make this one of its Key Markets. This is core critical real estate within a highly supply constrained market with no developable land. This was a rare, fee simple transaction with no ground lease encumbrances or use-restrictions. The MOB's are strategic assets to the hospital, housing clinical programs and administrative offices and are leased by various medical practices, which provide a variety of outpatient services to the people South Orange County. The St. Joseph Health System has an investment grade A1 rating by Moody's and an AA- rating by Fitch. St. Joseph Health, now part of Providence Health based in Redmond, Washington, is the third largest health system in the U.S. with 50 hospitals, and a strong presence up and down the West Coast.