



Onicx Healthcare Fund FAQ

Question: What is the target Fund size?

Answer: Onicx seeks to raise \$50 million in equity to deploy into approximately \$150 million of medical real estate.

Question: How is the Fund legally organized and taxed?

Answer: The Fund is a limited liability company (LLC). For tax purposes, the Fund is expected to be treated as a partnership, and investors will each receive a K-1.

Question: What is the Fund's investment strategy?

Answer: The Fund seeks to acquire and develop a portfolio of 8-10 outpatient medical real estate assets that generate "value-add" returns for investors over a 3–5-year period. We expect to include both acquisition and development projects in the Fund, with the relative proportion determined by our ability to source properties with appropriate risk-adjusted returns.

We anticipate deploying Fund investment dollars over 12 to 36 months and operating the portfolio assets for another 12 to 36 months. Onicx may choose to sell individual assets to take advantage of market conditions or sell the portfolio in a single transaction. We will actively monitor market conditions and execute disposition transactions when they are attractive to investors.

Question: Do you have a geographic focus, or are you pursuing transactions nationally?

Answer: Onicx's history and relationships are rooted in Florida and the Southeast, and these are the primary target markets for Fund transactions.

Question: Is there a minimum Fund commitment?

Answer: Yes, \$100,000.



Question: What is the timing for an investor to commit?

Answer: Onicx seeks to obtain commitments over the next 30 to 60 days and close the Fund by October 31st. To date, we have commitments of approximately \$15 million.

Question: What is the expected timing of capital calls?

Answer: Assuming we raise \$50 million, we expect to call 50% of the capital before the end of 2024, with the balance throughout 2025. The timing will depend on the proportion of the Fund invested in development assets versus acquisitions. More acquisition activity will accelerate the timing of capital calls.

Question: Is Onicx investing cash in the Fund?

Answer: Yes, Onicx and its affiliates are committed to funding \$2.5 million of equity.

Question: What financial reporting should an investor expect to receive?

Answer: Onicx will provide quarterly financial reports within 45 days following the end of each calendar quarter. These will include a Fund Consolidated Income Statement, Balance Sheet, and Statement of Cash Flows. Onicx will also provide quarterly commentary on the performance of the assets and related topics.

Question: Will the Fund be audited?

Answer: No, we do not plan to incur the expense associated with having the Fund audited each year.

Question: What is the Fund's planned distribution policy?

Answer: Onicx will calculate distributable cash on a quarterly basis and make distributions around the same time that financial reports are delivered. Distribution amounts and timing to achieve stabilized distributions will depend on the mix of acquisition and development assets. While development assets generally produce higher overall returns, it can take a few years for development transactions to generate stable cash-on-cash returns.



Question: What promote structure exists for Onicx?

Answer: Each investor receives a preferred 9% non-compounding, cumulative return plus a return of capital before Onicx receives any cash for its promoted interest. The Onicx promote share is 20% over the 9% preference and return of capital. A second level of promote begins after a 12% return is realized by Class A & B investors. In the case of Class A investors, Onicx's promote is 30%, and in the case of Class B investors, it is 40%.

Question: How much leverage do you intend to use?

Answer: We intend to fund each asset with secured mortgage financing and target between 60% and 70% loan-to-cost.

Question: What returns are being sought for investors, net of fees and promote?

Answer: The Fund seeks to achieve an internal rate of return in the "mid to high teens" (14-18%) assuming a Fund life of 3 to 5 years.