



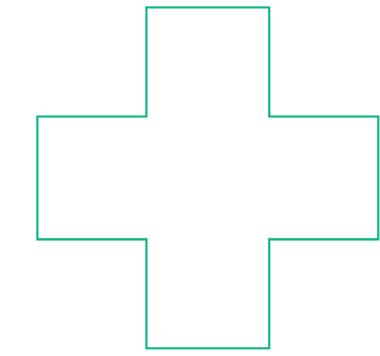
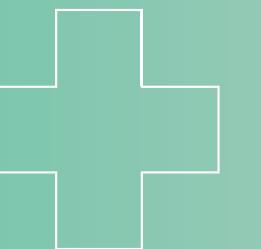
Health Wealth Capital



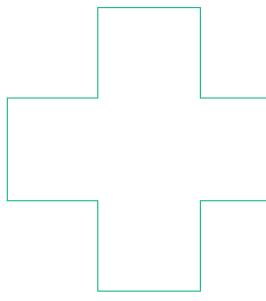
Vestus Capital

Investment Opportunity in **MEDICAL REAL ESTATE**

Presented by A.J. Peak & Flint Jamison



Legal Disclaimers



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Forward-Looking Statements

This Property Summary includes "forward looking statements" within the meaning of the "safe harbor" provisions of the United States Private Securities Litigation Reform Act of 1995. Forward-looking statements may be identified by the use of words such as "forecast", "intend", "seek", "target", "anticipate", "believe", "expect", "estimate", "plan", "outlook" and "project" and other similar expressions that predict or indicate future events or trends or that are not statements of historical matters. Such forward-looking statements include estimated financial information.

Such statements with respect to revenues, earnings, performance, strategies, prospects and other aspects of the business of the Company and are based on current expectations that are subject to known and unknown risks and uncertainties, which could cause actual results or outcomes to differ materially from expectations expressed or implied by such forward looking statements. These factors include, but are not limited to: (1) The inability of the Company to secure sufficient financing on favorable terms to acquire and operate the targeted properties; (ii) the possibility that the Company may be adversely affected by other economic, business and or competitive factors; (iii) an unexpected and unforeseeable event or events that adversely affect projections due the economic climate, weather events or events that uniquely affect acquired properties, including but not limited to litigation, latent building issues, or infrastructure issues; and (iv) other risks and uncertainties indicated from time to time in the final private placement memorandum prepared by the Company, including those under "Risk Factors" therein, and other certain other documents attached to and incorporated in a private placement memorandum for the Company. You are cautioned not to place undue reliance upon any forward-looking statements, which speak only as of the date made.

The Company undertakes no commitment to update or revise the forward-looking statements whether as a result of new information, future events or otherwise. Anyone using the Property Summary does so at their own risk and no responsibility is accepted for any losses which may result from such use directly or indirectly. Recipients should carry out their own due diligence in connection with the assumptions contained herein. Although the Company may from time to time voluntarily update its prior forward-looking statements it disclaims any commitment to do so whether as a result of new information, future events, changes in assumption or otherwise except as required by securities laws.

The financial and operating projections contained in this Property Summary represent certain estimates as of the date hereof. The Company's accountant has not examined, reviewed or compiled the projections and accordingly expresses no opinion or assurance that the projections contained herein will accurately reflect the Company's results of operation or financial condition. The projections are presented in non-GAAP format. Assumptions and estimates underlying prospective financial information are inherently uncertain and are subject to a wide variety of significant business, economic and competitive risks and uncertainties that could cause the actual results to differ materially from those contained in prospective financial information. Accordingly, there can be no assurance the prospective results are indicative of the future performance of the Company or that actual results will not be materially different from the projections as presented. Inclusion of the prospective financial information in this Property Summary should not be regarded as a representation by any person that the projections contained herein are indicative of future results or will be achieved. These variation variations could materially affect the ability to make payments with respect to any of its outstanding and or future debt and service obligations."

Industry and Market Data

Unless otherwise noted, the forecasted industry and market data contained in the assumptions for the projections are based upon the Company management's estimates and industry and market publications and surveys. The information from industry and market publications has been obtained from sources believed to be reliable, but there can be no assurance as to the accuracy or completeness of the included information. The Company has not independently verified any of the data from third-party sources, nor has it ascertained the underlying economic assumptions relied upon therein. While such information is believed to be reliable for purposes used herein, none of the Company, their respective affiliates, not their respective directors, officers, employees, member, partners, shareholder or agents make any representation or warranty with respect to such information.

Investing in Medical Office Buildings



Medical real estate providing recession-resistant returns from tenants with +10 year leases

Total Raise: \$5,000,000

Investment Terms

506(c) Accredited Investors only
\$100k Minimum Investment
3 - 5 year hold period
Cash-flow paid monthly
Equity Upside

Class A Shares

8% Preferred Return
90/10 split up to 15% IRR
70/30 split at 15% IRR

Targeted Returns

IRR: **16-20%** w/potential of **25-35%**
Multiple: **2 to 3x**
Cashflow: **8%+**

Tax Benefits

Cost Segregation and Bonus Depreciation
~50% depreciation in year 1

Introducing Health Wealth Fund I

Health Wealth Fund I is an investment vehicle of Health Wealth Capital which specializes in acquiring medical office buildings across the United States, partners with accredited investors, and builds a portfolio of medical properties. Health Wealth Capital we offer real estate investment opportunities with a risk profile similar to medical REITs but with higher potential returns.

Mission

To assist healthcare professionals in selling their practices and buildings, and providing investors with opportunities for passive income to achieve financial freedom.

