

# MDN

DEVELOPMENT, LLC

## Turnkey Construction for Healthcare Facilities

Efficiency • Predictability • Financing • Quality • Healthcare Expertise





**Our modular units are high-quality and flexible.**

**Constructing a healthcare facility with MDN is more efficient than traditional building projects because the process is optimized and predictable.**

Our program builds upon itself, literally, assembling individual pre-manufactured building blocks to create your permanent healthcare facility. Our careful approach to construction under controlled conditions increases quality and lowers cost vs. traditional onsite construction. And while these modules are pre-constructed in our facilities, they are built to your standards.



**100%**

Designed to your specifications

Build in a clean and secure environment

Minimal impact on existing hospital

Delivered on schedule

Built on time, on budget, with no delays

Quick return on investment

Financed 100%

## We will save you **time and money.**

Building a healthcare facility through the typical process can take years, often requires major upfront investment, and can tie up hospital leaders in red tape and decisions. We operate with a different model.

By designing buildings that are built offsite, MDN eliminates the obstacles of inclement weather and workforce challenges. And by providing a comprehensive financing solution, the whole process becomes much easier and faster.

**TYPICAL APPROACH  
24 MONTHS**



EVAL. DUE DILIGENCE DOCUMENTATION CONSTRUCTION

**MDN APPROACH  
12 MONTHS**



**12 MONTHS SAVED**

We will work to **meet the specific needs** of your hospital and your community, no matter what type of facility you need.

Our system allows you to start serving more patients more quickly by getting your new, high-quality facility up and running in less time than a typical project. Healthcare expansions may also increase the profitability of your main facility by allowing you to be more efficient with your services.



## We offer **stress-free financing**.

Our experienced team can lead you through our financing options as you plan for your new healthcare facility. Financing through MDN Development is simple and straightforward – an appealing option for healthcare companies.

We can also work with you to take advantage of financing options like sale leasebacks, which can allow you to expand even if your hospital is experiencing revenue declines because of COVID-19.

