



\$50 Million Investment Offering

Investor Presentation

August 2024

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ONICX HEALTHCARE REAL ESTATE FUND

EXECUTIVE SUMMARY

- ▶ Onicx Healthcare Real Estate Fund (the “Fund”) is seeking a \$50 million capital commitment to develop and acquire medical outpatient buildings.
- ▶ The fund will be investing in outpatient medical assets with value-add acquisitions and ground-up developments primarily in the Southeast.
- ▶ Onicx is vertically integrated with its own construction and property management teams and has over 20 years of track record in the space.
- ▶ The Fund will directly invest in the projects, and Onicx principals will invest 5% of total Fund equity and provide loan / construction guaranties where necessary.
- ▶ The Fund will capitalize on high demand medical outpatient buildings as a result of the aging population trend and the ongoing shift in healthcare delivery to outpatient settings.
- ▶ The Fund investment period will be approximately 3-5 years.

Investment Strategy

ACQUISITIONS & DEVELOPMENT

SPONSOR OVERVIEW

ONICX GROUP

Onicx Group (“Onicx”), headquartered in Tampa, is an established multi-asset developer focused on healthcare with experience in multifamily, industrial, and mixed-use commercial real estate. Onicx is a prominent healthcare real estate developer and a trusted real estate partner for health systems and physician practices, with a longstanding focus in healthcare real estate and an unparalleled sector knowledge.

Over the course of 20 years, Onicx has developed over 3 million square feet of commercial real estate, completed on time and budget. For the first 9 years of its 20 years history, Onicx’s work was 3rd party GC and construction focused. The last 11 years have expanded the Company’s focus, developing for its own account, bolted on to its existing infrastructure. Notably, 70% of the healthcare transactions are for existing relationships, an endorsement from its noteworthy clients. With an average executive management tenure of more than 9.5 years and a consistent high tenant satisfaction rate, the success of Onicx’s platform bodes well both internally and externally. The management team has a cumulative experience of 100 years in development, finance, construction, and investor relations.

Onicx’s full-service platform provides an array of services related to strategy, execution and operations. Highlighted among them are feasibility analysis, site selection, development, design, construction, acquisitions, leasing and property management. Onicx Group has an in-house construction company which allows Onicx to control the entire development cycle of the property. This is a key differentiator from traditional developers that outsource construction.



SERVICE OFFERINGS

PLATFORM CAPABILITIES



Acquisitions

- Property sourcing and screening
- In-depth analysis to underwriting
- Transaction screening
- Investment structuring and execution



Asset Management

- Annual operating budget and capital budgets
- Property accounting and reporting
- Financial statements



Property Management & Leasing

- Tenant relations
- Leasing management and administration
- Tenant improvements
- Vendor management and contract bidding
- Marketing plan development
- Physician and medical group recruitment
- Lease negotiation and analysis



Development

- Project sourcing
- Project coordination
- Site selection
- Ownership structuring
- Economic modeling
- Construction oversight



Capital Markets

- Sourcing debt and equity financing
- Project accounting and reporting
- Investment accounting and reporting
- Financial statements
- Tax reporting



Design, Build & Construction

- Scheduling oversight
- Sub-contractor qualification and selection
- Cost projections and budgeting
- Bid administration
- Pre-delivery inspection

SPONSOR OVERVIEW

PROVEN TRACK RECORD

Recent Awards & Accolades



Onicx was named
#3 in 2021
and #1 in 2022.



Onicx has been on the
Inc. 5000 list
five years in a row.



Onicx has been honored by
the Tampa Bay Business
Journal as one of the
best places to work.



Onicx was honored with a **Bronze certificate** from the FGBC for the
Miami Medical Arts Building.

Notable Healthcare Provider Clients & Tenants



SPONSOR OVERVIEW

PROVEN TRACK RECORD

Onicx Group Notable Full Cycle Developments



Gainesville Medical Center
6400 W. Newberry Rd., Gainesville, FL 32605



JFK Medical Arts Building
180 JFK Drive, Atlantis, FL 33462



Westside Medical Center
8251 W. Broward Blvd., Plantation, FL 33324

Date Sold	May 2020	October 2015	June 2021
Sale Price	\$18,175,000	\$12,550,000	\$15,500,000
Equity Commitment	\$2,500,000	\$2,226,963	\$2,102,177
Investor-Level IRR	29%	15%	13%
Investor-Level Equity Multiple	2.93X	1.57X	2.53X
Gross Profit	\$4,832,359	\$1,280,920	\$3,206,462
Gross Square Feet	46,483	30,292	47,383
Hold Period (incl. construction)	~ 7 years	~ 4 years	~ 7 years
Product Type	Multi-tenant Medical Office Building	Multi-tenant Medical Office Building	Multi-tenant Medical Office Building

SPONSOR OVERVIEW

PROVEN TRACK RECORD

Onicx Group Notable Full Cycle Developments



Florida Cancer Specialists
9320 State Rd. 54, Trinity, FL 34655



Trinity Medical Arts Building
9332 State Rd. 54, New Port Richey, FL 34655



Poinciana Medical Center
339 Cypress Pkwy., Kissimmee, FL 34759

Date Sold	December 2021	August 2023	August 2023
Sale Price	\$23,000,000	\$36,600,000	\$15,500,000
Equity Commitment	\$4,502,547	\$2,032,250	\$3,614,273
Investor-Level IRR	87%	18%	18%
Investor-Level Equity Multiple	3.00X	3.02X	3.02X
Gross Profit	\$9,018,286	N/A	N/A
Gross Square Feet	36,000	93,600	43,334
Hold Period (incl. construction)	N/A (fee development)	~ 13 years	~ 11 years
Product Type	State-of-the-art Cancer Center	Multi-tenant Medical Office Building	Multi-tenant Medical Office Building

