



HPA Exchange – Vital Medical Dallas TX DST

INVEST IN A CHILDREN'S HOSPITAL SERVING PATIENTS WITH
COMPLEX MEDICAL DIAGNOSES IN DALLAS, TEXAS

OFFERING OVERVIEW

Equity Raise	\$9,670,000
Syndicated Loan-to-Value	51.46%
Minimum Investment	\$50,000
Structure	Delaware statutory trust 506(c) private placement
Initial Distribution	Refer to private placement memorandum (PPM)
Suitability	For accredited investors only. 1031 exchange eligible.

Investment Highlights

POPULATION & HEALTHCARE IN THE DALLAS-FORT WORTH-ARLINGTON MSA

Home to an estimated 8.3 million people as of July 2024, the Dallas-Fort Worth-Arlington metro area experienced more than 9.2% growth between 2019 – 2024.¹ There are approximately 120 hospitals and primary care facilities in the greater Dallas area, earning more than \$28 billion in combined revenue each year.²

POTENTIAL FOR RECESSION RESILIENCE

Healthcare is a necessity, not a discretionary expense. Medical office building income returns have averaged 5.2% over the last 10 years, outperforming some major property types and other alternative assets.³

STRENGTH IN HEALTHCARE: NATIONAL HEALTH EXPENDITURES

From 2001 to 2023, national health expenditures increased 228%, reaching \$4.9 trillion in 2023 – a compound annual growth rate of approximately 5.3%.⁴ Per capita, health expenditures rose 179% to \$14,570 during that same time.⁵

ABSOLUTE TRIPLE-NET LEASE

The tenant is responsible for all costs related to repair, replacement, maintenance, and operation of the building. The 16-year lease has more than 12 years remaining, with built-in rent escalations and automatic 5-year renewals.



About the Tenant: Nexus Dallas Children's Hospital

Nexus Health Systems, Inc. (NHS), founded in 1992, addresses the needs of individuals with brain injuries. As a holding company, NHS owns specialty hospitals, residential treatment centers, and a rehabilitation facility serving southeast Texas, Dallas, San Antonio, and patients nationwide.

Under its umbrella is Nexus Dallas Children's Hospital, which cares for patients of all ages with brain and spinal cord injuries, complex medical conditions, and other serious diagnoses. Acting as a bridge between acute hospitals and home, it offers seven care programs across 10 specialized services.

1. U.S. Census Bureau, Resident Population in Dallas-Fort Worth-Arlington, TX (MSA) [DFWPOP], retrieved from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/DFWPOP>, August 27, 2025.
2. <https://www.causeiq.com/directory/hospitals-list/dallas-fort-worth-arlington-tx-metro/>
3. Cushman & Wakefield. "Medical Outpatient Buildings Capital Markets Mid-Year 2025 Update." Page 16.
4. U.S. Bureau of Labor Statistics, Centers for Medicare (CMS)
5. Centers for Medicare & Medicaid Services. NHE Fact Sheet. June 24, 2025.

Property Snapshot

Specialty children's hospital located at 9525 Greenville Avenue, Dallas, Texas 75243

LAND

3.64 acres

YEARS BUILT AND FULLY RENOVATED

1997 / 2022

RENTABLE SQUARE FEET

86,880

HOSPITAL BEDS

30 - expandable up to 60

OPERATOR

Nexus Dallas Children's Hospital

LEASE GUARANTOR

Nexus Health Systems

LEASE EXPIRATION

2038

LEASE STRUCTURE

Absolute triple net

LEASE ESCALATIONS

2.5% annually

LEASE RENEWAL OPTIONS

Unless six months prior notice is given, automatic five-year lease renewal takes place

About HPA Exchange, LLC

HPA Exchange is a healthcare real estate investment manager and sponsor that provides financial advisors, registered investment advisory firms, broker-dealers and their accredited investor clients with access to vital needs-based healthcare real estate investment programs. HPA Exchange was created by the executive team of Healthcare Property Advisors, a vertically integrated healthcare real estate owner, operator and investment fund manager. The vertical integration of the firm allows HPA to leverage the relationships with a large network of healthcare systems and provide active asset management, investment and development of medical buildings as well as outpatient and specialty healthcare facilities. HPA and its affiliates have advised, invested in and/or managed over \$6 billion in medical office and healthcare-related property since 2014. Headquartered in Brea, California, HPA Exchange is a real estate investment sponsor that provides private placement offerings focused on medical properties anchored by institutional-grade healthcare system tenants, physician groups, life science groups and other specialty healthcare providers.



FOR MORE INFORMATION, VISIT WWW.HPAXCHANGE.COM.

TO LEARN MORE, CONTACT US TODAY.

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Managing Broker-Dealer – American Alternative Capital

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Consider the Risks

An investment in the interests involves substantial investment and tax risks, including, without limitation, the following risks:

- Past performance is not a guarantee of future results.
- The economic success of the interests will depend upon the results of operations of the property. Fluctuations in vacancy rates, rent schedules, and operating expenses can adversely affect operating results or render the sale or refinancing of the property difficult or unattractive.
- The master tenant's capitalization is supported solely by the cash flow from the underlying tenant lease. The sponsor is not under any obligation to contribute capital to the master tenant.
- No assurance can be given that future cash flow will be sufficient to make the debt service payments on any borrowed funds and also cover capital expenditures or operating expenses.
- No assurance can be given that beneficial owners of interests will realize a substantial return (if any) on their investment or that they will not lose their entire investment in the trust.
- The interests are not freely transferable by the beneficial owners.
- There are various risks associated with owning, financing, operating, and leasing commercial properties in Texas.
- The interests do not represent a diversified investment.
- Beneficial owners must completely rely on the master tenant to collect the rent and operate, manage, lease, and maintain the property.
- The beneficial owners have no voting rights with respect to the management or operations of the trust or in connection with the sale of the property.
- There are various conflicts of interest among the trust, the sponsor, the signatory trustee, and their affiliates.
- The interests are illiquid.
- There are tax risks associated with an investment in the Interests. Each prospective beneficial owner should consult with their tax advisor regarding an investment in the Interests and the qualification of the prospective beneficial owner's transaction under Section 1031 for their unique circumstances.
- There are risks related to competition from properties similar to and near the property.
- There may be environmental risks related to the property.
- There are various tax risks, including the risk that an acquisition of an Interest may not qualify as replacement property in a Section 1031 Exchange.
- Interests may be speculative in nature.
- Investors may suffer the complete loss of their investment.

This is neither an offer to sell nor a solicitation on an offer to buy securities described herein. An offering is made only by the Confidential Private Placement Memorandum (PPM). This sale and advertising literature must be read in conjunction with the PPM in order to understand fully all of the implications and risks of the offering to which it relates. A copy of the PPM must be made available to you in connection with this offering. Prospective Members should carefully read the PPM and review any additional information they desire prior to making an investment and should be able to bear the complete loss of their investment.

DST 1031 properties are only available to accredited investors (typically defined as having a \$1 million net worth excluding primary residence or \$200,000 income individually/\$300,000 jointly of the last two years. If you are unsure if you are an accredited investor and/or an accredited entity, please verify with your CPA and Attorney.

Securities offered through American Alternative CapitalSM (AAC), LLC, member FINRA/SIPC. American Alternative Capital and HPA Exchange LLC are not affiliated companies. Only available in states AAC is registered.



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