

MAPLE GROVE MEDICAL CENTER

AT MINNESOTA HEALTH VILLAGE



Ryan Companies presents a planned **40,000 SF**, state-of-the-art medical office building within the Minnesota Health Village, in Maple Grove, MN



THE VISION: MINNESOTA HEALTH VILLAGE

The Minnesota Health Village is a **100-acre**, mixed-use development in one of Minnesota's most sought after communities. Anchored by Maple Grove Hospital, one of America's top performing hospitals, and The Grove Retail Village, the Minnesota Health Village will serve as a destination for care providers; companies of all sizes; startups and collaborative partnerships; and anyone looking for the ideal place to live, work, play, heal and be well.



ABOUT THE COMMUNITY

Located at the high visibility intersection of I-94 and Hwy 610, the Minnesota Health Village is a gateway to the Twin Cities and is just a short commute to the urban core. The development is located adjacent to Maple Grove Hospital, a thriving community hospital set to grow and uniquely positioned to serve the rapidly growing surrounding community.

The five-mile area surrounding the Minnesota Health Village has grown a reported **16.2%** in the last five years, meaning compelling new resident demographics indicate additional physician demand and a need for additional medical services.

“North Memorial Health is excited about the opportunity that the Minnesota Health Village and partnership with Ryan brings. Having the flexibility to evaluate expansion in our growing market and improve access to care for the community is something we look forward to in our next chapter.”

- ANDY COCHRANE, CEO OF MAPLE GROVE HOSPITAL



ABOUT THE SITE

The proposed site is highly visible from Interstate 94 and Hwy 610, which sees **119,000 and 17,900** vehicles per day respectively. The site has prime access from Maple Grove Parkway N, boasting **18,800** vehicles per day, giving your practice a prominent location in this strategic service area. New road infrastructure connecting Grove Circle N. will be in place by fall 2020 and construction starting soon thereafter.



KEY FACTS

- **7.2%** forecasted population growth from 2019 to 2024
- The surrounding five-mile area has grown **16.2%** in the last 5 years
- Area demographics generally exceed national, state, county, 10-mile, and 15-mile radii benchmarks indicating the Minnesota Health Village as very favorable for new investment. Median household incomes for surrounding area are **28%** higher on average than that of Hennepin County
- Surrounded by area amenities, including major retailers, restaurants, and service providers



