

# Medical Properties Trust



Maurice  
Arbelaez  
*Managing Dir. of  
Acquisitions*



Emmett McLean  
*EVP & COO*

1000 Urban Center Drive, Suite 501  
Birmingham, AL 35242  
p. (205) 969-3755 / f. (205) 969-3756  
[www.medicalpropertiestrust.com](http://www.medicalpropertiestrust.com)

## Company Description / Competitive Strengths

Healthcare REIT specializing in licensed hospitals. MPT's healthcare expertise benefits all operating companies seeking to expand capital invested in operations. MPT understands the hospital operator and their capital needs and works with each operator to: tailor a financial option that best meets their capital needs through various sale/leaseback structures; maintain the control you need; and invest your capital where it is needed. Our market is nation wide with selected European, Asian and Australian markets.

## Types of Financial Products & Services Offered

Acquisition/leaseback to monetize existing hospital and clinical care facilities. Full cost funding of new facilities to eliminate equity capital expenditures on real estate and facilities.

## Partial Client List

Prime Healthcare Services, Vibra Healthcare, Health South, Community Health Systems, Iasis Health Management Associates.

## Sweet Spot Customer

MPT's ideal clients are local, regional or national operators with growth opportunities; operators that have desire to invest in their existing or new operating ventures. Our focus is on licensed hospitals; acute care, physical rehabilitation, long term acute care and other specialty hospitals. We have the ability to do transactions from ten million to well over a billion dollars.