



POSTOFFICE CAMPUS

1528 POSTOFFICE ST
GALVESTON, TX 77550



TIDEWAY CAMPUS

6444 CENTRAL CITY BLVD
GALVESTON, TX 77551

GALVESTON MEDICAL PORTFOLIO

TWO-CAMPUS LTAC/REHAB FACILITIES

GALVESTON, TEXAS

Portfolio Highlights

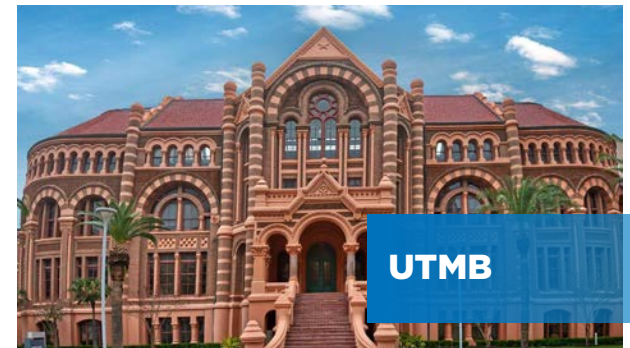
Postoffice Campus

- + Rehabilitation therapeutic services: Neuropsychology & counseling, speech & language, physical therapy, occupational therapy, community integration, residential, technology, and outpatient .
- + 40-bed facility offers approximately 52,206 SF of space.
- + The University of Texas Medical Branch (UTMB) hospitals and clinics are in close proximity to the campus.
- + Campus is located on a public transit route and within blocks from grocery stores, banks and well established retail.
- + Sits on 1.8 acres located in the center of a pristine, historic neighborhood and a short walk to the beach.
- + Sale includes real estate only. Business relocated to Nassau Bay.



TideWay Campus

- + Long-term supported living facility for survivors of Traumatic Brain Injury (TBI).
- + 32-bed facility offers approximately 28,961 SF of space.
- + Sits on 3.5 acres of prime real estate one block from the beach in the heart of Galveston Island.
- + Facility was developed to specifically work with those who have had Traumatic Brain Injuries.
- + Located just minutes from the University of Texas Medical Branch (UTMB).
- + Sale includes business and real estate.



Postoffice Campus

1528 Postoffice St



TideWay Campus

6444 Central City Blvd



Executive Summary

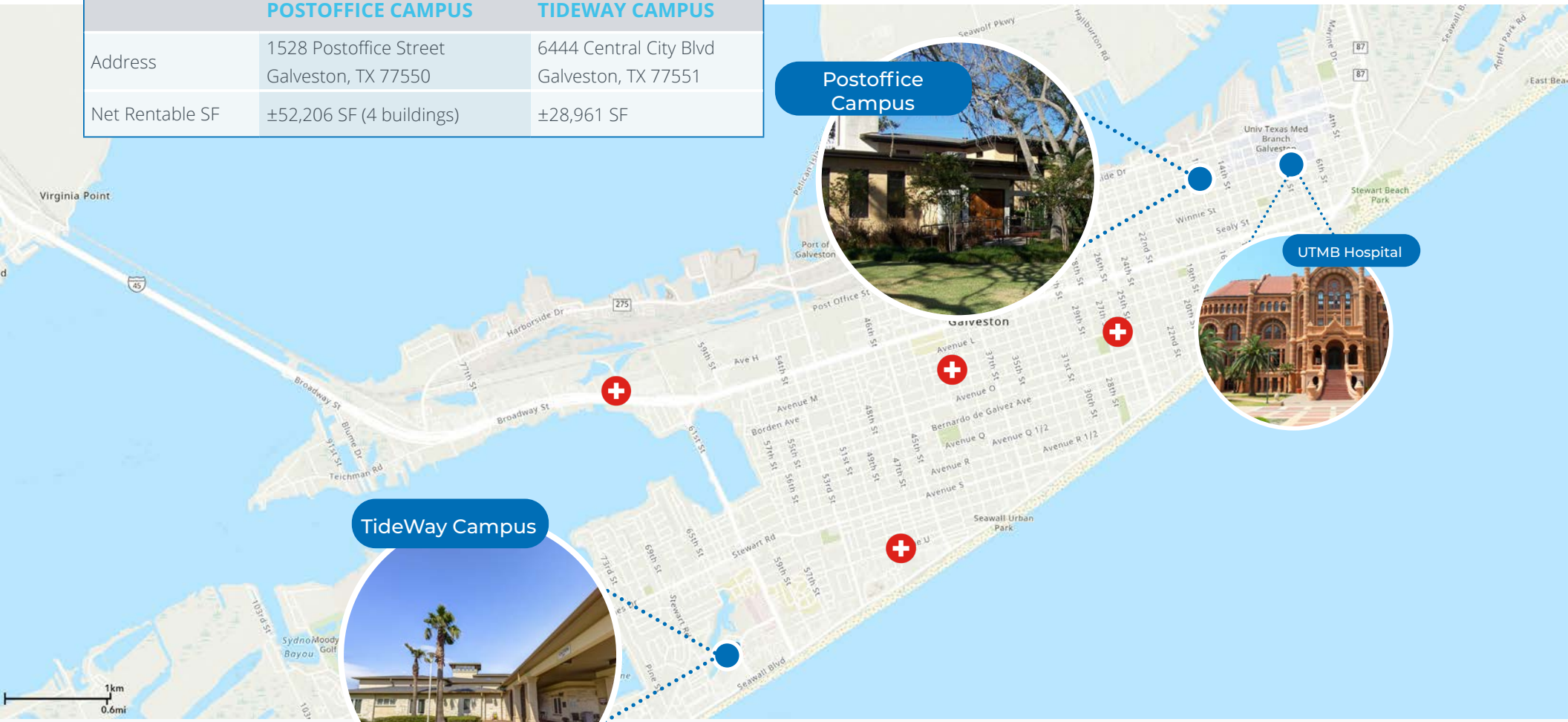
Transwestern's Healthcare Capital Markets Team is pleased to present to the market the Galveston Medical Portfolio which includes two-campus with long-term acute care (LTAC) and rehabilitation facilities. For over 40 years in the Galveston community, these rehabilitation campuses have provided personalized care to treat the unique challenges of traumatic brain injury with the singular purpose of achieving the best possible outcome for patients and their families.