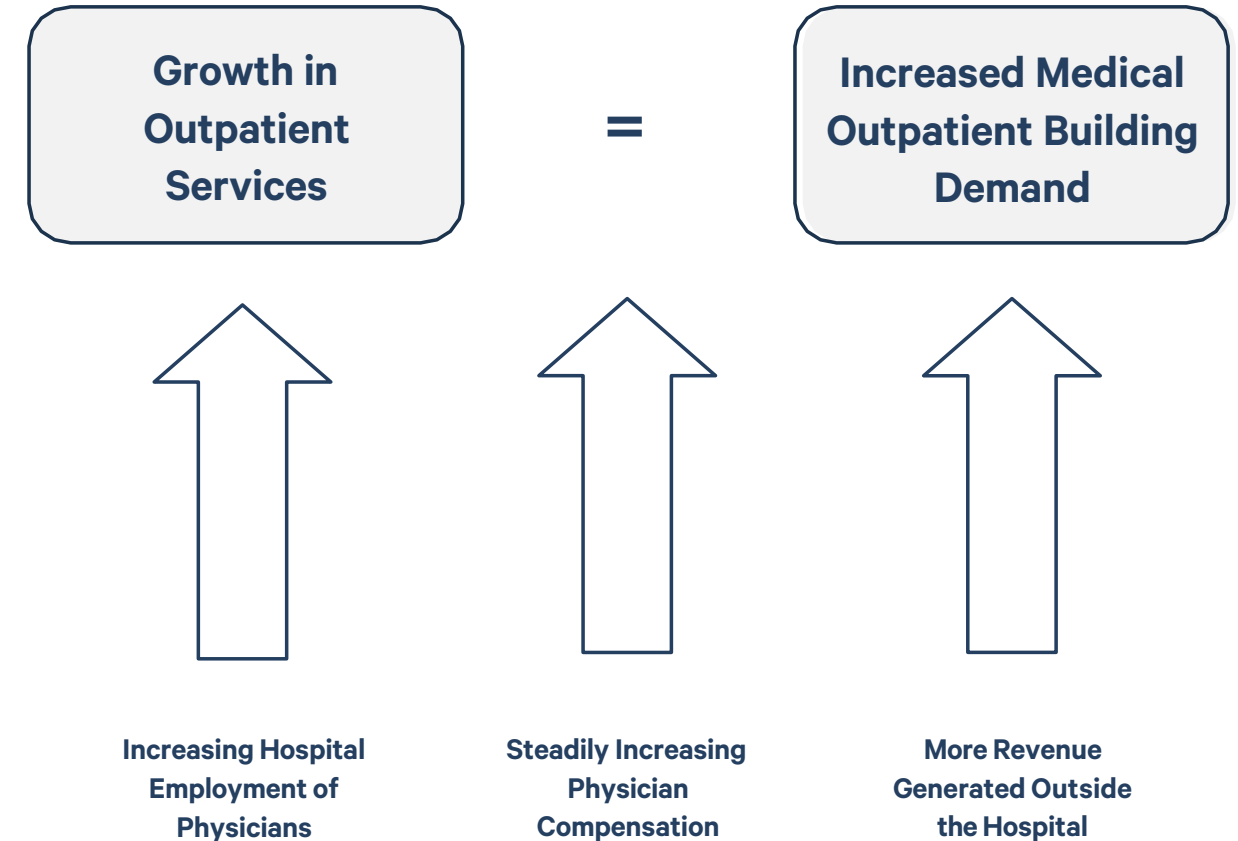
Medical Outpatient Building Fundamentals

Onicx
group

MEDICAL OUTPATIENT BUILDING INVESTMENT OPPORTUNITY

EXPANDING SECTOR

- ▶ **The medical outpatient building (MOB) sector is expanding as the healthcare system shifts from traditional doctor's offices and hospitals to include a variety of other healthcare delivery settings.**
- ▶ Medical outpatient buildings benefit from:
 - Needs-based demand drivers
 - Demographic tailwinds
 - Steady industry wide employment trends
 - Decreasing uninsured rate
 - Relatively limited supply
 - Low vacancy rates
 - High tenant retention
 - Long term lease model
 - Attractive risk adjusted returns
 - Liquid and active real estate investment sector



