



Physicians' Capital Investments (PCI) was created by physicians for medical employees (M.D., R.N., P.A., etc.) to address the following needs:

- To construct custom medical office and clinical facilities;
- To make practice ownership affordable;
- To provide an investment vehicle for physicians and their staff;
- To provide an employee retention and reward program.

Physicians Investing in Physicians



Physicians Investing in Physicians

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***Investment
Process***



**PHYSICIANS'
CAPITAL
INVESTMENTS®**

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The most effective methods of recruitment and retention not only include competitive salaries and bonuses, but improvements in staff satisfaction by allowing them to become personally invested and vested.

Pedro Vergne-Marini, MD
PCI Managing Member

PCI's Process Mitigates Risk*

- When a new project becomes available as an investor you will see:
 - Confidential Private Offering Memorandum (CPOM) when project is ~80% complete;
 - Project Pro-forma defining quarterly distribution(s);
- PCI has a non-traditional business model that allows individuals to invest by purchasing as little as one (1) unit;
- Each project is “preleased” for a period of 10 to 15 years prior to construction. The leases are triple NET (NNN);
- As of today, all tenants have been “credit” tenants, which allow us to negotiate non-recourse financing.

Offering Attributes*

- Each project is divided into 100 Limited Partnership units;
- Each 1 (one) unit is of equal value;
- Each 1 (one) unit sells at a pre-set price. Pricing is determined by project size, scope and additional factors spelled out in the project specific CPOM;
- You can buy as little as 1 (one) unit per project;
- There may be up to 4 (four) offering rounds;
- Each offering round is made up of a predefined group.



PCI Investor Support

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PCI Projects



Offering Process*

- **Group 1:** Employees located within the specified Healthcare Provider facility:
 - Medical Director;
 - Physicians of Practice;
 - Key employees of Practice and Location (defined by Medical Director and Healthcare Provider);
- **Group 2:** Investors in PCI LLC;
- **Group 3:** Existing individual facility investors who have invested in previous PCI projects;
- **Group 4:** New/Potential Investors.