Starbucks



Target



Home Depot



Walmart



Chipotle

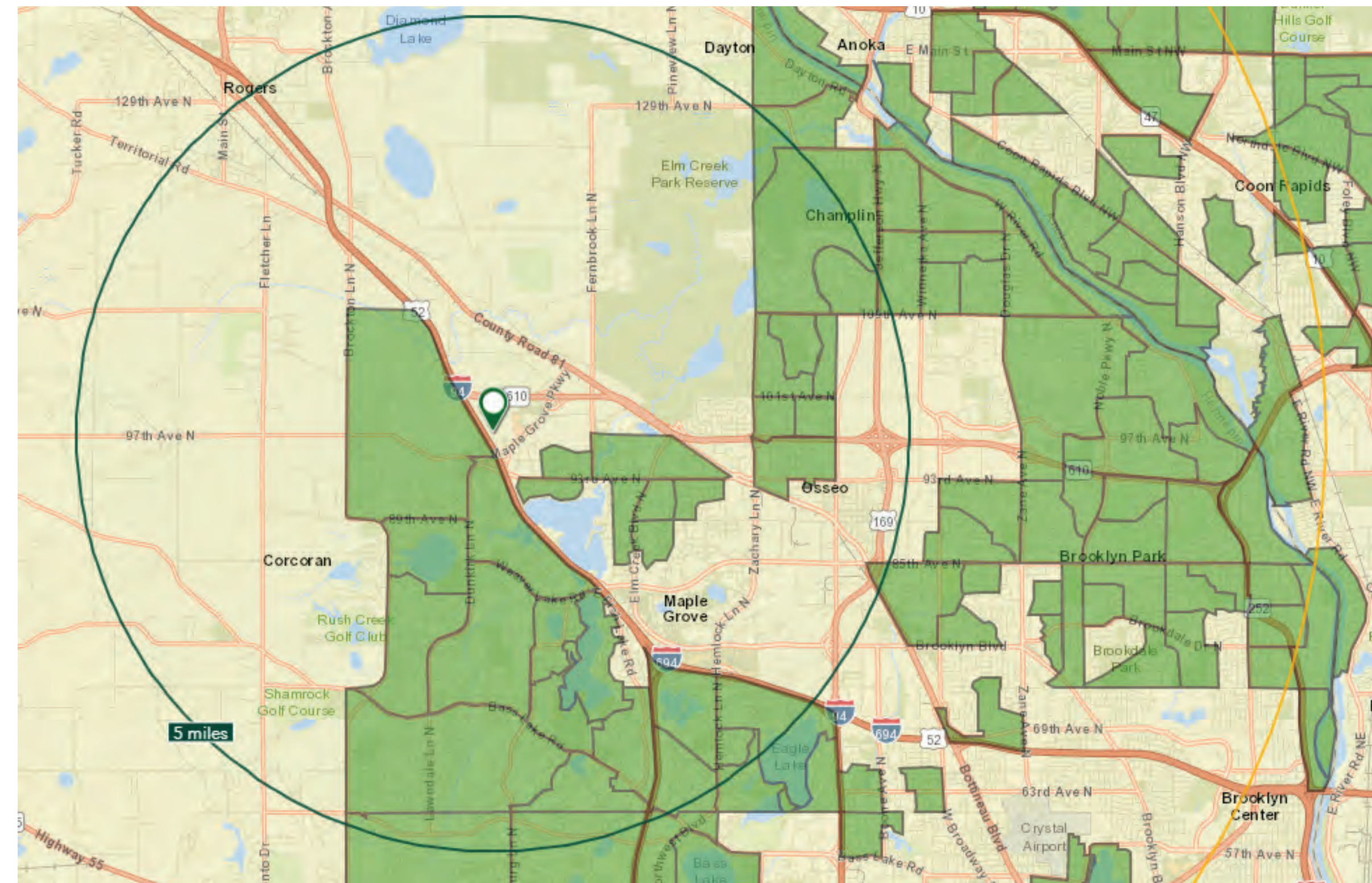


Aldi



Menards

and more within
a 1.5 miles radius



Attractive markets for healthcare services include ample population density, positive population growth and above average median household incomes that support a positive commercial payer mix. Smart maps demonstrate multiple metrics at once by shading where multiple demographic requirements occur simultaneously.

Areas shaded in dark green have a median household income > \$65,000, population density > 2,500 people per square mile and 2019-2024 population growth > 0.00%.

FAVORABLE DEMOGRAPHICS

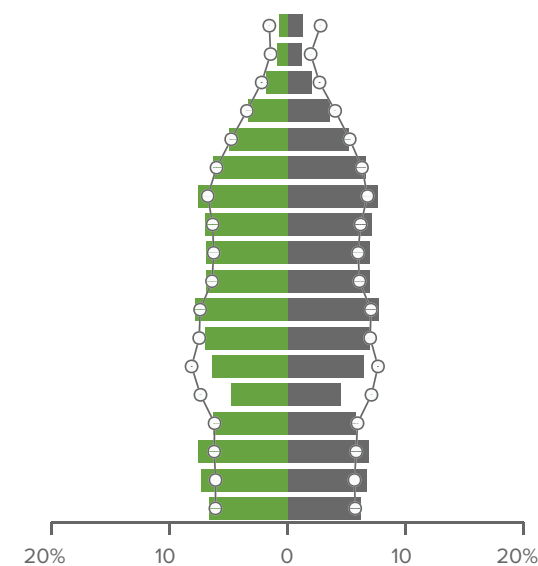
Maple Grove is home to a highly educated and affluent population with favorable demographics for any business to locate. Information represents samples within a five-mile radius of the site.