Objective

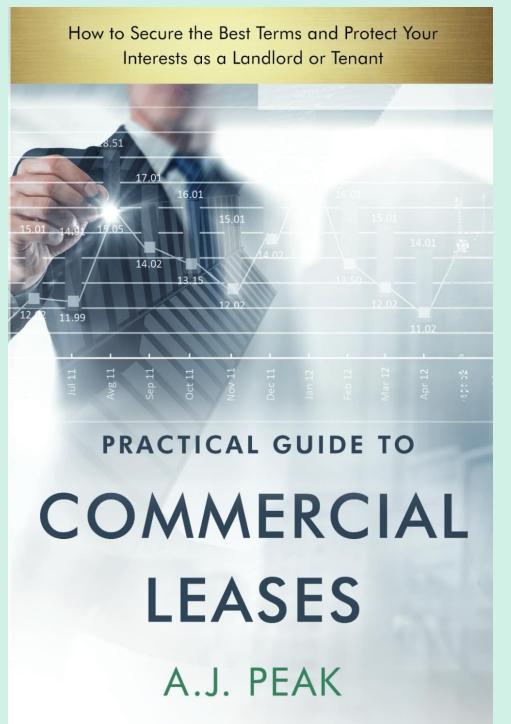
Our investment objective is to preserve and protect investor capital while producing above market returns primarily through cash flow and long-term capital gains earned through strategic exit strategies.

Value Proposition

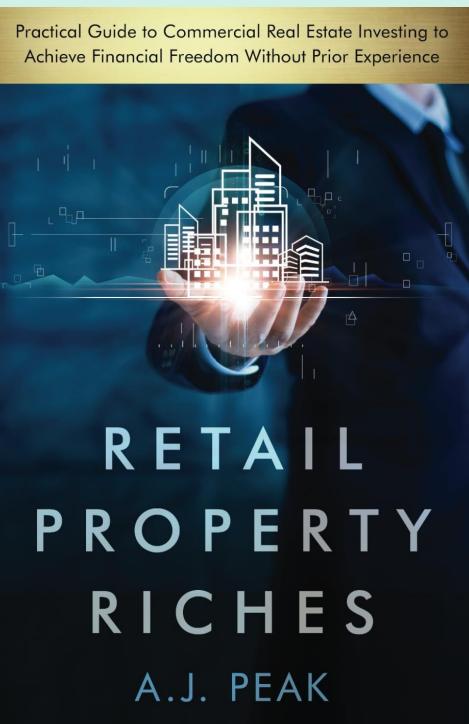
To offer secure, professionally managed real estate investments with high returns, leveraging the healthcare sector's stability and growth potential.



A.J. PEAK | Founder & CEO



**2x Amazon
Best Seller**



Lead SPONSOR

Proven Healthcare and Real Estate Leader



Built a Healthcare Empire:

Founded Peak Dental Services, growing it into a nearly \$100 million revenue enterprise with over 50 locations, recognized by Inc. Magazine as one of the Top 5000 fastest-growing companies.



Proven Financial Expertise:

Held leadership roles at Merrill Lynch and McKinsey & Company, collaborating with Fortune 500 companies on strategic initiatives.

100+
**NNN Leases
Negotiated**

\$50M
**Medical
Practices
Acquired**

Strategic Partnership



FLINT JAMISON

Principal of Vestus Capital



Former aerospace engineer and manager with 20 years experience from designing the Boeing 787 wing, to COO of a small manufacturing company, to Program Managing of a \$120M military aircraft program.



Started in real estate in 2018 with a small duplex, and quickly scaling into commercial properties by 2021.

Strategically invested and partnered on:

- 2,400+ multifamily units
- 6 build-to-rent developments
- 4 medical office buildings
- Seed investments in tech startups

Currently managing \$7M AUM

Health Wealth Capital Team



Michelle Holguin

VP Marketing & Investor Relations

Marketing & Investor Relations

Experience:

- Led marketing efforts for several organizations with \$100M to \$3B in annual revenues.
- Former VP of marketing for a \$+1B asset under management real estate syndication firm.

Health Wealth Capital Responsibilities:

- Leads investor relations, sourcing proprietary building leads, and sales of knowledge products.



Derek Peterson

Chief Investment Officer

Capital Raising & Investor Relations

Experience:

- Founder of Adapt Media Agency, building branding and marketing systems for 800+ companies in Real Estate Syndication.
- Led campaigns responsible for \$35B in assets under management and 225,000 multifamily units.

Health Wealth Capital Responsibilities:

- Develop and execute capital-raising strategy, building relationships with investors and fund managers.



Aman Gambhir

Acquisition & Analytics

Acquisition & Analytics Experience:

- Founding Principal Consultant at Caston Corporate Advisory Services, providing investment banking solutions, including projects spanning distressed assets, private equity, mergers and acquisitions, real estate, and debt syndication.

Health Wealth Capital Responsibilities:

- Leads our Acquisition & Analytics processes, leveraging his and his team's extensive investment banking & real estate analysis expertise.

Professional Services

Joe A. Romberg

Principal, with Lutkins & Annis Attorneys specializing in healthcare transactions and real estate matters.

Weekly Accounting

Full service accounting and booking firm providing detailed weekly reporting, budgeting, and forecasting.

Trinity Bradley-Anderson

Tax Partner, Stockman Kast Ryan & Company.

A Track Record OF SUCCESS!



DR. TONY L.
OWNER DENTIST

"I invested with the medical real estate fund at the tail end of the COVID-19 pandemic. It was a volatile time to make money decisions, but Aj made it an easy choice to invest. It has turned out to be a wise decision as the value of my investment has increased and it has provided me with some passive income. I am totally comfortable with the value my investment provides me and I owe the success of this to the manager of the business. Thanks Aj, for adding value to owning commercial real estate."



DR. LOU T.
OWNER ORTHODONTIST

"I have been a medical retail property investor with A.J. since inception in 2017. I understand the investment model and Aj Peak, CEO, has put together a balanced portfolio of properties. Specifically, balanced means that he identifies properties that appreciate in value, can service debt, have long term leases with rent increases while providing investor's distributions of 8%. It's not an easy task and he's demonstrated a keen eye for valuations and picking properties that will perform. I would say that he understands an old real estate adage that you make your profits on the buy, not the sell."



