



24 TRANSACTIONS CLOSED IN 2018

ELLIOTT BAY ACQUIRED TWENTY-FOUR HEALTHCARE PROPERTIES ACROSS TWELVE STATES
 LEASED TO LEADING HEALTH SYSTEMS AND NATIONAL SPECIALTY CARE PROVIDERS
Property Uses Include: Dialysis, Cancer Treatment and Multispecialty Medical

THE ELLIOTT BAY ADVANTAGE

- ✓ Fast underwriting and response time
- ✓ Rapid ability to move through all transaction phases
- ✓ All cash acquisitions with no financing required
- ✓ Surety and expediency of transaction closing

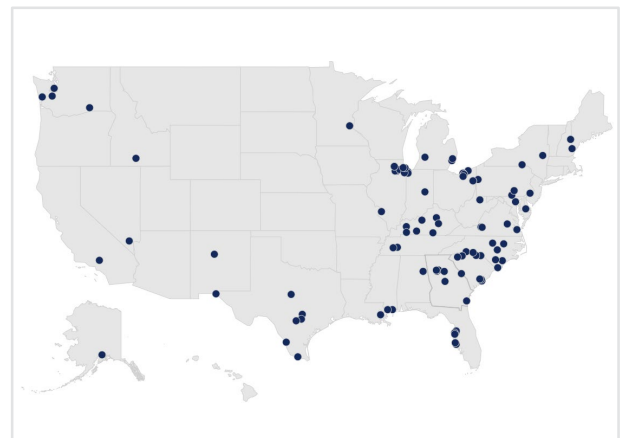


Investment Criteria

- Property Type : Net leased healthcare properties
- Transaction Size : \$2 Million to \$100 Million (single asset or portfolio)
- Tenant Credit : Rated Investment grade and sub-Investment grade tenants. Select unrated tenants.

About Elliott Bay

Elliott Bay Capital Trust, LLC is a privately held real estate investment management firm that invests in mission-critical healthcare real estate properties that are integral for the future of healthcare delivery. Our team has acquired more than 100 healthcare properties since the end of 2015 and is the leading acquirer of dialysis real estate in the U.S.



*Currently operating in 27 states

For more information about Elliott Bay visit www.elliottbaycap.com and contact us to discuss potential transactions