Households By Income
The largest group: \$100,000 - \$149,999 (22.9%)
The smallest group: <\$15,000 (3.0%)

Indicator	Value	Difference
<\$15,000	3.0%	-4.5%
\$15,000 - \$24,999	3.1%	-3.5%
\$25,000 - \$34,999	3.9%	-3.0%
\$35,000 - \$49,999	7.7%	-3.3%
\$50,000 - \$74,999	14.2%	-2.2%
\$75,000 - \$99,999	13.1%	+0.5%
\$100,000 - \$149,999	22.9%	+5.7%
\$150,000 - \$199,999	15.3%	+5.8%
\$200,000+	16.8%	+4.5%

Bars show deviation from Hennepin County

Age Pyramid



The largest group:
2019 Female Population Age 35 - 39 (Esri)

The smallest group:
2019 Male Population Age 85+ (Esri)

Dots show comparison to Hennepin County

KEY FACTS

90,172

Population



2.7

Average Household Size

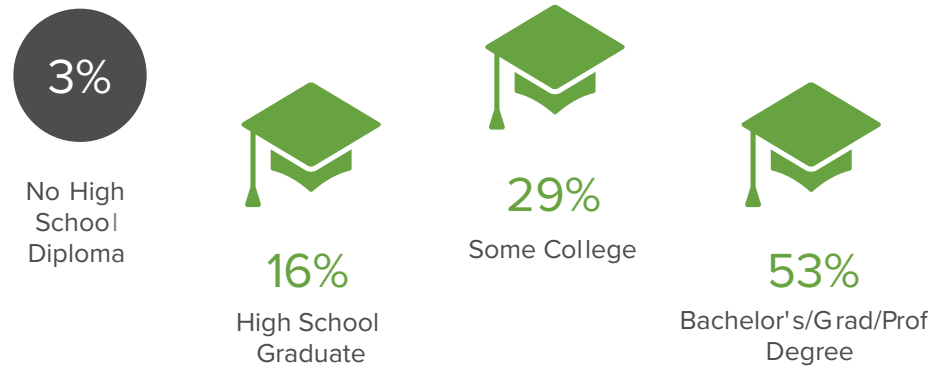
38.4

Median Age

\$107,381

Median Household Income

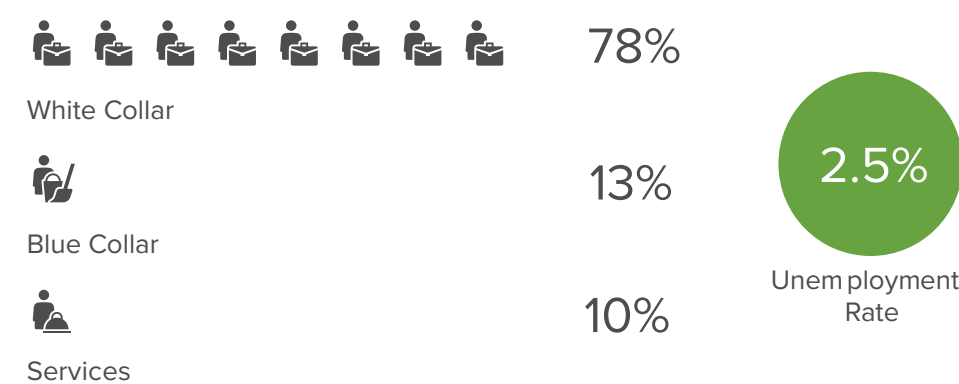
EDUCATION



BUSINESS



EMPLOYMENT



MHV Site Demographics*	USA	Minnesota	Hennepin County	5 MILES	10 MILES	15 MILES
2024 Population Projection	345,487,602	5,956,951	1,327,856	96,659	501,460	1,109,490
2019 Population Estimate	332,417,793	5,715,341	1,263,710	90,172	477,002	1,053,578
2010 Census	308,745,538	5,303,925	1,152,425	77,591	432,846	955,246
2000 Census	281,421,906	4,919,479	1,116,200	63,490	391,964	883,411
Growth 2019-2024	3.9%	4.2%	5.1%	7.2%	5.1%	5.3%
Growth 2010-2019	7.7%	7.8%	9.7%	16.2%	10.2%	10.3%
Growth 2000-2010	9.7%	7.8%	3.2%	22.2%	10.4%	8.1%
2019 Estimated % of Population Age 55-64	16.4%	16.3%	15.1%	12.5%	27.1%	27.6%
Age 65-74	9.7%	9.5%	8.8%	8.5%	8.4%	8.7%
Age 75-84	5.1%	5.0%	4.1%	3.0%	3.8%	4.0%
Age 85+	2.4%	2.2%	2.2%	1.0%	1.6%	1.8%
2019 Est. Median HH Income	\$60,548	\$69,559	\$77,509	\$107,381	\$83,051	\$78,861
2019 Est. Median Owner-Occ. Housing Value	\$234,154	\$240,868	\$290,823	\$321,020	\$262,281	\$259,431
2019 Estimated % of Population Age 55-64	54,516,518.05	931,600.58	190,820.21	11,271.25	129,267.00	290,787.25