FAVORABLE DEMOGRAPHIC AND HEALTHCARE CONSUMPTION TRENDS

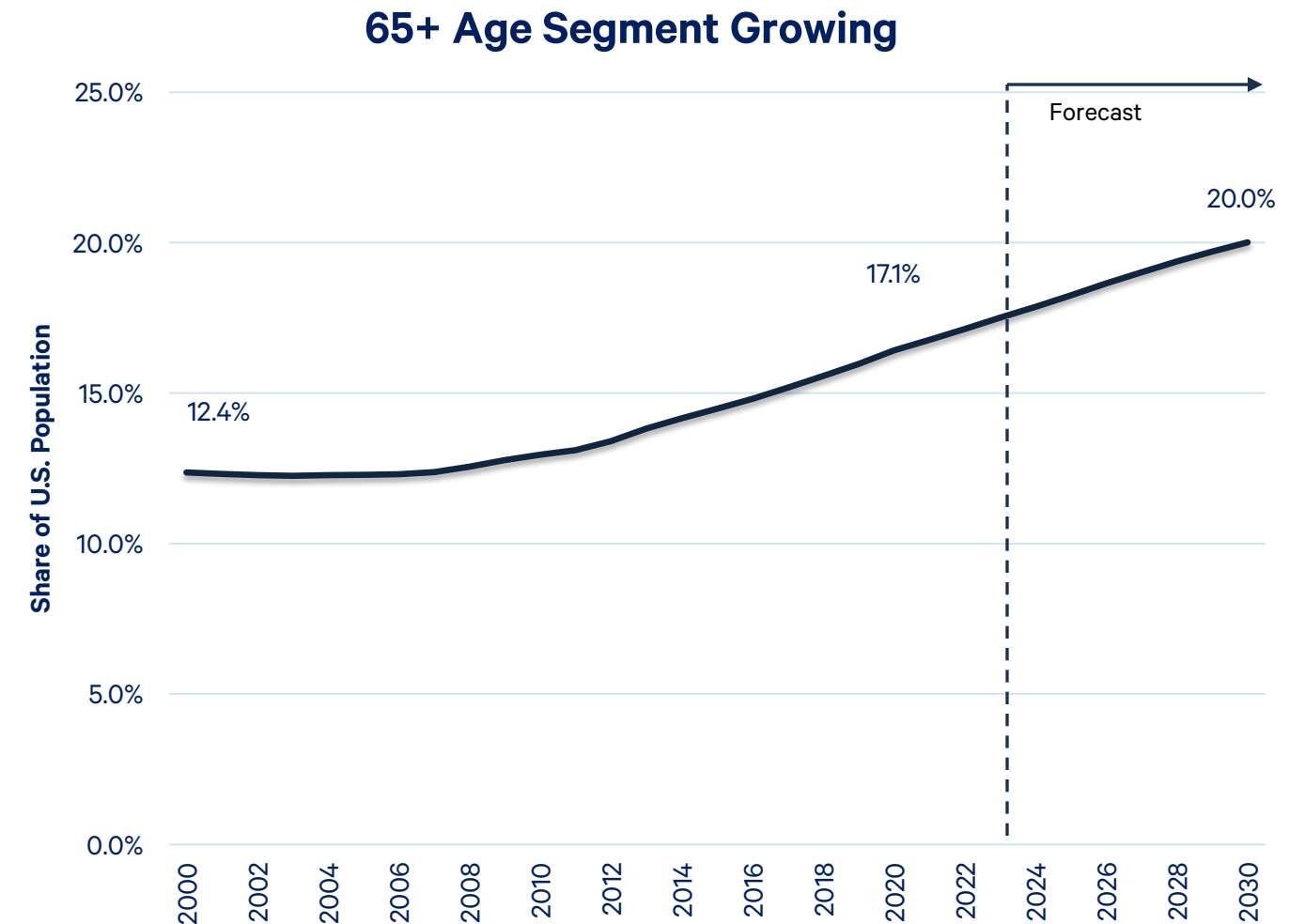
65+ COHORT IS THE FASTEST GROWING POPULATION SEGMENT IN THE U.S.

► The aging baby boomer generation will be a positive source of healthcare services demand over the next 25 years.

- The 65+ segment is projected to represent over 20% of the population by 2028.
- People aged 65 and older spend 3x more on healthcare than those under 65.
- Increasing life expectancy in the U.S. results in higher demand for medical services for a longer period.

► Migration of Services

- Outpatient services are becoming an increasingly popular way to deliver healthcare.
- Outpatient visit growth has outpaced that of inpatient visits by 85% since 1995.
- This is due to capturing market share, technological advances, lower cost, and patient convenience.