**20-30**

**100%**

**%**

**\$0**



**\$1**

20-30 year term

Covers 100% of developmental cost including furniture, fixtures, equipment

Interest rate comparable to bonds with similar credit rating

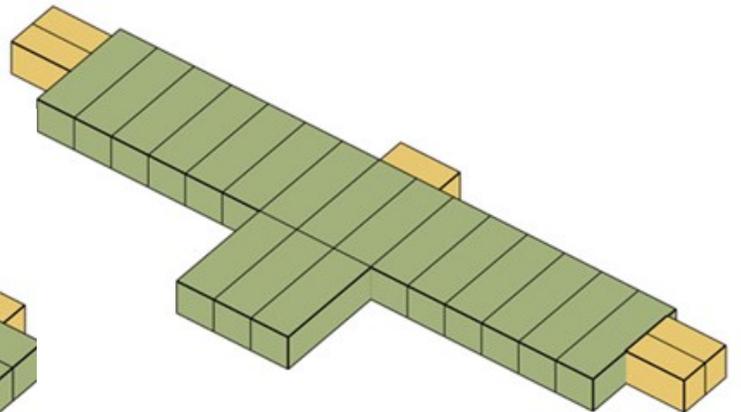
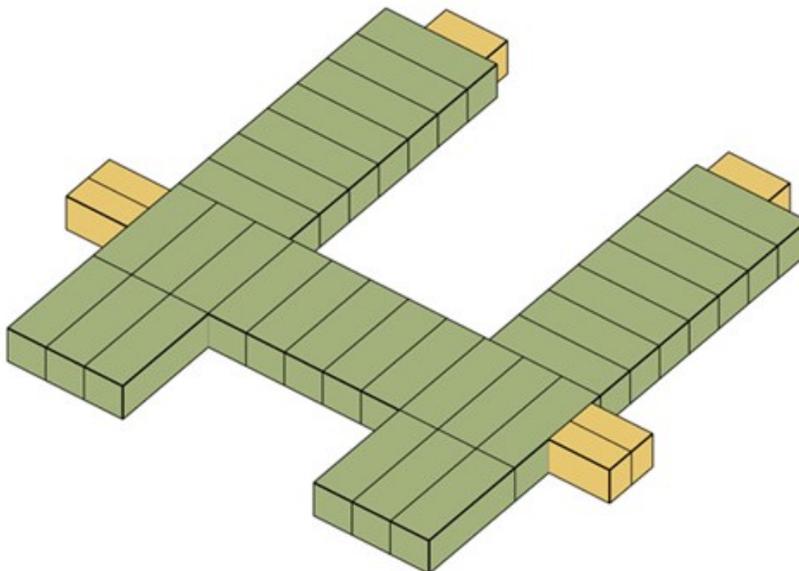
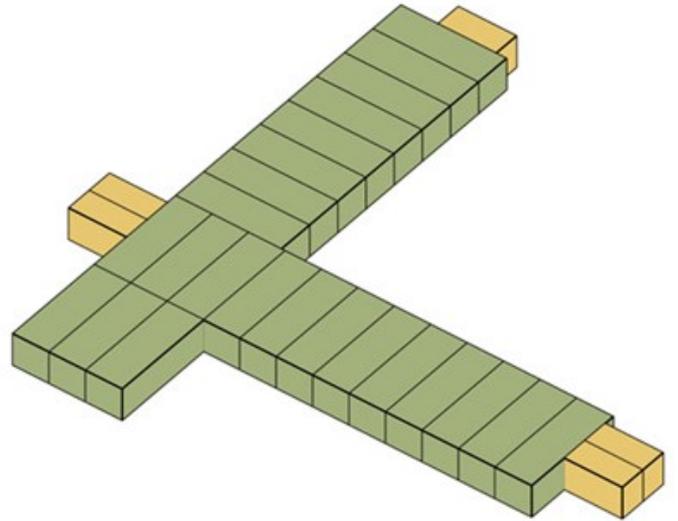
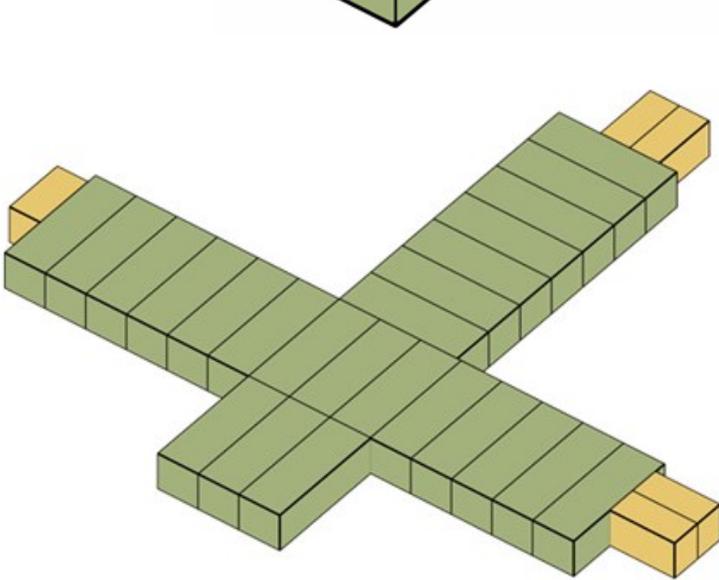
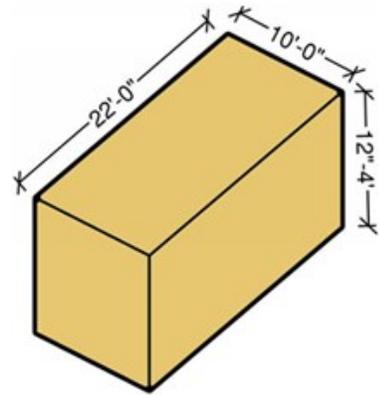
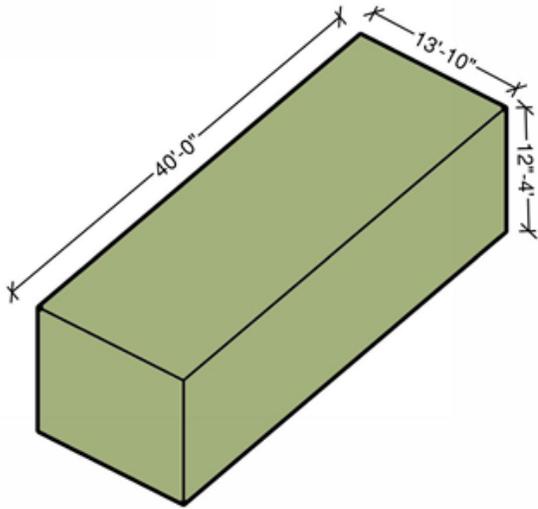
No money spent until hospital credit is approved