Age 65-74	32,244,525.92	542,957.40	111,206.48	7,664.45	40,068.00	91,661.20
Age 75-84	15,623,636.27	262,905.69	51,812.11	2,705.10	18,126.00	42,143.08
Age 85+	6,648,355.86	125,737.50	27,801.62	901.70	7,632.00	18,964.39

*Last Updated 3/15/2020. Demographics in the trade area generally exceed national, state, county, and local benchmarks.

KEY DEMOGRAPHIC SEGMENTS

Demographers have classified the US population into 67 segments based on demographic and socioeconomic characteristics that help describe your potential patients, their lifestyle choices, what they buy, and how they spend their free time. The strategic service area surrounding the Minnesota Health Village primarily includes the following:

Soccer Moms (23.5% of households): Affluent, family-oriented with a country flavor. Residents prefer new housing away from the city but with short commutes to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

Boomburbs (12.8% of households): The new growth market: young professionals with families in the newest housing in the suburbs. The original 1990's Boomburbs neighborhoods are now mostly fully developed. This is an affluent market but with a higher proportion of mortgages. Rapid growth still distinguishes the Boomburbs neighborhoods, although the boom is more subdued now than it was 10 years ago. So is the housing market. Residents are well-educated professionals with a running start on prosperity.

Enterprising Professionals (11.5% of households): These well-educated residents are climbing the ladder and change jobs often. They choose to live in condos, town homes, or apartments; many still rent. This fast-growing market is located in lower density neighborhoods of large metro areas. Asians make up over one-fifth of the population. Incomes are over 1.5 times more than the US median. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.



