

LivingstonSt CAPITAL

HEALTHCARE INVESTMENT OVERVIEW



OUR FIRM

Livingston Street Capital, LLC is a boutique private equity firm with institutional capital partners focused on commercial real estate investments throughout the United States.

We are based in Radnor, PA and New York City and actively make investments across several investment strategies.

These strategies include: Office, Industrial, 55+ Active Adult, Independent Living and Healthcare.

Our company was founded by Peter Scola and Joseph Fox who have successfully led more than the \$20 billion of real estate transactions throughout their careers. Most recently, they have acquired more than \$1.1 billion of commercial real estate throughout the United States.

We have acquired a broad national portfolio of assets across all of our investment strategies.

OUR PHILOSOPHY

Our investment philosophy can best be described as focusing on the “needs” of corporations and individuals versus discretionary “wants.” As such, we focus on investments that we believe serve an essential need for tenants or residents, as applicable. While our approach is considered to be defensive in nature, we look for investments, especially in the Healthcare space, that we believe can achieve significant growth potential.

We believe this helps us preserve our invested capital throughout multiple economic cycles. As a result, we are generally long-term investors of our core and core plus assets.

OUR HEALTHCARE INVESTMENT PROGRAM

Livingston Street Capital invests in two specific asset types in the Healthcare sector – Medical Office Buildings and Specialty Care Facilities.

We prefer strong regional or national operators that are well capitalized, have strong corporate credit and lease the facility on a long-term basis. We will consider multi-tenant properties, but we do prefer properties with fewer tenants and long-term leases.

Overall, we believe that the trends in the healthcare sector are and will continue to be favorable. With an ever-increasing general population and a senior population projected to nearly double by 2050 (which equates to approximately 10,000 Americans turning 65 everyday), healthcare demand will grow significantly.

OUR CAPITAL

Livingston Street Capital, LLC has dedicated capital commitments that give us the ability to respond to situations quickly. We maintain full control of the due diligence process which allows us to deliver continuity and certainty of execution.

OUR OBJECTIVE

To acquire a national portfolio of Healthcare properties across the portfolio. We endeavor for our portfolio to generate stabilized returns with achievable growth potential. We are long-term holders of investments, but eventual disposition is also central to our strategy.

GUIDELINES FOR PROGRAMS

MEDICAL OFFICE BUILDINGS & SPECIALTY CARE FACILITIES

Location:	National
Total Deal Size⁽¹⁾:	\$15-\$75 million
Markets Considered	
Primary:	Yes
Secondary:	Yes
Tertiary:	Limited
Return Profile:	Core Core Plus
Lease Type:	NNN NN Gross leases considered on a case-by-case basis
Lease Escalations:	Annual percentage increases preferred; other contractual escalations considered; flat leases considered, but highly cap rate dependent
Preferred Tenancy:	Single Tenant
Minimum Remaining Lease Term:	12 years+
Types of Tenant	
Rated:	Yes
Investment Grade:	Yes
Non-Investment Grade:	Case-by-Case Basis
Public (Not Rated):	Case-by-Case Basis
Private:	Yes
Not-For-Profit:	Yes
Minimum Net Worth for Private Companies:	\$500 million
Minimum Market Capitalization for Public Companies:	\$5 billion
Tenant Reporting:	Financials Required Annually
Loan Assumptions Considered:	Yes
Property Types:	All considered
Portfolios Considered:	Yes

⁽¹⁾ We can consider larger investments and encourage their submission.

We encourage the submission of opportunities if you believe it does or could meet our criteria. We endeavor to provide timely responses on our interest in the potential opportunity.

REPRESENTATIVE TRANSACTIONS

Asset Class: Acute Care Hospital | Location: Great Bend, KC



REPRESENTATIVE TRANSACTIONS

Asset Class: Medical Office | Location: Hayden, ID & Layton, UT



PARTNERING WITH US

We encourage partnerships.

We are very interested in programmatic relationships with advisors, owners and brokerage professionals. We encourage those working in an advisory capacity to submit opportunities on behalf of their clients.

CONTACT US

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