Lease payments do not start until building is complete

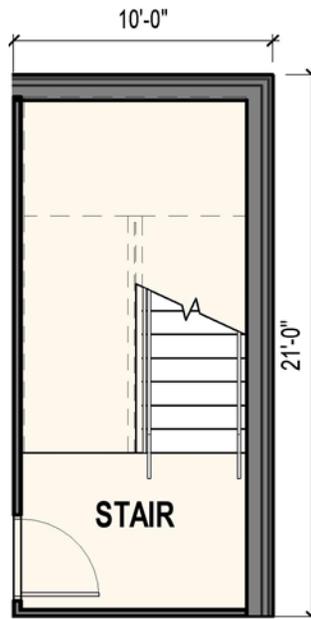
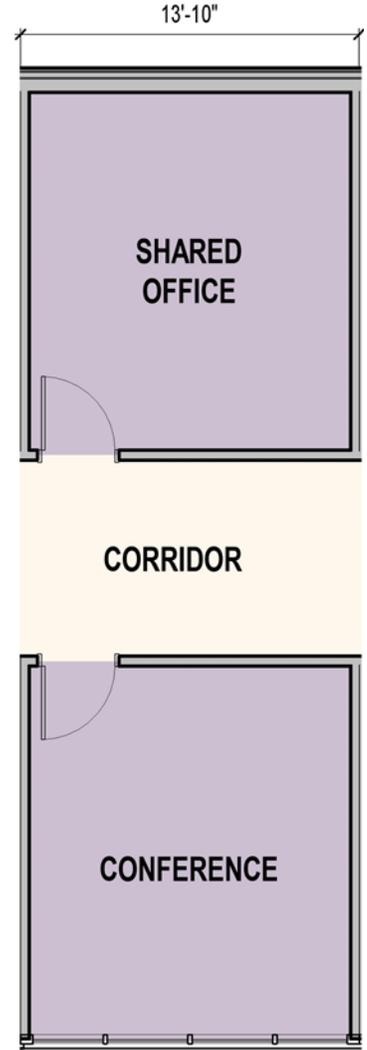
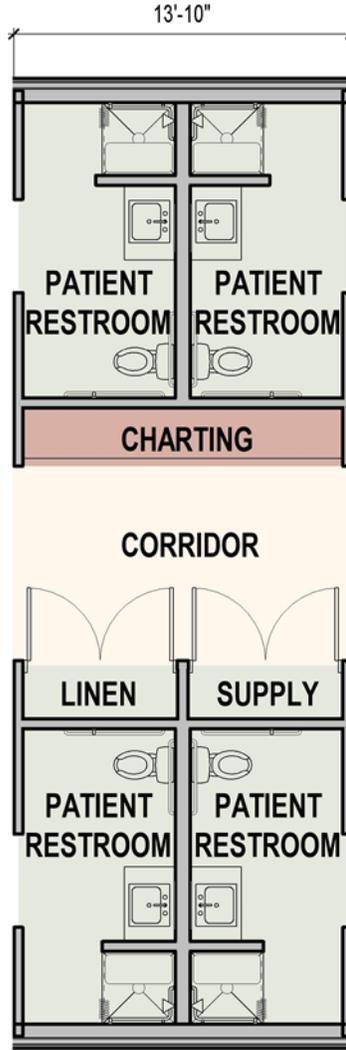
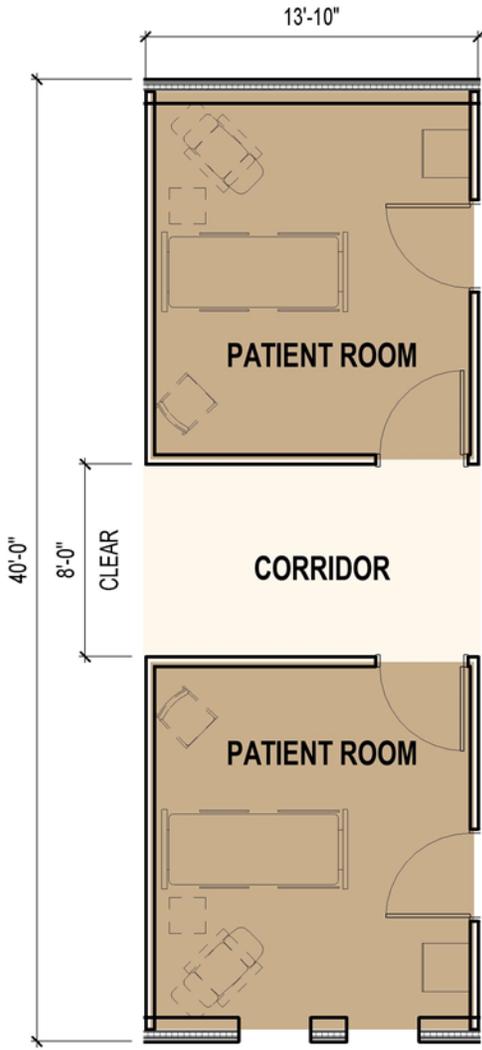
Lease fully amortized over 20-30 year term