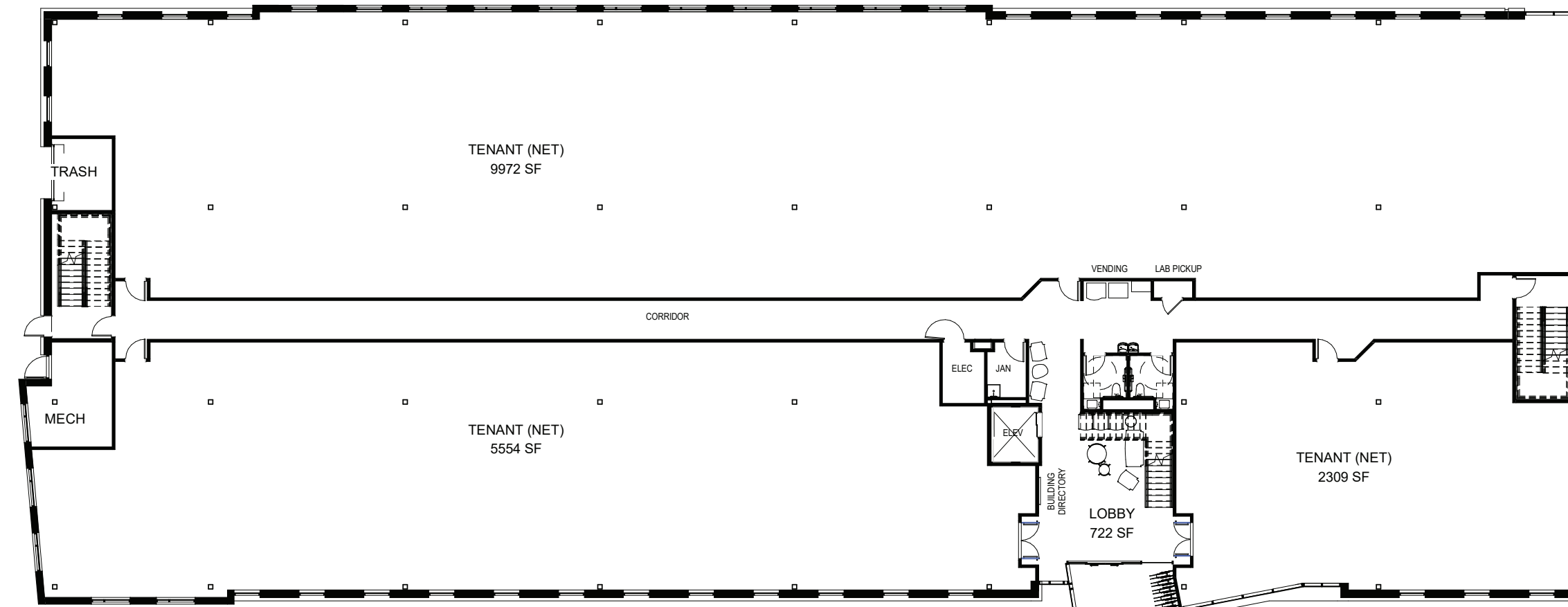
BUILDING ATTRIBUTES

The Ryan medical office building is designed and constructed with the provider, your practice and most importantly, your patients in mind.

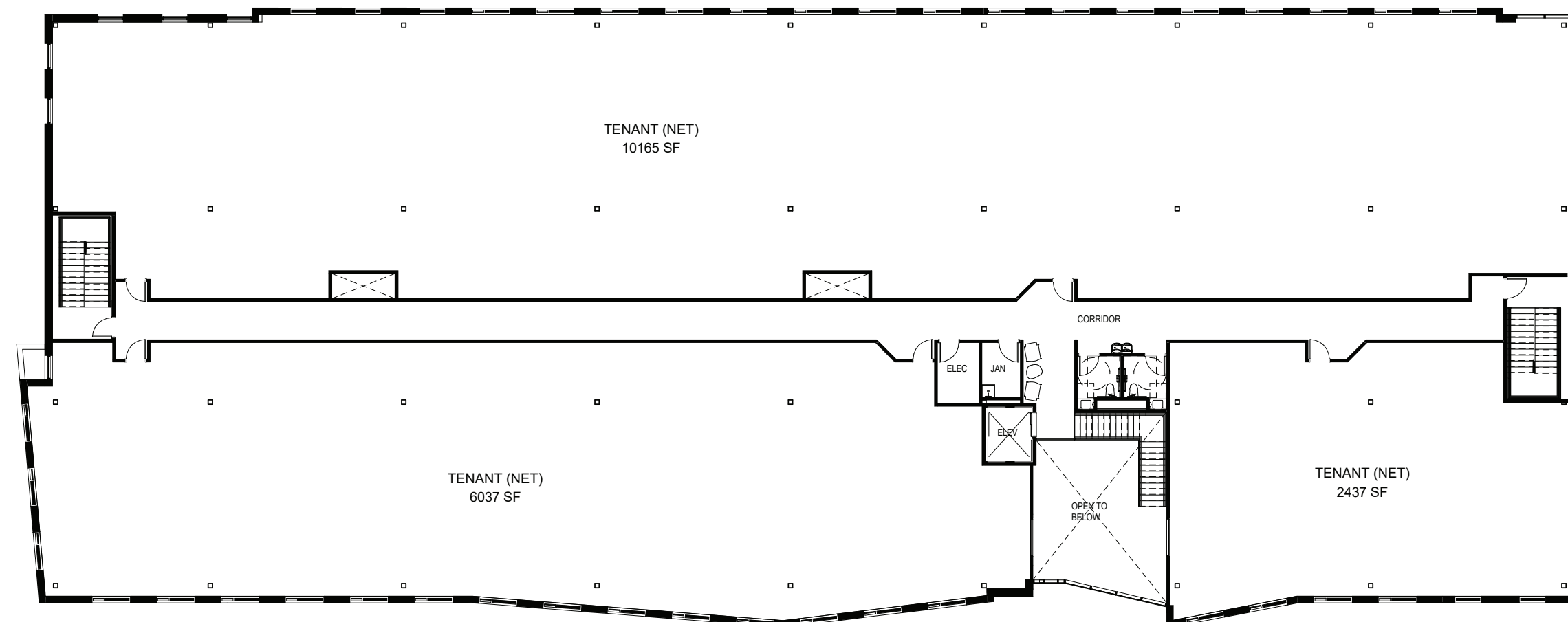
What makes the Ryan MOB special?

