

# My Newest Investment: Healthcare Deal

Location: Eastern Half of the United States

## Here's the opportunity:

A dream team building a ground-up healthcare facility. Brand new construction. The team running this operation is already delivering industry-leading EBITDA and economic returns with their current setup.

## Who's backing this:

We've got serious capital interest from some exceptional players. One of the greatest golfers of all time. The founding family that serves as the personal construction partner for a top 3 hotel chain globally - people who understand large-scale development. Royalty from the Middle East. And a family office connected to a presidential family. That's the caliber of investors looking at this deal. This is who will put up \$400m+ for this project.

## The immediate opportunity:

We need \$5 million to secure the land. That's the ask.

I'm committing \$500k of my own capital - 10% of the raise - and I'm looking for partners on the remaining \$4.5 million. This is a fully legitimate structure. We have a Canadian investment bank handling all documentation and compliance. The fund will be SEC registered. Everything is structured properly.

## Why this land purchase matters:

This \$5 million land acquisition is a fraction of the total \$400 million project capital requirement. Here's what's important: more than half of the major institutional investors interested in the main fund have made it clear - they want to see the land secured before they commit their capital. It's a prerequisite for their participation.

This creates two potential exit strategies:

**Path 1:** Flip the land within 12 months. We're projecting mid-to-high double-digit cash-on-cash returns. That means 20-30%+ on your money in under a year. This is *\*only\** if the rest of the raise or project fails. The reason it can be purchased cheap is due to the plan for the business that will be built on top of it - making all the other acres appreciate rapidly.

**Path 2:** Roll your investment as founding equity into the main fund that will build and operate the facility. You become a ground-floor investor in the full project.

**The risk mitigation:**

The land we're acquiring is already appraised at significantly more than the purchase price.

Why is the seller willing to do this? Strategic thinking. He owns ~2,000 acres. When this healthcare facility is built and brings 4,000 high-paying jobs to the area, the value of his remaining acreage increases dramatically. He's playing the long game.

Here's your downside protection: If the healthcare project doesn't move forward for any reason, we have standing offers from Amazon, Publix, and other major players at 2x our purchase price. That's not speculative - these offers are in hand right now. Your worst-case scenario is a nice flip - it's worth double right now and there are no businesses there.

**Construction execution:**

We've partnered with Collegium for construction management. Their track record speaks for itself - they just completed a multi-billion dollar Dow Chemical project that came in 20% ahead of schedule and 25% under budget. Both ahead of schedule AND under budget.

Their approach uses digital twin technology with federated data modeling. What this means in practical terms: traditional general contractors pad every line item with risk premiums and keep the unspent contingencies at the end. With Collegium's system, those savings flow back to the owners and investors. We're talking about keeping millions that would otherwise disappear into contractor margins - immediate upfront fund performance mechanics - patients walk in the door a full year in advance. No other fund in the same domain can achieve this.

**Fund structure:**

AND Capital is leading the initiative in creating a real estate construction fund following the standard 2 and 20 LP/GP model. 2% annual management fee and 20% carried interest on profits. Industry standard for private equity real estate.

**The clinical leadership - this is critical:**

Our Chief of Medicine has built 9 practices from zero over the past 25 years. But here's what really matters:

He currently operates within a parent company that manages 50+ healthcare systems nationwide. His current market generates the highest EBITDA performance of any system in the entire portfolio - with a Supply-to-need ratio of 1.07, in a footprint much smaller than the ideal capacity for this level of services. This is harder not easier. And Kings, Queens, Princes, and Sheik's fly their planes to this doctor - no matter where he works.

The market we're entering has a 2.8-to-1 supply-to-need ratio. That means the demand for these specialized high-end services versus available supply is nearly three times better than his current market where he's already dominating.

Before this physician brought his specialty practice to his current location, that facility operated **in the red** for five consecutive years under two different CEOs and two failed business models. He turned it into the top-performing system in the nation.

We're betting that proven talent performs even better in a superior market with inferior competition that already refers their tough cases to him today. That's the thesis.

### **Why I'm invested:**

I've been working this deal since March as the third-party project manager. I manage all documentation, coordinate communications, and keep the deal moving forward. I've seen every aspect of this opportunity from the inside.

I've never encountered an investment with this combination of upside potential and downside protection. That's why I'm committing my own capital before asking others to participate. I have more information on this deal than anyone except the physician and the investment bank. Both have approved my personal investment. Both have given me permission to bring in friends.

### **Timeline pressure:**

The land has incredible interest from heavy hitters in high margin industries. And all of them are willing to pay more. Happily. That necessitates breaking this fund apart from the land purchase, and given the niche scenario of why it is available at this price, we're separating this from the larger institutional fund play.

### **The bottom line:**

I've been working this since March. The diligence is complete. You're looking at a healthcare development with exceptional economics, real estate-backed downside protection, and proven construction execution. Two clear paths to returns.

Short play: flip the land in 12 months for strong double-digit returns.

Long play: roll into the main fund as a founding investor.

If everything fails? You nearly double your money on the land sale. The offers exist to prove it.

Total raise: \$5 million for land acquisition.

My commitment: \$500k.

Available to partners: \$4.5 million.

Note: This is phase one of the total capital commitment as noted above we are seeking.