End of lease hospital can purchase asset for \$1

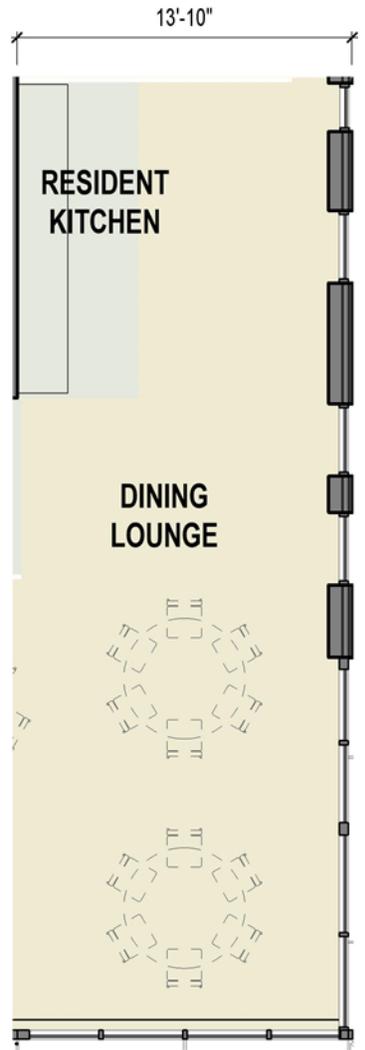
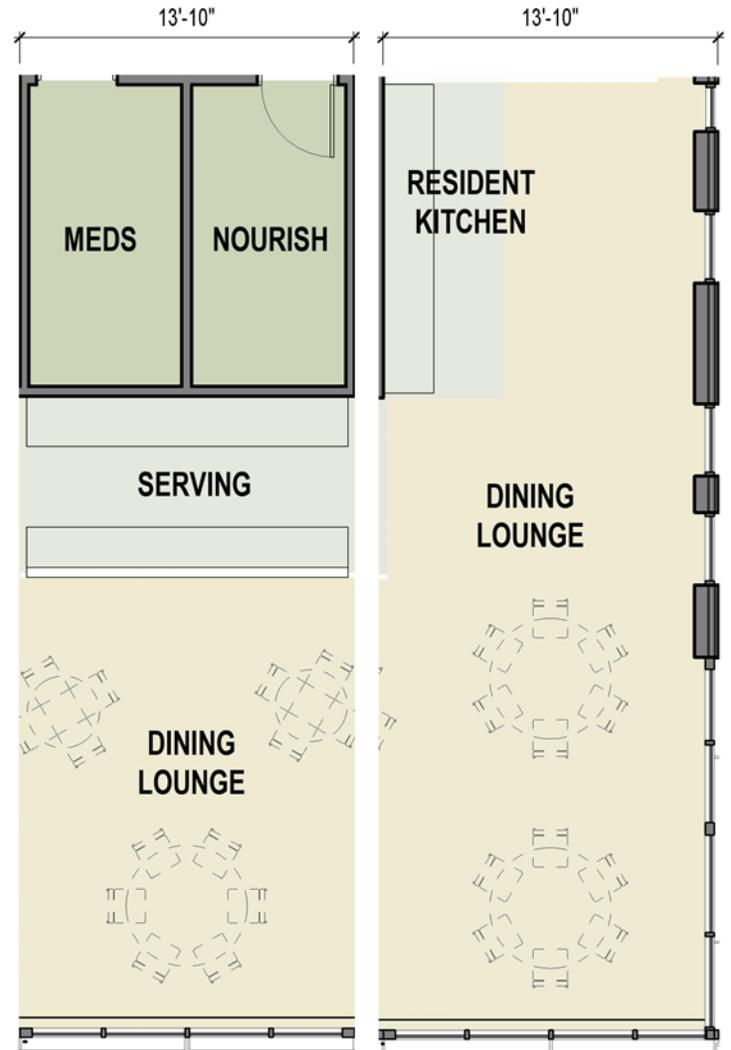
# Building Configurations