\$45 Million
Asset Portfolio

\$100 Million
Dental Service Organization Business

+100
Commercial Leases Secured

\$100 Million
Capital Raised from investors who are alumni of top-tier institutions, including but not limited to



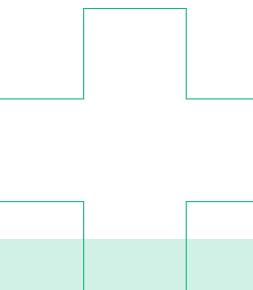
Stanford
University



HARVARD



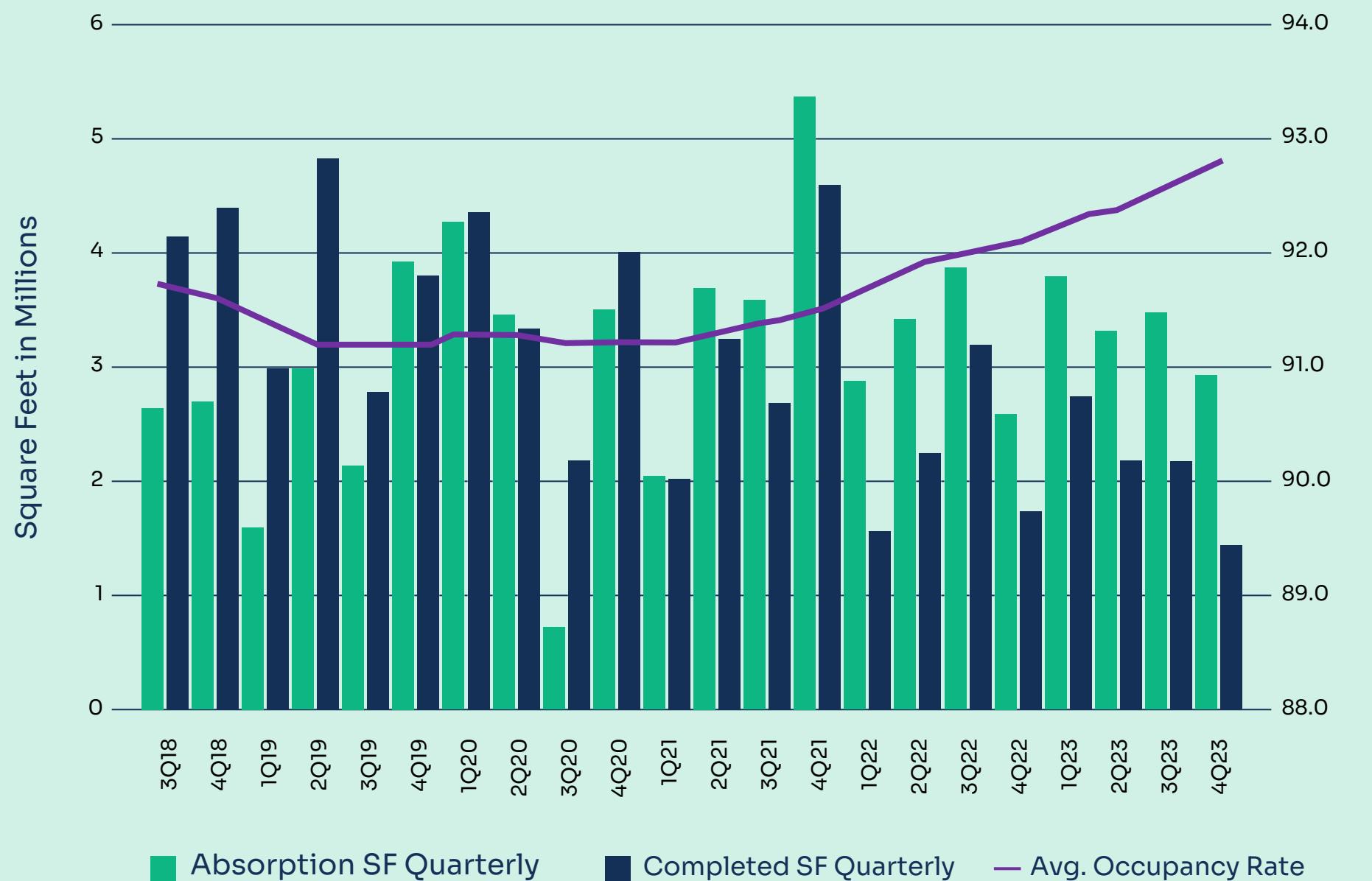
Is there a better investment OPPORTUNITY?



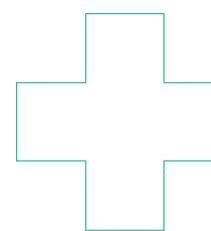
Criteria	Multifamily	Healthcare Real Estate
Tenant type	Residential	Healthcare providers
Lease duration	Short-term (1-2 years)	Long-term (10-15 years)
Tenant credit risk	High variability	Lower risk
Operating expenses	Variable	Lower (NNN leases)
Demand volatility	Moderate	Lower (essential service)
Potential returns	More Variable	More Predictable

MOB Occupancy Climbing Across Top 50 Metro Areas

Top 50 Metros Supply & Demand Quarterly
Completions, Absorption & Occupancy



Why Invest in Healthcare REAL ESTATE?



- **Strong and Reliable Tenants:**
Healthcare is a recession-resistant industry with consistent demand, ensuring stable rental income.
- **Long-Term Leases:**
Secure 10-15 year leases provide predictable cash flow and reduce tenant turnover risk.
- **Arbitrage Opportunity:**
Capitalize on the difference between current cap rates and potential REIT valuations for significant upside.

Why NNN LEASES?