The Postoffice Campus is comprised of four facilities totaling approximately 52,206 square feet, and is strategically located in close proximity to UTMB Hospital at 1528 Postoffice Street in Galveston, Texas. The Tideway Campus is comprised of one 28,961-square-foot facility located at 6444 Central City Boulevard in Galveston, Texas.

	POSTOFFICE CAMPUS	TIDEWAY CAMPUS
Address	1528 Postoffice Street Galveston, TX 77550	6444 Central City Blvd Galveston, TX 77551
Net Rentable SF	±52,206 SF (4 buildings)	±28,961 SF
Stories	1-2	1
Land	±1.8 acres	±3.5 Acres
Year Built	1940, 1953, 1995	2003
Licenses / Beds	License A Therapy: 24 beds <i>(will be relocating once new building opens)</i> License B Residential: 16 beds	License LTAC: 32 beds
Campus Details	<ul style="list-style-type: none"> • Rehabilitation Therapy Hospital • Building 1: 2-story, 1st floor: two apartments. 2nd floor: 10 patient rooms • Building 2: 1-story plus mezzanine, therapy gym • Building 3: 2-story with elevator, administrative offices on both floors, large dining room, kitchen & food prep, small & large conference rooms, classroom space for team meetings, orientation, etc. • Building 4: 2-story with elevator, 4 patient rooms on each floor • License capped at 16 beds; Assisted living facility • Sprinklered 	<ul style="list-style-type: none"> • Long-term Acute Care (LTAC) • 3.5 acres in two parcels • Physical therapy provided as well as long-term housing in pods of 4 rooms per unit • Large, indoor heated therapy pool • Sprinklered • Aquatic Facilities Lease in place
Conveys	Real estate only. Business relocated to Nassau Bay.	Business and real estate.

Location Map

	POSTOFFICE CAMPUS	TIDEWAY CAMPUS
Address	1528 Postoffice Street Galveston, TX 77550	6444 Central City Blvd Galveston, TX 77551
Net Rentable SF	±52,206 SF (4 buildings)	±28,961 SF



Postoffice Campus

UTMB Hospital

TideWay Campus

+ = Hospitals/Clinics

Investment Highlights

Superior Location

The Postoffice and Tideway Campuses are located in Galveston, Texas. The Postoffice Campus is located strategically near UTMB Hospital. Both campuses are minutes from hospitals and clinics in the Galveston area.

Owner-Occupant Opportunity

The Postoffice Campus will relocate to another site, which allows for an owner-occupant opportunity.

Redevelopment Opportunity

The Postoffice site is a prime location for the ability to redevelopment into covered land play.

Institutional Ownership

The Postoffice Campus and Tideway Campus are currently owned and operated by Moody Neurorehabilitation Institute, the Leaders in Brain Injury Rehabilitation.



INFORMATION ON BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords. Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's

agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under the Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party. If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding. Real Estate licensee asks that you acknowledge receipt of this information about Brokerage services for the licensee's records.

Buyer _____ Date _____

Texas Real Estate Brokers and Salesman are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512-465-3960.





MOODY
NEUROREHABILITATION INSTITUTE

Alan Grilliette

Healthcare Capital Markets
Executive Managing Director
Alan.Grilliette@transwestern.com
210.253.2943

Yesenia Smith

Healthcare Capital Markets
Senior Associate
Yesenia.Smith@transwestern.com
210.563.7070



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