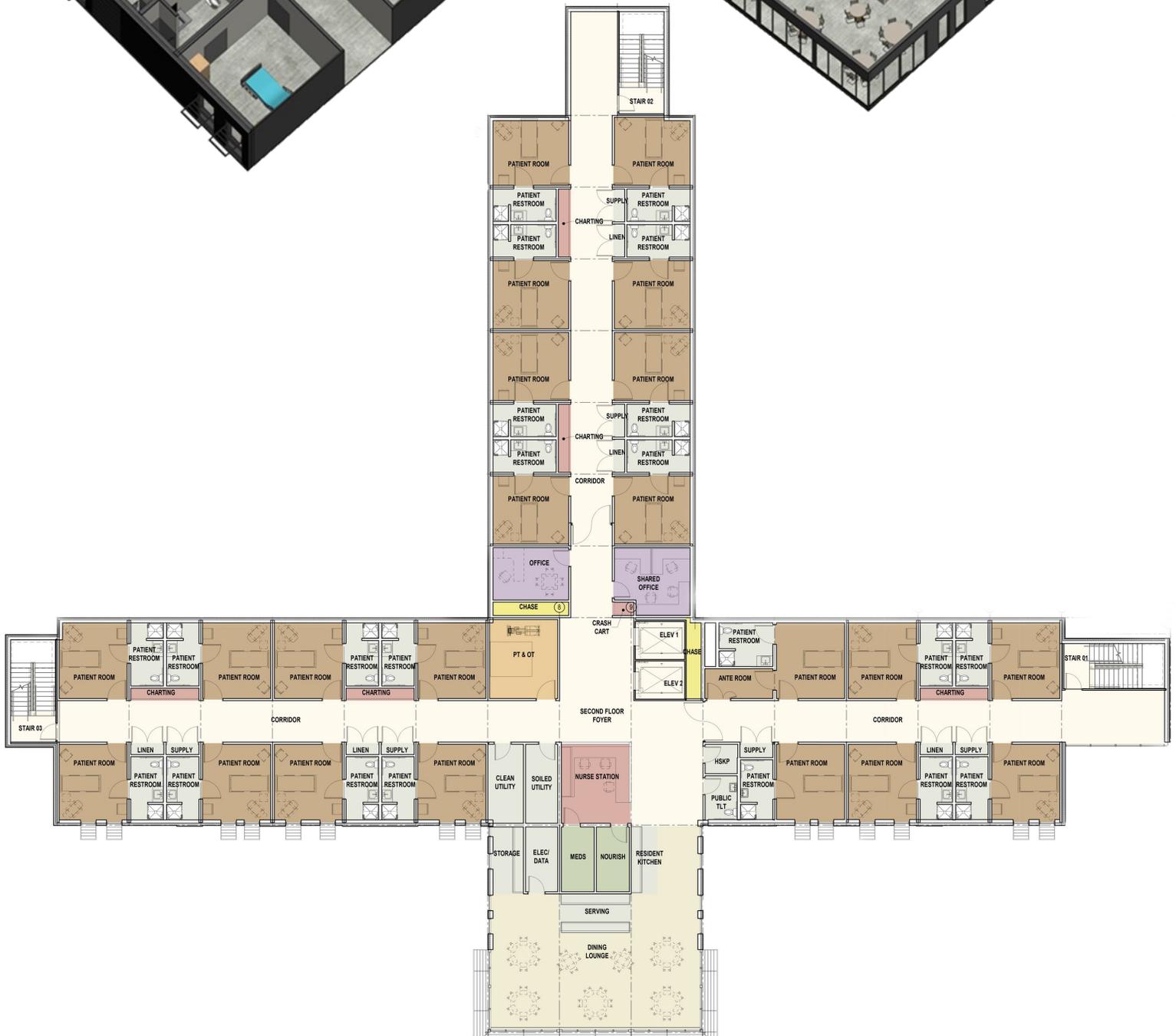
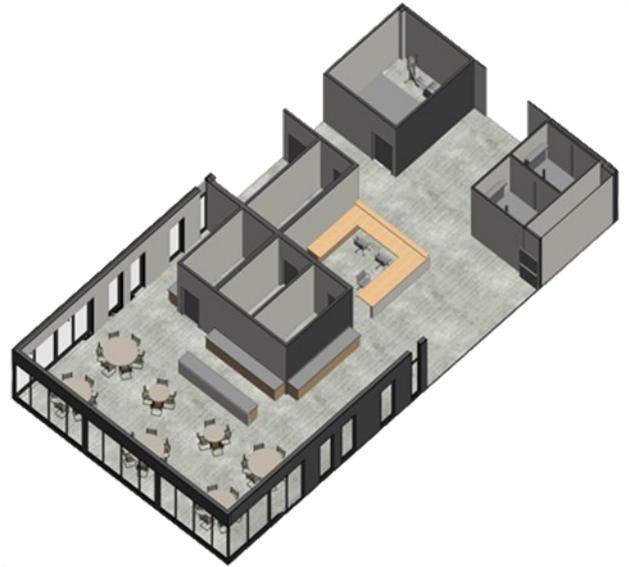
# Typical Modules