Predictable Cash Flow

+8% cash-on-cash
projection



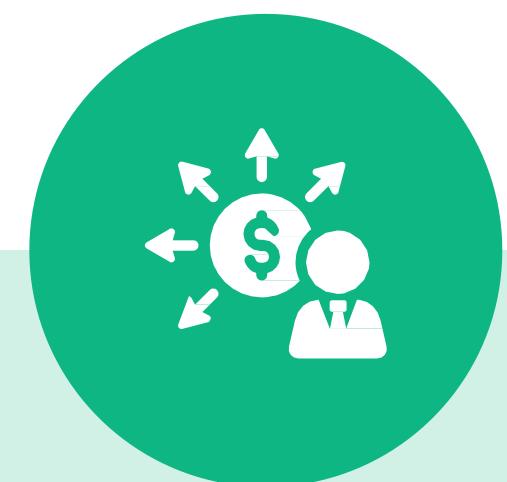
Long-Term Leases

+10 years

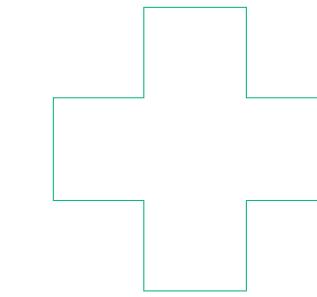
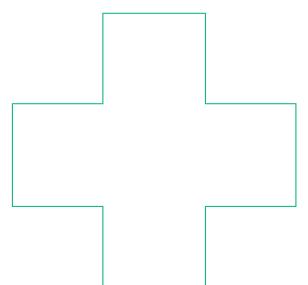


Minimal Operating Expense Risk

Tenant responsible for
most expenses



Reduced Management Responsibilities



How we select DEALS?

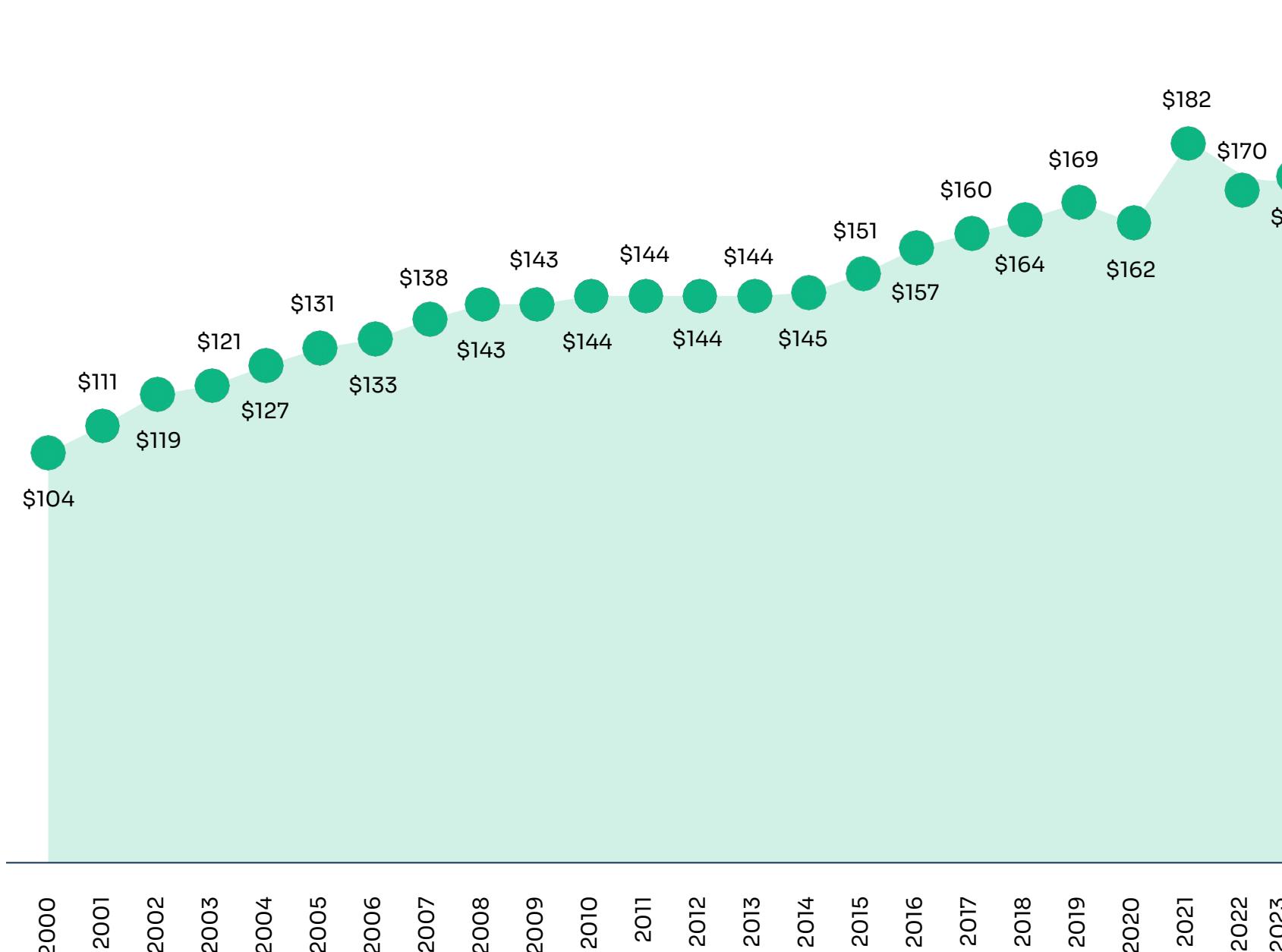


Our investment criteria ensure that only the most promising opportunities make it into our portfolio.

We prioritize:

- **Strong tenant profiles:**
Medical Tenants with + 4.7 - 5 Google ratings
- **High Rent paying capacity:**
Rent less than 10% of tenant revenue
- **Long Term NNN leases:**
+10 years triple-net leases for stable income
- **Favorable Market Conditions:**
+70,000 growing population within 10 miles
- **Targeted returns:**
+8% cap rate and +8% cash-on-cash projection

Why We Select Dental CLINIC TENANTS?



