

WHY INVEST IN HEALTHCARE?

7 REASONS

Investing in healthcare is a smart decision. Not only do people need healthcare in order to stay healthy, but doctors and other medical services need medical facilities in order to provide their services. Healthcare systems provide the necessary aggregated medical services in their medical campuses and facilities in order to meet the demands of the population. New Era is a company that partners with healthcare providers and develops premier medical facilities. Investing in healthcare is a great way to support the health of the population, ensure that people have access to high-quality healthcare services and invest in recession resistant asset class.

1 Healthcare is a National Discussion

It's simple to see why healthcare is such a big conversation. As our national population continues to grow and age, there is more demand for medical services than ever in our nation's history. As a matter of fact, healthcare is one of the largest and fastest growing sectors of our US economy, $\pm 18\%$ of the GDP, and is one of the largest employers in the nation. America is also getting smarter about healthcare and realizes that disorders such as behavioral health and preventative care, that were once not well understood, are now important topics to discuss, fund and provide treatment. Simply stated, healthcare is a continual need and growing.

2 People Will Always be Getting Sick

We all wish that every day we could feel our best and never get sick. However, illnesses and medical issues are a part of life. The human body is complex and susceptible to diseases that must be treated by medical professionals. As a result, there is a growing need for healthcare services that is never-ending. To meet this need, technology, discoveries, and other advancements in healthcare are continuously being made. These developments create a need for more medical facilities and services. As newer, more advanced methods of treating illnesses are discovered, it is essential for adequate medical facilities to be developed in order to provide the necessary care. Additionally, medical professionals must stay informed of the latest advancements in order to provide the most effective, up-to-date treatments for their patients. With the ever-growing demand for medical services, it is essential to ensure that our healthcare system is constantly evolving and improving to meet the needs of our population.



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3 Medical Staff are the Bedrock of Medical Care

We often say that if you wake up one day feeling under the weather, you'll make two phone calls - one to your place of employment, letting them know that you can't make it in, and the other to your doctor's office, stressing that you need to be seen as soon as humanly possible. The need for medical care is something that is universal and, as such, it creates a sector that is largely resistant to recession. Investing in this sector can be a safe and smart option for those looking for long-term, reliable growth.

4 Medical Facilities Connect People with Physicians and Medical Services

Medical facilities provide a vital link between patients and medical services. When you visit your doctor, they may recommend a series of tests and scans to assess your health. If you're in a community health medical facility, these can all be done in the same building, allowing you to receive results quickly and begin treatment or be referred to a specialist who is also hopefully in the same building. What's more, treatments and surgeries that used to require a hospital visit can now be carried out in doctor's offices or outpatient surgical facilities. This makes the entire process less daunting and stressful, and accelerates diagnosis, treatment, and recovery. Ultimately, the right well-designed medical facility or campus can make a big difference and provide a continuum of care in the overall health and well-being of the patient.



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5 Healthcare Systems are the Backbone of Medical Delivery Services

Healthcare systems across the nation are putting great emphasis on building community-based hospital and outpatient campuses in order to provide a seamless continuum of care to patients. In 2018, the demand for outpatient and post-acute care was at an all-time high, at 48%. Well-known healthcare systems such as the Mayo Clinic, Johns Hopkins, Children's Medical, Baylor Scott & White, Methodist, and Texas Health are all focusing on creating local facilities for the convenience of the patient. This allows for individuals to receive the care they need close to home, instead of having to travel long distances for treatment. Healthcare systems are the backbone of medical delivery services, and these local facilities are making it easier for patients to get the care they need.

6 We Specialize in Creating Premier Medical Facilities

New Era is committed to ensuring that our medical facilities are of the highest quality and efficiency and that they are delivered on-time and on budget. Our team has over 150 years of collective experience in designing and building these complex structures, allowing us to understand the intricacies associated with their development. We take pride in providing quality facilities to our tenants and their patients. Additionally, our expertise and knowledge in operating many medical services throughout our careers gives us a unique advantage when developing and programming our facilities. We strive to ensure that all of our tenants are able to deliver quality care to their patients in an environment that is conducive to providing the best possible outcomes. Our team is dedicated to working with our clients to ensure that our facilities meet their specific needs and provide an ideal setting for their medical practice.

7 New Era Has Been a Long Term Player in the Medical Facility Industry

Investment in medical real estate can be a great way to increase your capital and yield a positive return. Medical office buildings, ambulatory surgery centers, behavioral health hospitals, and in-patient rehabilitation facilities (IRF) are all in high demand and make for great real estate investments. This is due to the fact that people will always need access to medical care, making this a reliable and evergreen industry to invest in. Since its inception, New Era has dedicated itself to partnering with healthcare groups to develop premier medical facilities that meet their needs and the needs of the community they serve. Our goal is to be a strategic partner, providing programmatic delivery and supporting medical facility strategies in order to give our investors a consistent and reliable return. We strive to not only provide a positive return on investment, but to also help ensure that the community has access to the best facilities and medical care possible.