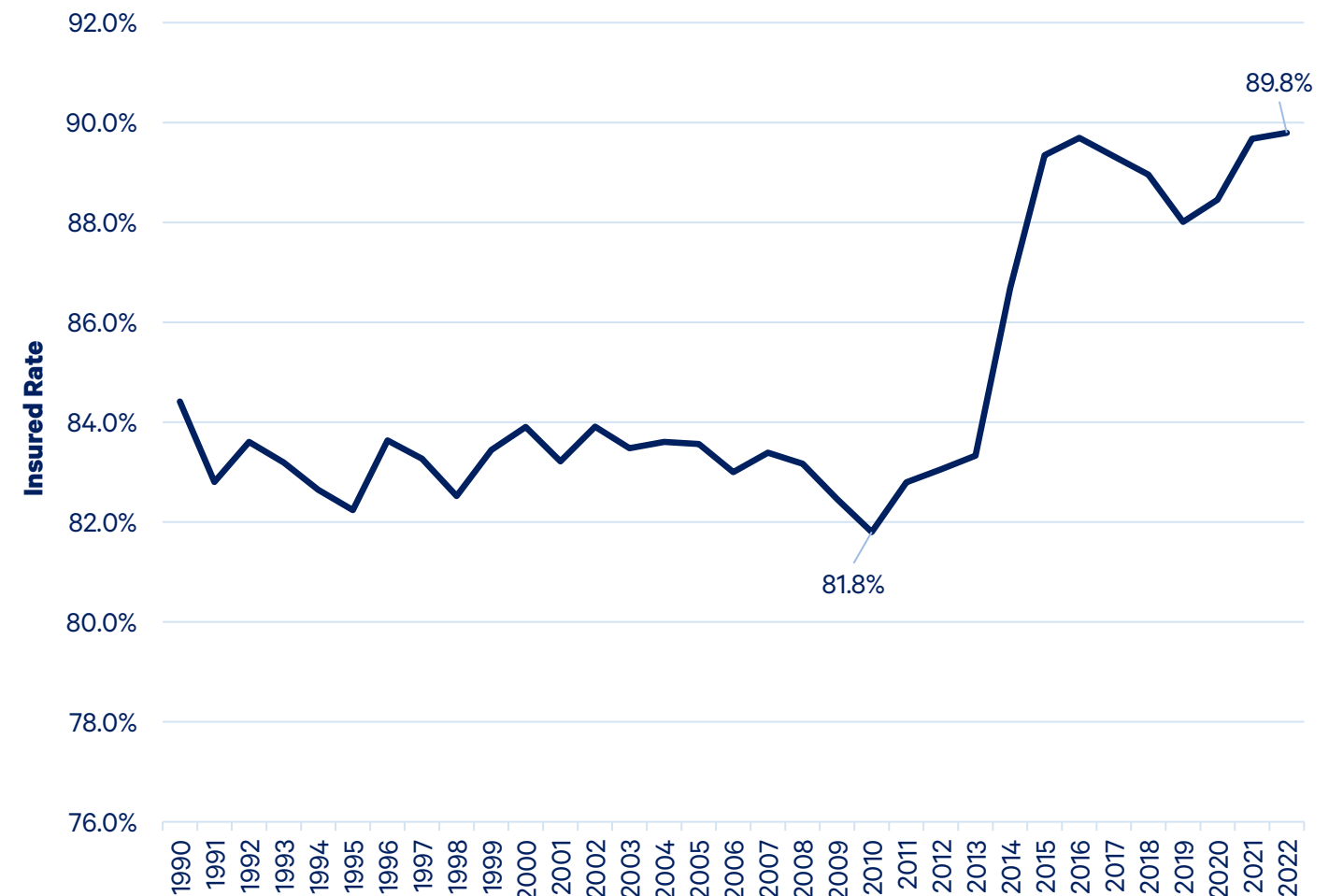
Source: www.cbo.gov/publication/58612

HEALTH INSURANCE MARKET AND HEALTHCARE EMPLOYMENT

UNINSURED RATE FOR THOSE UNDER MEDICARE AGE HAS BEEN HALVED SINCE 2010

- ▶ The Affordable Care Act (ACA) increased access to medical insurance and thus increased access and demand for healthcare services.
 - The uninsured rate for those under the Medicare age has fallen from a high of 18.2% in 2010 to 11.0% in 2023.
- ▶ By 2032, the Centers for Medicare and Medicaid services (CMS) predicts healthcare spending to be 20% of U.S. GDP.
- ▶ The demand for healthcare services is reflected in the healthcare sector's employment patterns.
 - While total employment contracted by 4.9% during the Great Financial Crisis (GFC), healthcare sector employment growth remained positive.
 - Healthcare employment is expected to continue to outpace the broader economy.
- ▶ Steady need for medical services, favorable demographics, and the flight to outpatient services will lead to increased demand for MOBs.

Share of Americans Under 65 With Health Insurance

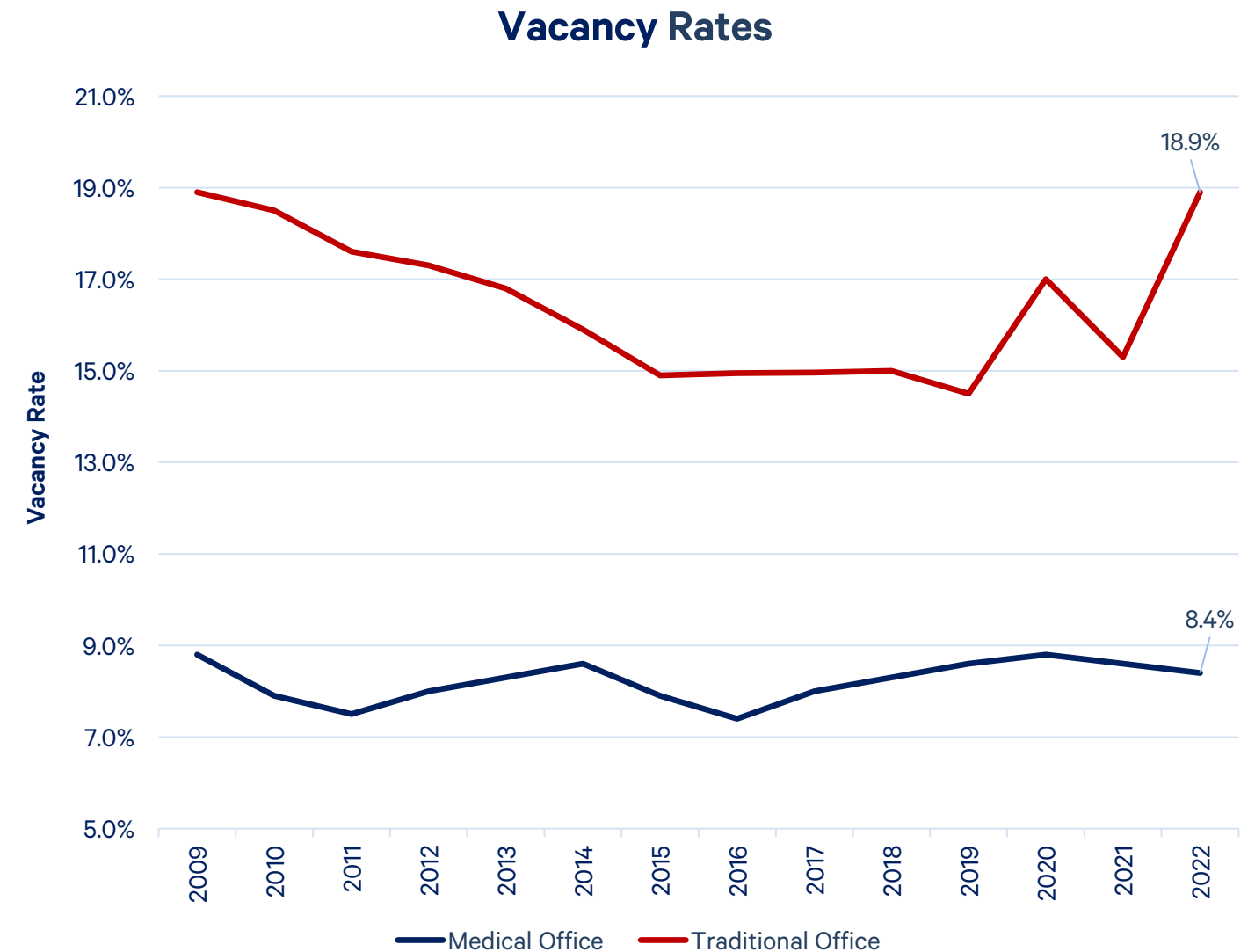


Source: https://www.cdc.gov/nchs/health_policy/coverage_and_access.htm

MEDICAL OUTPATIENT BUILDING FUNDAMENTALS

LOW VACANCY RATES WITH HIGH TENANT RETENTION DRIVE PERFORMANCE

- ▶ National average occupancy in medical properties is 92% compared to 82% in traditional office.
 - As of 2022, the spread between traditional office and medical outpatient vacancies was 1050 bps as compared to 1090 bps during the Great Financial Crisis, demonstrating the asset class's resiliency during times of economic volatility.
- ▶ High tenant retention with industry average lease renewal exceeding 81%.
 - Notably higher retention rates are seen in the best buildings with health system tenancy.
- ▶ Industry wide net absorption exceeds supply.
 - Across the top 50 metros in the U.S., MOB net absorption remained positive throughout the pandemic.
 - New supply is often 60%+ pre-leased with a large portion of new development done on a built-to-suit basis for health systems/providers.