Largest medical vertical in U.S. experiencing only
2 down years in previous 22 years



MAXILLOFACIAL SURGERY CENTER

1004 Oak Dr., Richmond, IN
Close of Escrow: 8/1/2023

Price
Down Payment
Net Operating Income
Rental SF
CAP Rate
Lot Size
Year Built

Closed

\$640,000
\$640,000 (100%)
48,213
3,325
7.53%
0.56 acre(s)
1989 / 2014



ABC DENTAL SURGERY CENTER

1009 E Seminary Dr, Fort Worth, TX
Close of Escrow: 2/26/2024

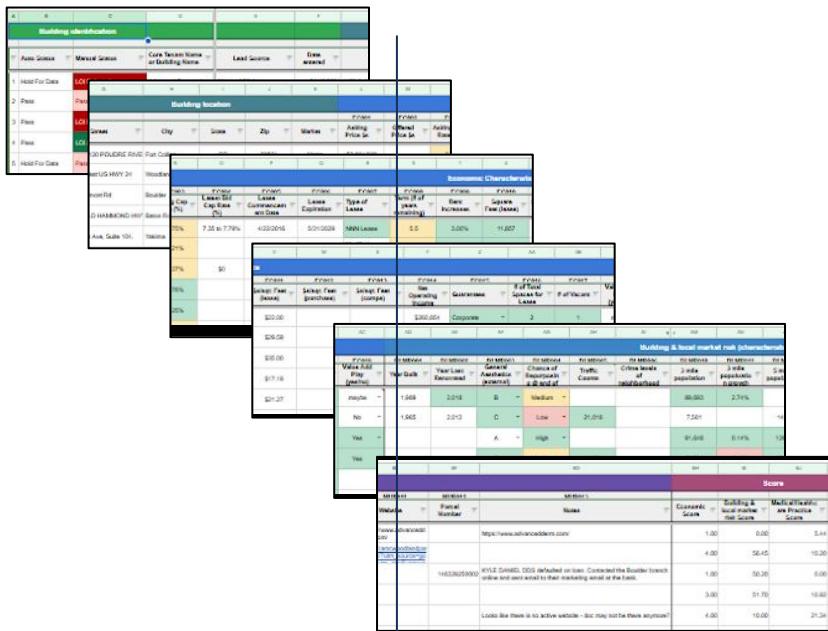
Price
Down Payment
Net Operating Income
Rental SF
Price/Square Foot
CAP Rate
Lot Size
Year Built

\$910,000
\$910,000 (100%)
63,700
2,656
\$342.62
7.00%
30000 Sq Feet
1984 / 2006

Mature dental buildings with 10-year leases
trade in the 6 and 7 cap rate zones

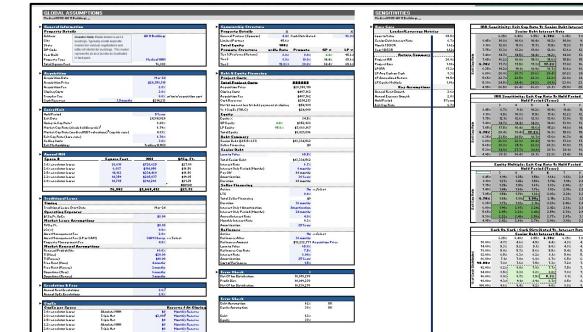
Our Data Driven PROCESS

Screen:
Auto
Scoring



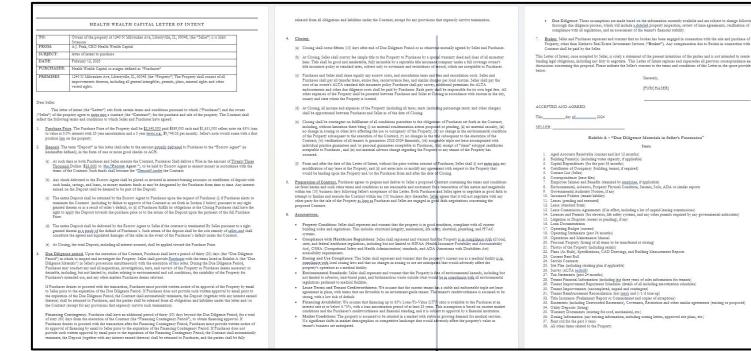
Meticulously screen
& score medical
tenant leads based
on +30 data points

**Underwrite
Building:
Custom Valuation
Model**



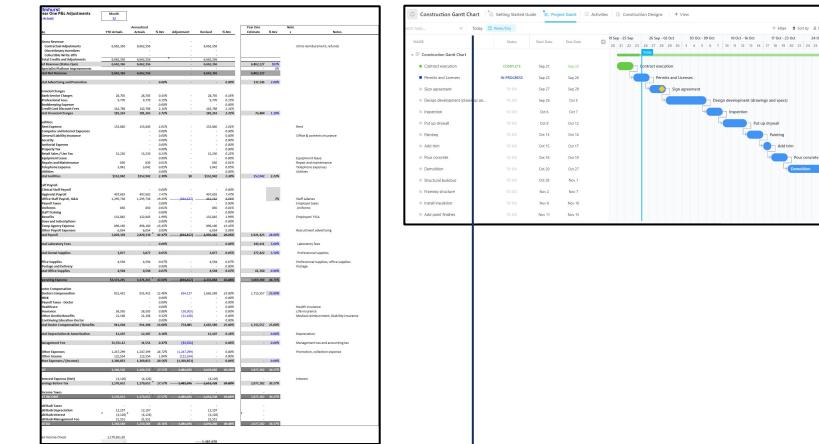
Model out 4 to 10
building purchases
per week

**Submit LOIs:
Industry leading
LOIs**



Submit 2 to 4 detailed
LOIs per week

**Underwrite
Tenant & Close:
Tenant Financial
Diligence**



Underwrite tenant financials
using custom model & use
tailored project plans to close.

