



INVESTMENT CRITERIA

At DOC, we invest in stabilized high-quality healthcare properties leased to physicians, hospitals, and healthcare delivery systems across the continuum of care and necessary for the direct delivery of clinical care. We invest in properties where we can develop strategic alliances with financially strong healthcare delivery systems and providers that offer need-based healthcare services in sustainable and growing markets. We prioritize investments in the following types of healthcare delivery facilities:

- medical offices
- outpatient treatment and diagnostics
- physician group practice clinics (multi-specialty and single specialty)
- ambulatory surgery centers

While there may be exceptions, we acquire healthcare facilities that meet the following criteria:

- Tenancy
 - Stabilized occupancy greater than 90%
 - Affiliated with a market-leading health system or a large multi-specialty physician group
 - Financially strong; credit tenancy
 - Average remaining lease term of 8+ years
 - Preference towards specialized uses (e.g. ASC, HOPD, CON)
- Physical Asset
 - Larger than 50,000 square feet
 - Less than 15 years old
 - Class A
- Market
 - Top 100 MSA
 - Market with population and income growth
 - Located in a medical micro-market; close proximity to other MOBs, hospitals
 - Growing outpatient market; particularly if off-campus

We do not perform development; however, we may invest in development opportunities with select partners that:

- meet our general criteria for acquisition properties
- are sponsored by a healthcare delivery system
- are at least 75% pre-leased