Source: Revista, JLL

MEDICAL OUTPATIENT BUILDING FUNDAMENTALS

LOW VACANCY RATES WITH HIGH TENANT RETENTION DRIVE PERFORMANCE

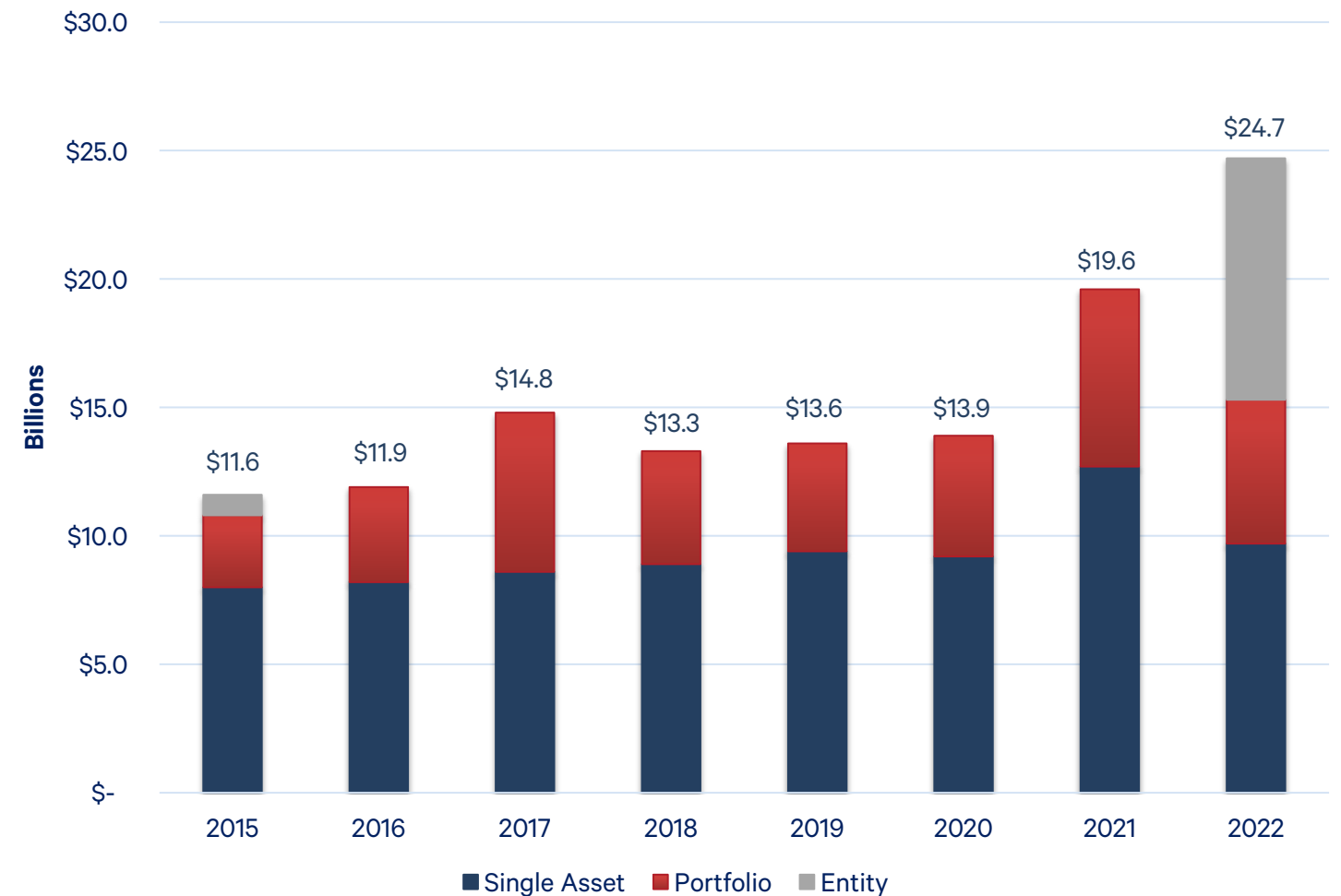
- ▶ Clinical fit outs are highly specialized and expensive to construct.
 - Tenant investment in space typically range from \$75-125 per square foot (PSF) for primary care and \$300+ PSF for an ambulatory surgical center (ASC).
 - High acuity medical equipment can cost several million dollars to procure and install making relocation extremely expensive and cost prohibitive.
 - Most tenants renew their leases at expiration to avoid disruptions that can result in loss of patient base, referral sources, and employee/ providers.
- ▶ State specific Certificate of Need (CON) and Hospital Outpatient Department (HOPD) billing rates make tenants benefiting from these programs unable/ unwilling to relocate.
- ▶ Long term lease structures with annual escalations of 2-4%.
 - New leases are typically signed for a 10-year term with 5-year renewal options.
 - Weighted average lease terms (WALT) for newer multi-tenant properties range from 5-10 years.
 - Single build-to-suit properties often feature lease terms of 10-20 years.
- ▶ Healthcare property leases are typically structured with triple-net (NNN) reimbursements, which limit landlord exposure to increases in building operating expenses.
- ▶ Low leasing and capital costs during the hold period.