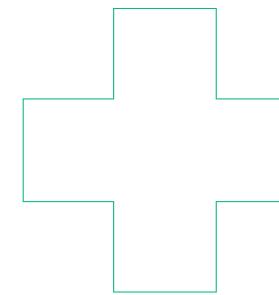
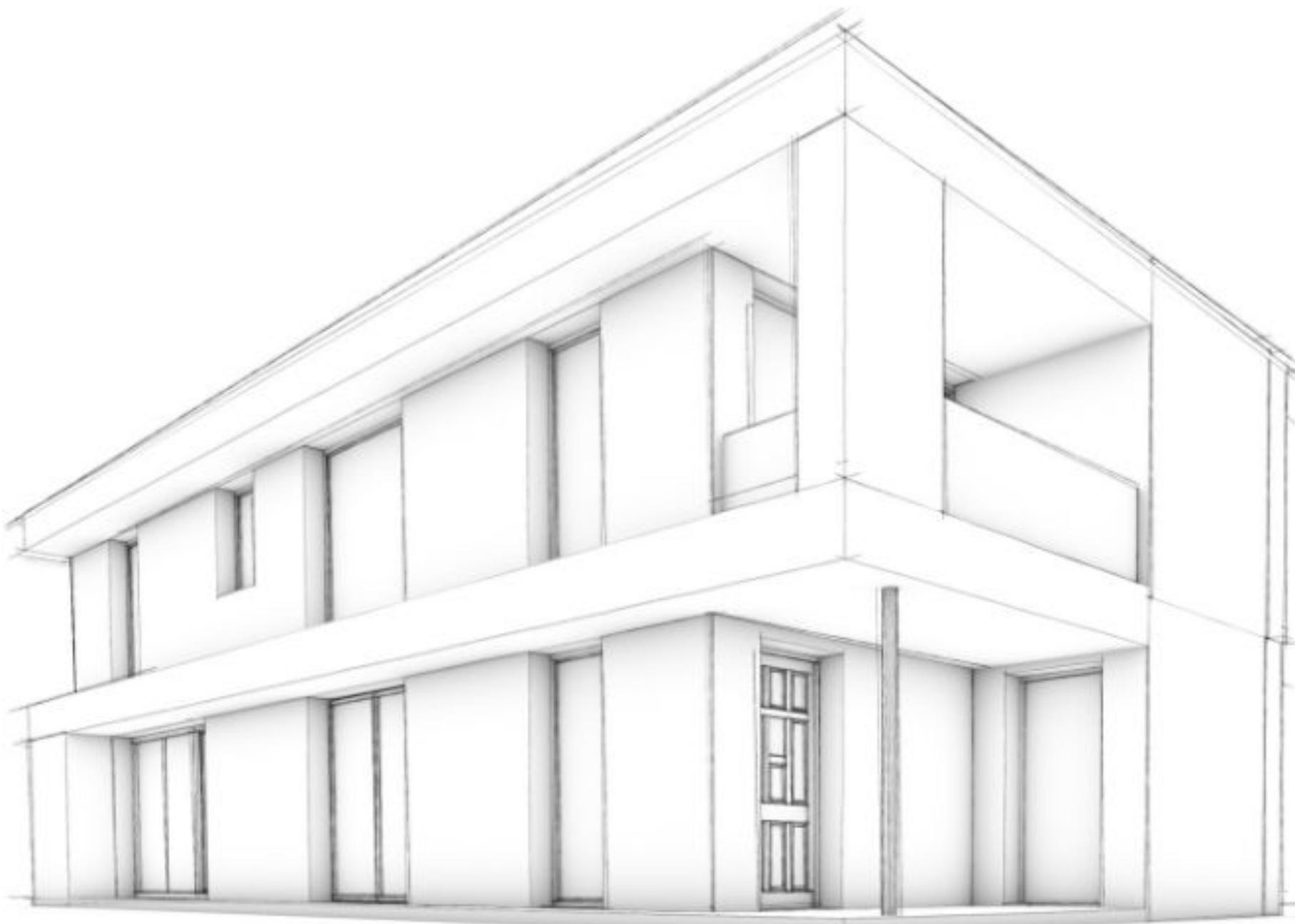
Our Completed DEALS

Achieved an estimated +22% IRR on average. Targeted base case future investor returns are +8.0% cash on cash and 16-20% IRR with upside scenario achieving 25-35% IRR returns via exit to a REIT or forming an UPREIT post achieving +\$10M net operating income.

