



FOR IMMEDIATE RELEASE

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MedProperties Realty Advisors Acquires Recently Completed On-Campus Medical Outpatient Building in Houston;

TX-based Investment Firm is Bullish on Healthcare Real Estate in 2025

DALLAS (October 30, 2024) MedProperties Realty Advisors, LLC continues to view the challenging capital market and general business conditions as an opportunity to acquire high-quality, best-in-class healthcare assets.

Last month the firm acquired a 44,659-square-foot medical office building in Cypress (Houston), Texas on the Memorial Hermann Cypress Hospital campus. The recently developed building, completed in 2024, is 100% leased to Memorial Hermann Health System and Athlete Training + Health (ATH).



MedProperties Realty Advisors has acquired a high-quality, 44,659-square-foot building within the Memorial Cypress Hospital Campus.

MedProperties completed the acquisition of the outpatient building by utilizing discretionary equity capital and available debt financing.

“This qualifies as a great investment opportunity from many different perspectives,” said Jon Foulger, Senior Director, Acquisitions, MedProperties Realty Advisors, LLC. “The majority of the building’s tenancy is investment-grade credit. Further, the tenant mix is part of the orthopedic and sports medicine ecosystem.”

The property has a long-term weighted average lease term (WALT) and has excellent demographics including a population of 125,302 within a 5-mile radius and an average household income of \$149,937.

“We remain very bullish on medical outpatient buildings and related healthcare services investment sectors,” said Darryl Freling, Managing Principal, MedProperties Realty Advisors. “Sector fundamentals have remained strong, and the demographics of an aging population continue to create favorable conditions in the markets where we remain most active or have been targeting.”

Debt for the transaction was provided by Capital One and Siemens Financial Services.

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About MedProperties Realty Advisors, LLC

MedProperties Realty Advisors LLC is a Dallas-based healthcare real estate private equity firm that invests on a direct and an indirect basis (through joint venture relationships) in the development of new, value-add, and stabilized healthcare real estate, including multitenant medical office buildings and single-tenant, specialty healthcare facilities throughout the U.S. MedProperties invests through its discretionary funds, and through stand-alone investment vehicles. MedProperties is dedicated solely to investments in healthcare real estate. For further information on MedProperties, please visit www.medpropertieslp.com.