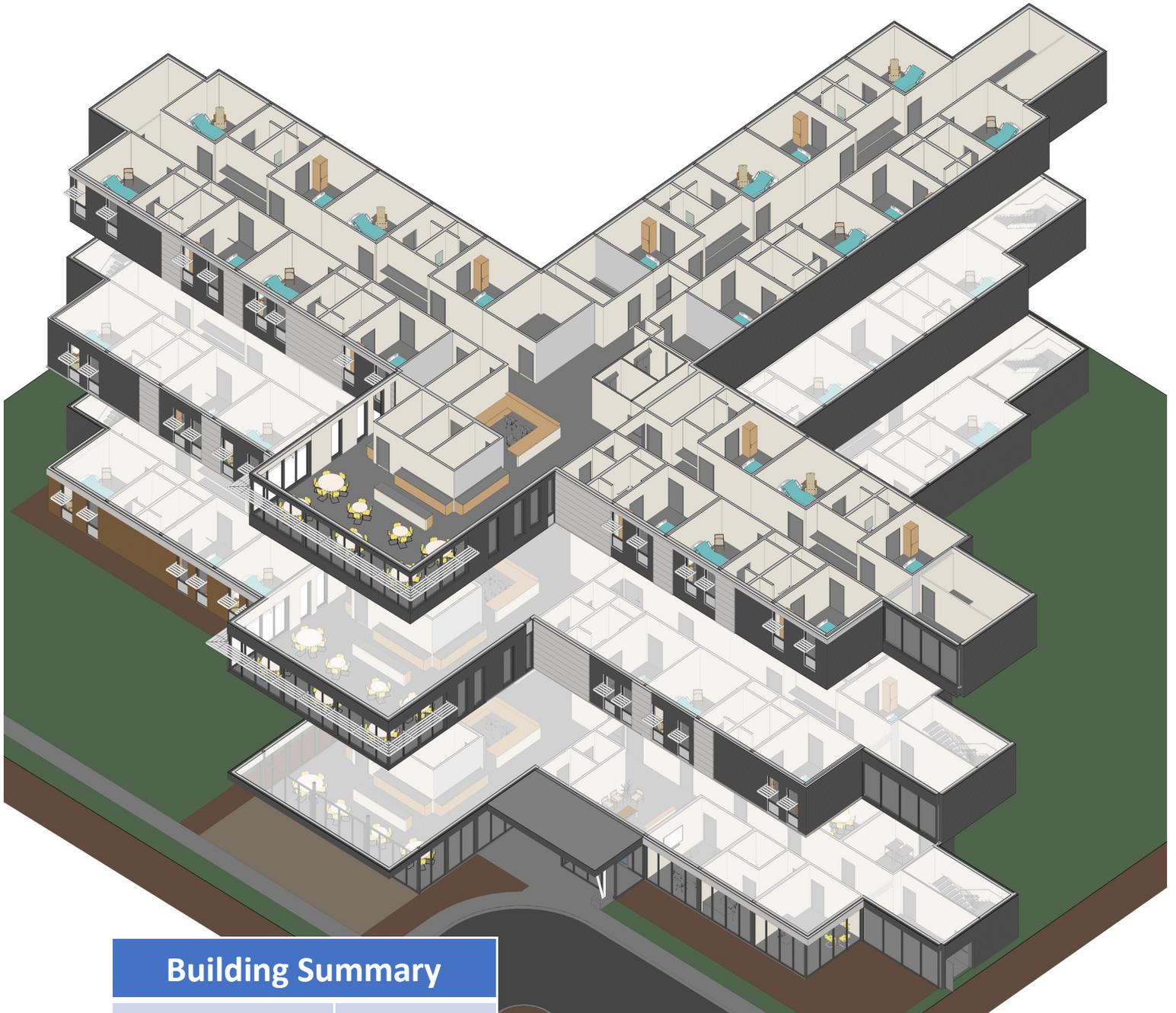
# Typical Modules



# Prototype Floor Plan



# 60 Bed Prototype



## Building Summary

Building Gross	42,846 SF
1st Floor	14,136 SF
2 <sup>nd</sup> & 3 <sup>rd</sup> Floors	14,355 SF
Beds	60

# The MDN team has the experience to deliver a high-quality facility, **on time and on budget.**

Healthcare expansions require specific knowledge and experience in the industry, and our team of companies has deep expertise in hospital design, construction, and procurement.



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