



SENTIO
INVESTMENTS



Profile

Sentio Investments, LLC is led by industry veterans committed to offering flexible real estate capital solutions for medical facility and senior housing developers and owner operators. Over the past few years, the partners have executed \$300M in healthcare investments across US markets. Collectively, the Sentio team has 18 years' experience investing in healthcare real estate, having previously played a lead executive role in building portfolios consisting of over \$3.5 billion in transactions encompassing nearly 300 assets. They customize a capital structure to compliment the operating platform of developers and owner operators, recognizing that each is unique in its approach and service to the healthcare industry.

Leadership

The management team of Sentio Investments has built their business model upon the foundation of relationships. They share a like-minded vision for the healthcare industry, forged from having worked directly in healthcare operations and together side by side with developers and owner operators across the United States. CEO John Mark Ramsey entered the healthcare investment industry first as an owner/operator of a regional senior housing development company. It is this hands-on experience and unique perspective that has guided John Mark and his team and provided insight to their approach to investing in healthcare real estate.

Experience

The benefit of John Mark's background and experience was first demonstrated in his role as Senior Vice President of Investments for CNL Retirement Properties ("CNL") now Health Care Property Investors, (NYSE:HCP), one of the nation's largest real estate investment trust focusing exclusively on properties serving the healthcare industry. While at CNL, John Mark managed the Investment Group and was responsible for implementing and executing the investment strategy in the senior housing and medical facilities' sectors. During his tenure, the Company closed on over 18,000,000 square feet and \$3.1 billion of new investments. This positioned CNL as the third largest healthcare REIT in the United States, which proved to be a strong component in the successful merger with HCP.

My philosophy as a real estate investor is to do the job well, treat partners as partners, associates as friends, and always focus on operations. Too many real estate investors forget that there is a business inside the building. In healthcare, it is the crucial component, I always start there."

- John Mark Ramsey

It was in that role that John Mark worked closely with Scott Larche, who is also a founding partner of Sentio Investments and serves as Senior Vice President. While at CNL, Scott served as Senior Manager of Investment Analysis managing the underwriting and investment structuring for over 30 transactions covering nearly 5,200,000 square feet of medical and related healthcare real estate valued at over \$1,200,000,000. John Mark and Scott have been partners ever since the sale of CNL to HCP, having first formed Servant Healthcare Investments and now, Sentio Investments.

Joining John Mark and Scott in leading Sentio Investments is Kevin Thomas, who serves as Senior Vice President. Kevin also served on the CNL team in the role of underwriting and structuring acquisitions. Additionally, Kevin brings extensive experience to the Sentio partnership in the real estate acquisitions and dispositions arena through the leadership role he filled at Eola Capital. While there, he was instrumental in assembling an institutional quality portfolio, and in seeing the company through its successful merger with Parkway Properties Inc, (NYSE:PKY).

During John Mark and Scott's tenure at Servant Healthcare Investments, they served as the sub advisor to the Cornerstone Healthcare Plus REIT (now Sentio Healthcare Properties) and worked alongside Sharon Kaiser. Sharon served as CFO of Cornerstone Ventures and its various affiliates. She joined Sentio Investments as CFO, bringing vast experience in this sector having been with the REIT since its inception and also having previously served as Director of Financial Operations for the American Subsidiary of a large retail REIT listed on the Australian stock exchange.

Approach

Sentio Investments' commitment to being relationship centric extends beyond their internal team but is demonstrated externally as well; aligning themselves 100% with their clients' long term business objectives. That is precisely what led them to start this company...born out of a desire to offer a trusted and relationship-based source of real estate and healthcare operating capital. Sentio is positioned as an informed and experienced provider of healthcare capital in today's challenging environment. Their clients achieve results through a committed and trusted relationship.



John Mark Ramsey
CEO



Scott Larche
Senior Vice President



Kevin Thomas
Senior Vice President

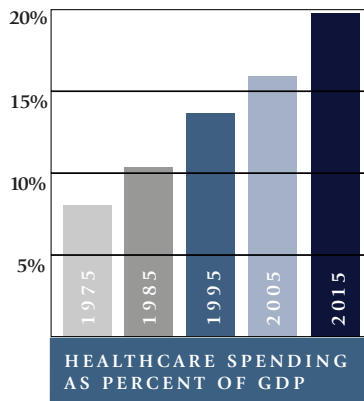


Sharon Kaiser
CFO

Distinctives of Sentio Investments:

- **Focused**...Sentio invests only in healthcare projects and senior housing communities.
- **Innovative**...in its approach, Sentio provides creative thinking and “outside-the-box” solutions, having an extensive background in structuring a myriad of investment vehicles and complex transactions.
- **Flexible**...Their capital model provides flexibility not often found at larger financial institutions or publicly traded real estate investment companies
- **Committed Partner**...Sentio comes along side each owner, operator or developer and supports their unique mission and approach to delivering services so that as one team they can deliver the best care to those they serve.
- **Operator’s Perspective**...Sentio approaches the client’s needs from an operator’s perspective. The management team has hands-on experience with operations and the issues operators face, thus offering a unique understanding of both the financing and the operations of the business.
- **Trusted Steward**...Sentio has a proven track record of preserving investor capital and delivering long-term positive returns for investors and shareholders.

A CASE FOR HEALTHCARE REAL ESTATE



Senior Housing and Medical Facility real estate are positioned for enhanced and sustainable performance. This outlook is driven and influenced by two of the most significant trends in modern American history; an aging population and escalating healthcare spending. Several additional unique factors are contributing to a strong outlook including; investments that are highly dependent upon an understanding of healthcare operations, limited new supply added in recent years, dramatic rise in outpatient care procedures, improvements in medical technology, localized and fragmented business. These and other factors continue to lead to enhanced risk adjusted returns as compared to core real estate investments.

U.S. POPULATION AGE 65+



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