Property #	City, State	Affiliate ⁽¹⁾	Sq Feet	Lease Term at time of purchase (yrs)	Purchase Price	Net Operating Income time of purchase (NOI)	Cap Rate % @ time of purchase	Net Operating Income in 2024 (NOI)	Estimated Valuation @ 6.8% cap rate	Projected 5 year IRR (before tax)
Building 1	Windsor, CO	Colorado Dental Prop., LLC	3,448	10	\$ 900,000	\$ 79,304	8.8%	\$ 92,728	\$ 1,363,650	30.1%
Building 2	Colorado Springs, CO	Colorado Dental Prop., LLC	7,466	10	\$ 1,904,615	\$ 127,250	6.7%	\$ 160,557	\$ 2,361,137	44.4%
Building 3	Fountain, CO	Colorado Dental Prop., LLC	4,374	10	\$ 1,250,000	\$ 98,415	7.9%	\$ 116,768	\$ 1,717,171	34.0%
Building 4	Pueblo, CO	Colorado Dental Prop., LLC	5,000	10	\$ 1,010,000	\$ 80,865	8.0%	\$ 83,741	\$ 1,231,480	34.3%
Building 5	Superior, CO	Colorado Dental Prop., LLC	6,097	10	\$ 1,500,000	\$ 142,575	9.5%	\$ 154,004	\$ 2,264,765	46.0%
Building 6	Colorado Springs, CO	Colorado Dental Prop., LLC	7,466	10	\$ 790,000	\$ 76,220	9.6%	\$ 81,904	\$ 1,204,465	34.2%
Building 7	Lone Tree, CO	Colorado Dental Prop., LLC	4,411	10	\$ 1,730,000	\$ 141,152	8.2%	\$ 151,110	\$ 2,222,204	27.0%
Building 8	San Antonio, TX	National Dental Prop., LLC	3,610	10	\$ 1,145,000	\$ 93,861	8.4%	\$ 98,625	\$ 1,450,371	28.8%
Building 9	East Liverpool, OH	National Dental Prop., LLC	2,640	15	\$ 580,180	\$ 55,117	9.5%	\$ 55,117	\$ 810,544	16.7%
Building 10	Lemoore, CA	National Dental Prop., LLC	2,506	15	\$ 950,650	\$ 78,904	8.3%	\$ 78,904	\$ 1,160,353	16.7%
Building 11	Metropolis, IL	National Dental Prop., LLC	2,340	15	\$ 631,579	\$ 60,000	9.5%	\$ 60,000	\$ 882,353	16.7%
Building 12	East Greenbush, NY	National Dental Prop., LLC	5,700	15	\$ 1,304,810	\$ 108,299	8.3%	\$ 108,299	\$ 1,592,632	16.7%
Building 13	Centralia, WA	National Dental Prop., LLC	3,497	15	\$ 990,360	\$ 82,200	8.3%	\$ 82,200	\$ 1,208,824	16.7%
Building 14	Chesaning, MI	National Dental Prop., LLC	3,900	15	\$ 693,800	\$ 65,910	9.5%	\$ 65,910	\$ 969,265	16.7%
Building 15	Harrodsburg, KY	National Dental Prop., LLC	5,040	15	\$ 766,957	\$ 70,560	9.2%	\$ 70,560	\$ 1,037,647	16.7%
Building 16 (under contract)	Wayne, PA	Health Wealth Fund 1 Series 1	4,996	9.5	\$ 1,797,333	\$ 134,800	7.5%	\$ 134,800	\$ 1,982,353	16.0%
Building 17 (under contract)	Tuscon, AZ	Health Wealth Fund 1 Series 1	13,860	15	\$ 5,013,333	\$ 398,475	7.9%	\$ 398,475	\$ 5,859,926	18.5%
Building 18 (under contract)	Chatham, IL	Health Wealth Fund 1 Series 1	9,296	15	\$ 2,025,000	\$ 171,976	8.5%	\$ 172,000	\$ 2,529,059	17.9%
Building 19 (under contract)	Independence, MO	Health Wealth Fund 1 Series 1	3,750	10	\$ 1,251,669	\$ 93,750	7.5%	\$ 93,750	\$ 1,378,676	17.4%
Building 20 (under LOI)	Belvidere, IL	Health Wealth Fund 1 Series 1	7,767	3.5	\$ 1,212,912	\$ 110,375	9.1%	\$ 110,375	\$ 1,632,162	21.5%
Building 21 (under LOI)	Beloit, WI	Health Wealth Fund 1 Series 1	2,042	9.75	\$ 393,436	\$ 32,672	8.3%	\$ 32,672	\$ 480,471	18.9%
Building 22 (under LOI)	Lake Geneva, WI	Health Wealth Fund 1 Series 1	6,887	9.75	\$ 1,373,390	\$ 114,050	8.3%	\$ 114,050	\$ 1,677,206	18.9%
Building 23 (under LOI)	St Charles, IL	Health Wealth Fund 1 Series 1	4,353	9.75	\$ 1,100,796	\$ 91,413	8.3%	\$ 91,413	\$ 1,344,309	18.9%
Building 24 (under LOI)	Elmhurst, IL	Health Wealth Fund 1 Series 1	14,359	9.75	\$ 3,432,898	\$ 285,077	8.3%	\$ 285,077	\$ 4,192,309	18.9%
Building 25 (under LOI)	Paducah, KY	Health Wealth Fund 1 Series 1	5,204	15	\$ 1,100,000	\$ 93,600	8.5%	\$ 93,600	\$ 1,376,471	18.5%
Building 26 (under LOI)	Bethel, CT	Health Wealth Fund 1 Series 1	5,489	15	\$ 1,657,343	\$ 142,200	8.6%	\$ 142,200	\$ 2,091,176	18.7%
Total			145,498		\$ 36,506,061	\$ 3,029,019	8.3%	\$ 3,128,838	\$ 46,011,978	22.9%

(1) Affiliated entities aligned to represent assets as a combined package to pursue optimized planned sale to a REIT in the future (2) Higher IRR estimates are a function of 80% loan to value leverage, presently pursuing lower risk via 65% LTV

Flexible exit STRATEGIES



- **Sale to a REIT:**

Leverage the deep pockets of a Real Estate Investment Trust for a potentially lucrative 25-35% IRR upside exit.

- **Conversion to a REIT:**

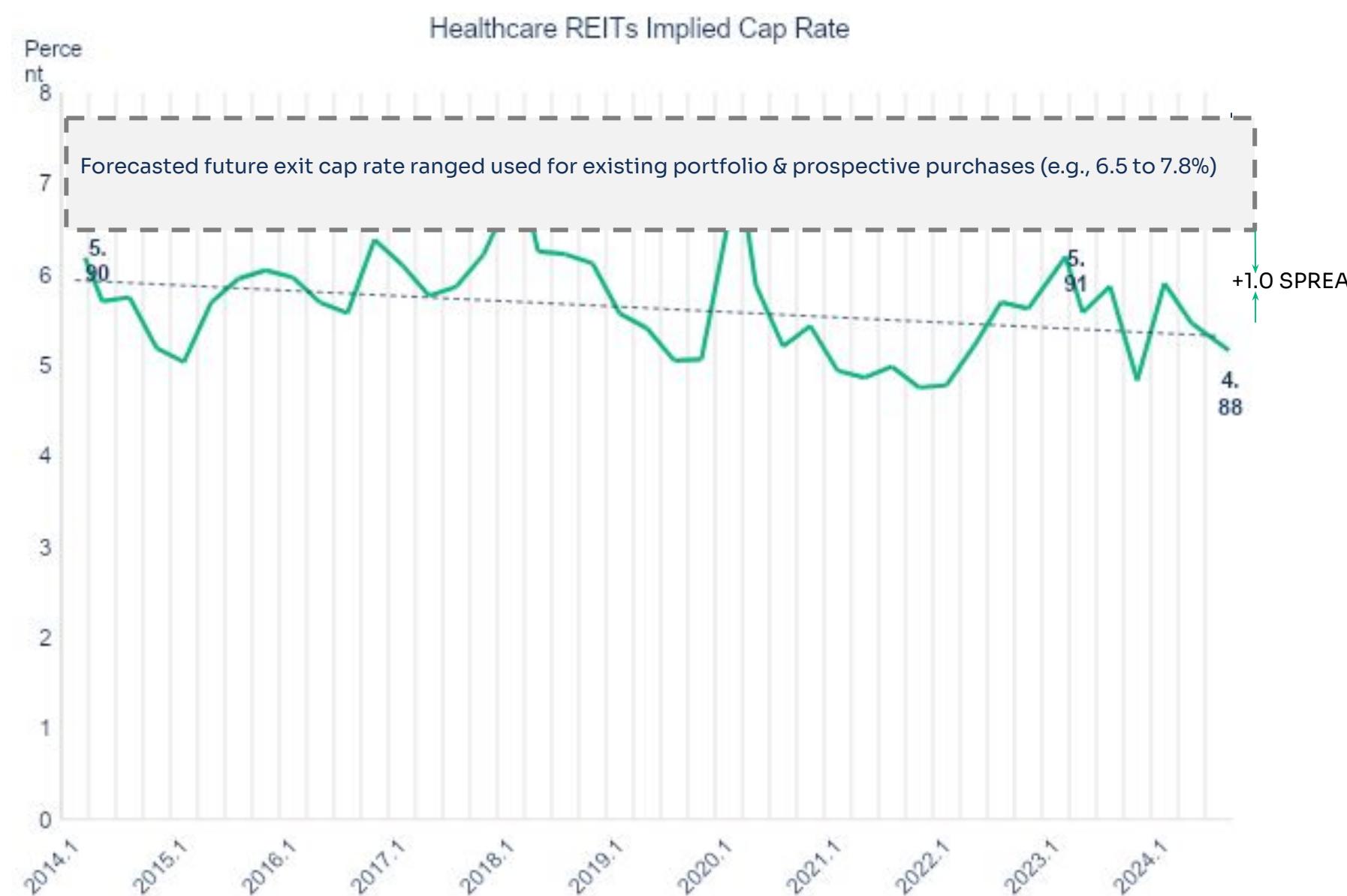
Explore the option of converting your investment into a REIT for ongoing income and potential appreciation.