MEDICAL OUTPATIENT BUILDING FUNDAMENTALS

CAPITAL MARKETS





- ▶ Institutional interest in the MOB sector has grown as evidenced by increased MOB transaction volume over the last decade.
 - \$1.9 billion in MOBs were traded in Q2 2024.
- ▶ Although transaction volumes have decreased as of late, the healthcare real estate sector remains active with strong demand for high quality healthcare properties.
 - Currently, industry cap rates range from 5.5% - 6.5% for Class A MOBs.
 - This represents a 75-100+ bps discount to 2020-2022 pricing and a 25-50+ bps discount to pricing seen pre-pandemic for similar product.
- ▶ Following the pandemic, the sector has experienced a substantial increase in allocation from large institutional investors such as Nuveen, Heitman, CBRE Global Investors, AEW, LaSalle, Angelo Gordon, and others.

Rolling Four Quarter Transaction Volume



Source: JLL Research, Real Capital Analytics

S.W.O.T. ANALYSIS

<p style="text-align: center;">Strengths </p> <ul style="list-style-type: none">• Demand drivers are primarily needs-based and largely independent of macroeconomic factors• An aging population necessitates an increasing number of doctor visits annually• Long-term leases with higher tenant retention rates• Healthcare employment exhibits consistent growth	<p style="text-align: center;">Weaknesses </p> <ul style="list-style-type: none">• Operator expertise is crucial, particularly for leasing up new assets• Certain healthcare segments depend on government reimbursements
<p style="text-align: center;">Opportunities </p> <ul style="list-style-type: none">• Legislation has resulted in health system consolidation and stronger credit• New capital and investors are fueling increased investment activity• Technology advancements have enabled sophisticated services to move out of acute care inpatient settings• The shift to outpatient treatment has created new investible medical outpatient subtypes	<p style="text-align: center;">Threats </p> <ul style="list-style-type: none">• Healthcare legislation uncertainty• Health system consolidation creates a favorable negotiating position for large health systems

Types of Healthcare Real Estate Investments

MEDICAL OUTPATIENT BUILDINGS

Medical Outpatient Buildings (MOBs) are specialized real estate properties designed to house outpatient healthcare services and are strategically located on or near hospital campuses and residential areas to maximize patient access and convenience, ensuring efficient delivery of medical services.

Target Asset Size: 20k+ RSF (Acquisitions) / 35k+ RSF (Development)

► Highlights:

- \$40 billion industry with an expected CAGR of over 6.5% until 2030
- More than 36,000 MOBs across the United States
- Transaction volume increased 15% from Q3 2023 to Q4 2023, reaching \$2 billion
- MOB properties trade on average at nearly \$300 PSF – 41% above traditional office
- Cap rates average at 6.9% as of Q4 2023, presenting the opportunity to purchase high-quality assets at a discount in the current capital environment
- MOBs averaged a 10.1% return vs. 2.7% for all office properties over the last 3 years

► Pros:

- 1) Stable Tenant Base with an Increasing Number of Institutional-Quality Tenants
- 2) Increasing Growth & Preference for Outpatient Facilities
- 3) Higher Rental Rates than Traditional Office

► Cons:

- 1) High Operating Costs
- 2) Performance Can Be Dependent Upon Proximity to Hospitals



► Performance Drivers:

- 1) Maximize Occupancy Rates with Strategic Leasing
 - Secure long-term leases with reputable healthcare providers, aiming for lease terms of 10-15 years with annual rental escalations
- 2) Invest in High-Quality Buildouts and Modernization
 - Invest in high-quality buildouts and facility modernization to attract top-tier medical tenants and increase property value
- 3) Enhance Accessibility and Convenience
 - Locate MOBs strategically near hospitals, residential areas, and mixed-use developments to maximize patient access, convenience, volume, and satisfaction

AMBULATORY SURGERY CENTERS

Ambulatory Surgical Centers (ASCs) are specialized healthcare facilities that provide cost-effective, same-day surgical care across various specialties such as orthopedics and gastroenterology, characterized by their high standard of patient care without the need for hospital admission.

Target Asset Size: 10-25k RSF (Acquisitions & Development)

► Highlights:

- \$75 billion industry with an expected CAGR of 6.1% over the next 5 years
- Lowest cap rates in the medical real estate sector
- Approximately 6,000 Medicare-certified ASCs in the U.S.
- ASCs perform ~50% of all outpatient surgeries, up from 32% in 2003
- ASC operating rooms see ~1,200 cases/year, 20% more than hospital ORs
- 90% of ASCs include physician ownership, incentivizing high throughput
- Cost of elective OR time is \$15/min, compared to \$40/min in a hospital

► Pros:

- 1) Lower Cost and Higher Throughput than Hospitals
- 2) Very High Renewal Rate due to Large Tenant Investment in Space
- 3) Steep Barriers to Competition

► Cons:

- 1) Complex Regulatory Barriers
- 2) In-Place Rents are Higher than Other Medical Property Types
- 3) Replacement Costs in the Event of Lease Termination/Expiration



► Performance Drivers:

- 1) Enhance Operational Efficiency with Lean Management
 - Adopt lean management techniques to streamline processes and optimize staffing, leading to a 20% increase in surgical throughput
- 2) Invest in High-Demand Surgical Specialties
 - Focus on expanding into high-reimbursement specialties such as orthopedics, which offers higher reimbursement rates
- 3) Improve Patient Experience and Satisfaction
 - Implement comprehensive patient care programs, including personalized care plans to increase patient retention and referrals, ultimately boosting procedure volumes and financial performance



