

Outpatient Medical Plaza

WALLER, TEXAS

Primary Care-Anchored | Ground-Up Development

SPONSOR - Alexander-Grene
20 years' experience | 30 completed deals



Vertically integrated development platform
Project details at AlexanderGrene.com



Alexander-Grene presents a confidential opportunity to invest in the ground-up development of a modern outpatient medical plaza in Waller, Texas.

The project is anchored by independent primary care providers and supported by complementary specialty practices and on-site ancillary medical services.

The development represents the first phase of a 43-acre master-planned site, combining near-term stabilized medical income with long-term development optionality.

KEY METRICS

40,000 SF Medical Plaza

50% Pre-Lease Target

NNN Leases | 10-Year Terms

\$28 / SF Rent | 2% Escalations

Equity Multiple: **2.2x – 3.6x**

ROI 124% to 259%

PROJECT PARTNERS

Dr. Mohit Gupta, PCP 15+ Cleaveland Clinic, Private Practice	Dr. Davinder Wadehra Division Head, Nephrology, William Osler, Toronto	Dr. Pankaj Satija Neurologist and Interventional Pain Medicine, Private Practice	Dr. Varun Sharma DMD, Private Practice
Dhiraj Dudeja Co-founder and Ex-CCO, NESR Corp	A.G Gupt President, Alexander Greene	Amrish Patel CEO & Co-Founder, Global Wealth Strategist & Medical Practice Sales	Sunny Bedi Developer/ Broker of Record Right at Home Realty Excellence



LOCATION

- Land under contract
- Zoned correctly for medical and retail
- Utilities adjacent

Waller, Texas
(30.070153, -95.772917)

Radius	2024 Population	2029 Population	Household Income
3 miles	13,008	18,517	\$103,984
5 miles	62,412	75,263	\$121,459
10 miles	258,866	295,540	\$124,262

WHY THIS WORKS

Healthcare Tailwinds

- Aging population drives sustained outpatient demand
- Structural shift from inpatient hospitals to outpatient clinics
- Insurers and CMS favor lower-cost sites of care
- Providers expand neighborhood-based clinics
- Medical office demonstrates resilience vs. traditional office

MEDICAL RETAIL & SPECIALTY



Outpatient Diagnostic Center



Compounding Pharmacy



Surgery Center (ASC)



Diffusion Center

PRIMARY CARE ANCHOR

Independent physician group
(5 - 10 providers committed)

COMPLEMENTARY SPECIALTIES

Pediatrics | OB/GYN |
Cardiology | Orthopedics |
Gastroenterology |
Pulmonology | Neurology |
Behavioral Health | PT /
Rehab | Imaging

ANCILLARY SERVICES

Pharmacy | Lab | Imaging |
Urgent Care | Procedure
Suites

CAPITAL STRUCTURE

BUSINESS PLAN

USE OF FUNDS

- Land: \$6.5
- Hard Costs: \$12.5M
- Soft Costs: \$0.5M
- Total Project Cost: ~\$19.5M

CAPITAL STACK

- 65% LTC Construction Loan
@ 7%
- \$7.0M Equity Raise
- LP 80% | GP 20%

TIMELINE- PHASE I

Pre-Lease → Build to Suit → Stabilize →
Refinance (Year 3) → LP Returns

TIMELINE- PHASE II

Pad Sales + Back Lot Sales → LP
Returns

- Refinance in Year 3
- Retail pads sold at stabilization
- Target pricing: \$15 / SF

TARGET LP RETURNS

- Exit Cap Rate: 6.0% – 7.0%
- **Target Equity Multiple: 2.2x – 3.6x**
- **ROI 124% to 259%**

EG D 506(b) CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum is being furnished on a confidential basis solely to a limited number of prospective investors with whom the Sponsor has a pre-existing, substantive relationship. This Offering is made pursuant to Rule 506(b) of Regulation D under the Securities Act of 1933, as amended, and has not been registered with the Securities and Exchange Commission or any state securities authority. No general solicitation or advertising has been conducted in connection with this Offering. Interests are offered only to investors who qualify as “accredited investors” as defined under Rule 501 of Regulation D, or to a limited number of non-accredited but sophisticated investors who meet applicable suitability standards. Any reproduction or distribution of this Memorandum, in whole or in part, without the express consent of the Sponsor is strictly prohibited.

Additional legal disclosures, risk factors, and subscription materials to be provided separately.

WHAT'S IN IT FOR YOU?

A Strategic Capital Placement for Physician-Investors (Minimum \$250,000)

This is not just a real estate investment. It is a risk-averse placement of capital designed for physicians who want to expand strategically, own real estate, and participate in revenue streams typically captured by hospitals and third parties.

Physician Pain Point	How This Model Solves It
Scaling a Second Location Is Risky and Capital Intensive	Physicians expand within a professionally developed outpatient campus where development, infrastructure, and operational costs are shared. This significantly reduces personal risk while enabling growth in a purpose-built medical environment.
Leaving Significant Ancillary Revenue on the Table	Physician-investors are eligible to participate in the economics of on-site ancillary services through ownership and profit participation structures designed to comply with regulatory requirements—allowing physicians to capture value they already help create.

1. HOW THE ECONOMICS WORK

- Project-level JV earns market rent plus 20% profit participation from ancillary services
- Tenant-physicians may participate in up to 80% of ancillary operating margins
- Participation structured is based on ownership and utilization, not referral volume
- Designed to comply with Stark Law and Anti-Kickback regulations

2. HOW THE ECONOMICS WORK

- Project-level JV earns market rent plus 20% profit participation from ancillary services
- Tenant-physicians participate in up to 80% of ancillary operating margins
- Participation structure is based on ownership and utilization, not referral volume
- Designed to comply with Stark Law and Anti-Kickback regulations

3. RISK REDUCTION THROUGH SHARED INFRASTRUCTURE

- Access to ancillary services you could not economically build alone
- Reduced personal balance-sheet exposure vs standalone expansion
- Conversion of growth into passive income
- Long-term enterprise value creation
- Potential partial liquidity via refinance (~Year 3) and monetization events

4. PLATFORM UPSIDE

Physician-investors receive right of first look on future outpatient medical plazas and may participate in a Physician Advisory Council shaping future locations and tenant mix across the Houston market.