- Space that reflects the quality of care and patient experience you provide
- Sustainable design that reduces the total life-cycle cost of the building
- Professional management that understands the needs of providers
- Flexible operating hours to meet the needs of your patients
- Constructed with the future of healthcare and patient safety in mind
- Maximized signage for practice visibility
- Great location and access
- Customizable suite design to maximize clinical efficiency

LEVEL 1



LEVEL 2



ADDITIONAL FEATURES

- Class A finishes
- Well-appointed common area restrooms
- Gurney sized elevator cab
- Wheelchair storage near front door
- Lab box pick up closet
- Optimal bay depths
- 14' floor-to-floor dimension



ABOUT THE RYAN HEALTHCARE TEAM

Ryan is a national team of developers, strategic planners, capital strategists, designers, constructors, and real estate managers that has specialized in fully integrated solutions for over 80 years. In the past 5 years we have delivered over 90 healthcare projects across the country.

Developing healthcare facilities that are successful today and for the future of healthcare is our focus, and we're known for delivering customized facility and real estate solutions that improve the quality of care, patient safety, and the patient experience with unparalleled speed-to-market. We have served over 85 unique healthcare customers, including health systems, hospitals, independent provider groups, and surgery center operators.



“Ryan’s comprehensive approach and execution was exceptional. Their transparent and collaborative approach gained my trust early in the project – demonstrating integrity, professionalism and the depth of experience needed to deliver.”

**- ROBERT RIESSELMAN, PE, LEED BD&C
FORMERLY DIRECTOR OF ENGINEERING, PARK NICOLLET HEALTH SERVICES**



RYAN TURNKEY DELIVERY SOLUTIONS

STRATEGIC PLANNING

- Strategic Vision Development
- Market Strategy Development
- Physician & Market Demand Analysis
- Ambulatory Network Planning
- Capital Investment Planning
- Facility Branding
- Real Estate Advisory

DEVELOPMENT

- Feasibility Analysis
- Site Selection and Acquisition
- Entitlement Procurement
- Leasing & Physician Alignment
- Project Management
- Built-to-Suit
- Third-party Development Services
- Clinical Space Integration and Repositioning

REAL ESTATE MANAGEMENT

- Facility and Property Management
- Building Services
- Portfolio Assessments

Healthcare Regulatory Compliance

CAPITAL PARTNERSHIP

- Equity and Finance
- Joint Venture Structuring
- Acquire and Sell Assets
- Asset Management

ARCHITECTURE + ENGINEERING

- Planning & Programming
- Facility Assessments
- Campus Master Plans
- Design Architecture
- Civil Engineering
- Landscape Architecture