Onicx Healthcare Real Estate Fund

Current Investments



ACTIVE FUND INVESTMENTS

CURRENT ACQUISITIONS & DEVELOPMENT PROJECTS



Lafayette MOB

3743 Landmark Drive, Lafayette, IN 47905



Trinity Oaks MOB

2044 Trinity Oaks Boulevard, Trinity, FL 34655







Jacksonville Seven Pines MOB

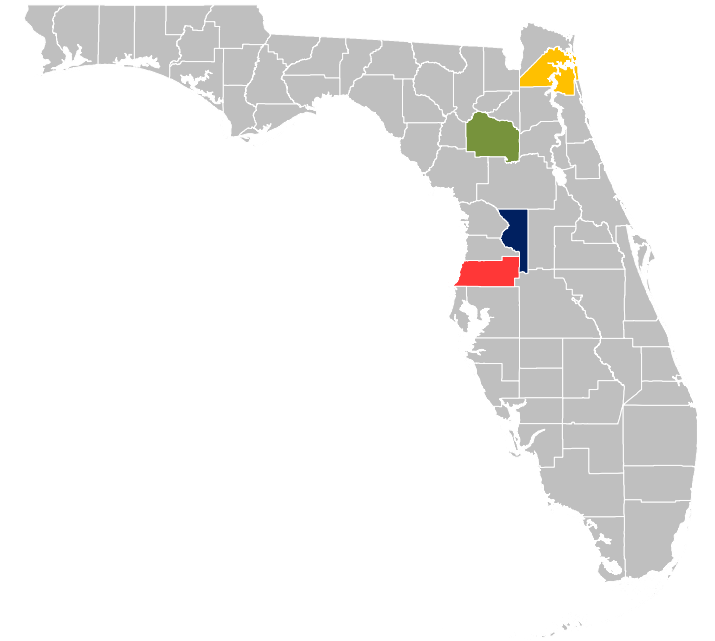
Address TBD, Jacksonville, FL 32256

Deal Type	Value-Add Acquisition	Value-Add Acquisition	Ground-Up Development
Key Date	Purchasing in September 2024	Purchasing in October 2024	Estimated Delivery by Q1 2026
Featured Tenancy	OPTUM Health	BayCare Health-affiliated practices	Precision Imaging Center
Rentable Square Footage	~ 25,000 SF	~ 31,000 SF	~ 50,000 SF
Est. Total Capitalization	\$8,770,000	\$7,250,000	\$25,340,000
Est. Total Equity Basis	\$3,000,000	\$2,460,000	\$7,820,000
Est. Investor IRR Range	18% – 20%+	15% – 17%+	17% – 19%+
Est. Investor Equity Mult. Range	1.6x – 1.7x+	2.1x – 2.2x+	2.1x – 2.2x+
Est. Hold Period	1-3 years	3-5 years	3-5 years

ACTIVE FUND INVESTMENTS

CURRENT DEVELOPMENT PIPELINE

Project	Location	County	Estimated Building (Square Foot)	Development Cost Estimate (In US\$ Million)	Est. Stabilized Return on Cost	Construction Start	Estimated Construction End
HCA Trinity II	Trinity, FL		60,000	27	7.6%	Q3 2024	Q3 2025
Jacksonville MOB	Jacksonville, FL		50,000	26	7.3%	Q4 2024	Q4 2025
HCA Trailwinds	Trailwinds, FL		50,000	23	7.5%	Q1 2025	Q1 2026
HCA Gainesville	Gainesville, FL		50,000	20	7.2%	Q2 2025	Q2 2026



Summary of Fund Terms



Summary of Fund Terms

Fund	Onicx Healthcare Real Estate Fund, LLC
Fund Manager	Onicx Healthcare Real Estate Fund ME LLC
Target Fund Size	\$50 million in total capital commitments to develop / acquire \$125-175 million in real estate assets
GP Investment	\$2.5 million (5% of Fund equity)
Minimum Investment	\$100,000
Investor Classes	Class A Investors: \$2,000,000 or greater Class B Investors: \$100,000 up to \$2,000,000
Target Returns	Class A Investors: Mid-to-high-teens internal rate of return (net of fees and carried interest) Class B Investors: Mid teens internal rate of return (net of fees and carried interest)
Offering Period	Four (4) months after fund formation. The offering period may be extended by the manager for up to three (3) four-month extensions.
Investment Term	Three (3) years. The term may be extended by the manager for up to two (2) one-year extensions.
Leverage	Targeted deal-level leverage of 60-70% LTV / LTC on a non-recourse basis. Fund may act as guarantor for customary non-recourse carve-outs and environmental liabilities to the extent reasonably required by potential lenders. Fund may also act as guarantor for completion guarantees.

Summary of Fund Terms

Fund-level Fees	<i>Asset Management Fee:</i> 1.25% of funded capital contributions (paid monthly based on invested equity as of the end of the previous month)
Preferred Return	9% annually
Waterfall	<p><u>Class A Investors</u> Investors will receive distributions in the following priority:</p> <ol style="list-style-type: none"> 1. Repayment of debt and accrued interest, then 2. Repayment of member loans and accrued interest owed, then 3. Return of member capital plus Preferred Return, then 4. Cash flow split: 80% to members / 20% to Onicx until a 12% return is achieved, then 5. Cash flow split: 70% to members / 30% to Onicx thereafter <p><u>Class B Investors</u> Investors will receive distributions in the following priority:</p> <ol style="list-style-type: none"> 1. Repayment of debt and accrued interest, then 2. Repayment of member loans and accrued interest owed, then 3. Return of member capital plus Preferred Return, then 4. Cash flow split: 80% to members / 20% to Onicx until a 12% return is achieved, then 5. Cash flow split: 60% to members / 40% to Onicx thereafter
Fund Legal Counsel	Meridian Partners Law P.A.

About Us – Leadership Team

Onicx
group

ABOUT US

LEADERSHIP TEAM



Dhvanit Patel
President/CEO

Dhvanit Patel is the President and Chief Executive Officer of Onicx, an established multi-asset developer focused in healthcare with experience in multi-family, industrial, and mixed-use commercial real estate. Dhvanit oversees the strategies and execution for firms' real estate development, property acquisitions, investments, and capital markets activities. With over 20 years of experience in real estate development and construction, Dhvanit plays an integral role in driving the company's strategies, identifying new opportunities, and maintaining the vision and mission of Onicx.

Under his leadership, Onicx has been ranked five times in the Inc 5000's fastest-growing private companies in America list. Dhvanit was also named Indo US Chamber of Commerce 2021 Businessman of the Year. Onicx Group was also ranked Gator 100's #1 fastest growing Gator business in 2022 and the #3 fastest growing company in 2021.