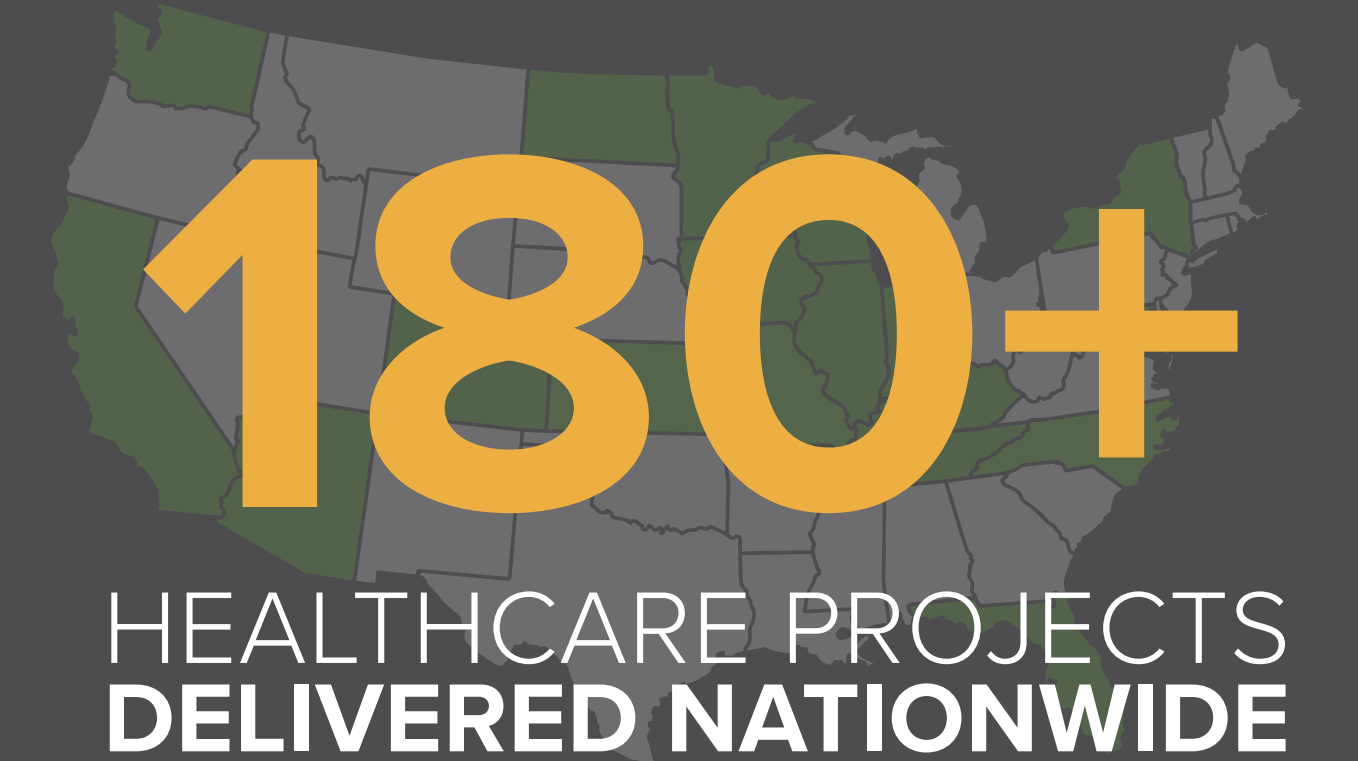
CONSTRUCTION

- Owner's Representative
- Construction Services
- Environmental Remediation
- Design Support
- Civil Engineering
- Landscape Architecture

PROJECT TYPE EXPERTISE INCLUDES

- Medical Office Buildings
- Ambulatory Surgery Centers
- Free-standing Emergency Departments
- Urgent Care Centers
- Specialty Facilities
- Post-acute Facilities
- Senior Living
- Specialty Hospitals
- Diagnostic Spaces
- Acute Care Facilities

Local focus. National perspective.



TOP 50
HEALTHCARE
CONSTRUCTION
FIRMS

BD+C Magazine
Giants 300 List, 2019

TOP 10
OUTPATIENT
HEALTHCARE
DEVELOPERS

Revista, 2019

RYAN HAS
SERVED 85+
UNIQUE HEALTHCARE CUSTOMERS

NOW LEASING!

Benefits to leasing new medical space at Minnesota Health Village:

- Close proximity to Maple Grove Hospital
- Competitive lease rates
- Generous tenant improvement allowances
- Customized space that allows efficient operations
- Equity ownership option for qualified physicians leasing space in the building
- Turnkey and single-source healthcare real estate solutions from Ryan will make the process easy for providers

CONTACT US



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