Dhvanit earned a Bachelor of Science Degree in Building Construction from the University of Florida School of Architecture, College of Building Construction.

Dhvanit serves on the board of trustees for Carrollwood Day School and is actively involved in the Young Professionals Organization, Florida Chapter.



Ali Wald
Chief Operating Officer

Ali is responsible for Onicx's operational strategy and execution. She has 30 years of operations, management, and accounting experience across various industries, and most notably, 18 years in the development and construction industries. Ali's experience also extends to the overseeing of risk management, human resources, and marketing. She was instrumental in building the development side of the business from inception.

Previously, she worked for a general contractor as Director of Operations, where she overhauled process and procedure, the financial accounting system, as well as oversaw an audit, while helping to increase profitability of the company. She also held the position of Owner's Representative for TRIO Management Group, a consulting firm which represented developers as they moved through the construction process.

Additionally, she was a Project Manager for Robel Investments, a real estate developer, where she worked with general contractors, banks, and the ownership group to the successful completion of projects.

Ali's prior experience also includes operations and management in other industries. She obtained her bachelor's degree from the University of Florida.

ABOUT US

LEADERSHIP TEAM



Glenn Preston
Executive Advisor

With 25 years of medical real estate experience, Glenn brings a wealth of expertise to his role as an Advisor to Onicx Group. His roles have included leading medical office acquisitions and running operations for a public healthcare REIT with a 20+ million square foot national MOB portfolio and President of a high growth privately owned medical office building platform with \$3B assets under management.

Glenn's academic background includes a Bachelor of Science degree from the Wharton School at the University of Pennsylvania.



Jag Obhan
Chief Financial Officer

Jagjit Singh Obhan (Jag) is the Chief Financial Officer for Onicx Group and is responsible for financial strategy, treasury, debt financing, tax structuring and accounting reporting. Jag has 25 years of finance, audit, capital markets, banking and operations experience.

Prior to joining Onicx, Jag has held various Chief Financial Officer positions including a value-add private real estate firm, multi-family developer and a public REIT. Jag was the Chief Financial Officer at Manulife US Office REIT listed on mainboard of Singapore exchange.

Jag obtained his Chartered Professional Accountant (CPA Canada), Chartered Accountant, working at Ernst & Young, and holds a Master of Business Administration from Schulich School of Business and Northwestern University (Kellogg).

ABOUT US

LEADERSHIP TEAM



Arjun Choudhary
Vice President of
Investments

Arjun is responsible for the oversight of all investment activities across the platform, which is comprised of Onicx’s existing assets, development pipeline and acquisitions. He oversees three strategic business pillars within Onicx which cover investment performance and process; strategy and research function; and Capital Markets.

Arjun recapitalized Onicx’s current portfolio and laid out the strategic growth plans for expansion. He was instrumental to make Onicx a cohesive, scalable operating platform with a range of investor orientated strategies defined by their risk positioning.

Previously, Arjun worked in London & New Delhi as a developer/architect with cross functional responsibilities. He has led teams to develop missile storage facilities, housing, office and laboratories.

Arjun earned a M.S in Real Estate Finance from the Warrington Business School and a B.Arch from Pune University.



Connor Lewis
Executive Vice President of
Healthcare Development

Connor T. Lewis serves as the Executive Vice President of the Onicx Group. In this role, Connor leads the healthcare development team in their efforts to develop and build medical properties across the United States.

Prior to joining Onicx Group, Connor held the position of National Vice President of Healthcare Development for Ryan Companies US, Inc. Over the past decade, he has emerged as one of the most accomplished developers of surgery centers and healthcare properties, making substantial contributions to projects that extend across both coasts and encompass 18 states. Connor has developed in excess of \$200 million in healthcare properties. Earlier in his career, Connor held leadership roles at renowned institutions such as the Mayo Clinic, Health Enterprises, and Pacific Ridge Medical.

Connor received a Bachelor of Communication with a minor in Business Management from the University of Iowa. Additionally, he has a distinguished record of service, having dedicated nine years to the board of the American Heart Association.

Beyond his professional and philanthropic endeavors, Connor is the Founder of the Society of Golf Historians and serves as the host of the TalkinGolf History podcast. These ventures showcase his passion for golf and commitment to preserving its rich historical legacy.

ABOUT US

LEADERSHIP TEAM



Ilya Hvostikov
Vice President of
Acquisitions

Ilya Hvostikov serves as Vice President of Acquisitions with Onicx Group. In this role, Ilya leads Onicx Group's healthcare investment platform by overseeing the structuring, underwriting, diligence, and execution of all healthcare real estate acquisitions. With over 12 years experience in real estate finance, Ilya has successfully overseen or been involved with approximately \$2 billion of real estate acquisitions, dispositions and developments.

Prior to joining Onicx, Ilya was a Vice President of Investments for Anchor Health Properties where he oversaw the entire investment life cycle of healthcare real estate investments throughout the United States. Prior to Anchor, Ilya served as an Analyst at Gramercy Property Trust, and worked at PNC Bank where he had exposure to various areas within the asset management and corporate banking divisions.

Ilya earned his Bachelor of Business Administration in Finance and International Business from the Fox School of Business at Temple University.



Scott Hutchison
Vice President of
Construction

Scott A. Hutchison has 26 years of construction experience with a focus on Healthcare, Luxury Residential, Commercial and Hospitality.

Prior to joining Onicx, Scott was the Director of Construction for a Chicago based firm and was responsible for opening their second office in Tampa, Florida. He was responsible for yearly revenue of \$20MM-\$40MM.

Scott has held the position of Project Executive for a large construction firm headquartered in Boston. He was responsible for managing projects ranging from \$2MM-\$20MM throughout the United States.

Scott graduated from Florida State University with a degree in Business Management and holds a General Contractors License in the State of Florida.



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