- **Individual Property Sales:**

Liquidate your investment by selling individual properties leading to our 16-20% targeted base case IRR.

Healthcare REITs Implied Cap Rate

Forecasted future exit cap rate ranged used for existing portfolio & prospective purchases (e.g., 6.5-7.8)



Unlocking VALUE

Leveraging Scale for Maximum Returns in Healthcare REITs.

- **Smart Buys, Big Profits:**

We target selling our medical buildings at a 6.5% to 7.8% cap rate, with smaller transactions to private buyers.

- **Scaling Up for Bigger Returns:**

Generating over \$10 million in NOI could lead to a lucrative sale to a Healthcare REIT or the formation of an UPREIT.

- **Higher Valuations for Healthcare REITs:**

With last year's cap rates as low as 4.88%, there's a clear arbitrage opportunity for us to scale and achieve higher valuations.

- **Lower Cap Rate, Higher Returns:**

Selling in the future at a 5.5% versus 6.8% cap rate means our five-year game plan's success rate jumps from great 16-20% IRR to amazing 25-35% IRR.

Recapping the Health Wealth Capital DIFFERENCE



Expert Medical Tenant Underwriting

- Analyzed 500+ medical/dental practices' financials
- Developed proprietary methodology to select financially stable tenants



Proven Triple Net Lease Negotiation

- Negotiated and managed 100+ triple net leases
- Secured optimal risk-adjusted lease agreements



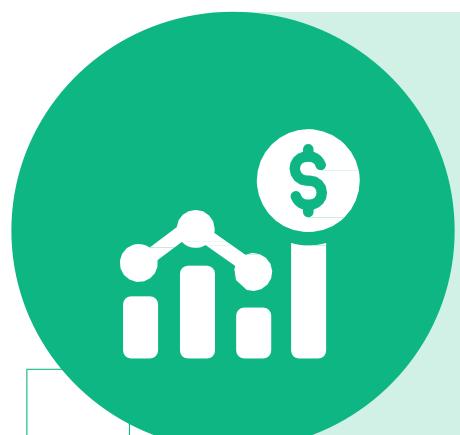
Strategic Industry Connections

- Deep network across real estate & medical practice brokers, and private equity
- Access to exclusive and attractive investment opportunities



Robust Downside Risk Management

- Managed a nearly \$100M revenue dental group
- Expertise in tenant default management and operational takeovers



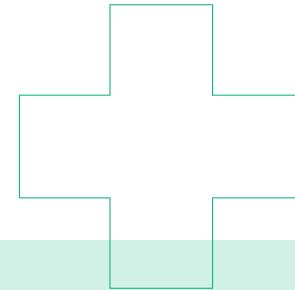
Market-Driven Property Selection

- Focus on markets with population growth or stability
- Ensures long-term demand and viability of investments



Scalable Growth & Exit Strategy

- Scaling to \$+10M in NOI to unlock lucrative exit options via sale or conversion to a Healthcare REIT
- Lower cap rate exit could nearly triple investor returns (~3.0x vs. ~2.0x)



Our Current OFFERING

We are excited to present our current Q2-2025 investment opportunity: a portfolio of eleven medical buildings comprising 20 medical tenants featuring long-term leases. This carefully curated package offers robust financial performance.

KEY FINANCIAL METRICS:

- **16-20% IRR (base case) and 25-35% IRR** (opportunistic case - selling/conversion to REIT)
- **2 to 3x Multiple Return on your Invested Capital**
- **8% Cash on Cash Returns**

INVESTMEN T SUMMARY:

- **Total Purchase Price \$21.4M**
- **\$1.7M in year one Net Operating Income** (8.2% entry cap rate)
- **Represents eleven buildings comprising of 16 medical tenants**

Our Current OFFERING



Chatham Dental Center (near Springfield IL)

Property Type:

Location:

Triple Net Lease:

Number of Tenants:

Dental Practices

Chatham, IL

New

1



True Dental Group (Kansas City, MO)

Property Type:

Location:

Triple Net Lease:

Number of Tenants:

Dental Practice

Independence, MO

New

1



Tucson Medical Dental Complex (Tucson, AZ)

Property Type:

Location:

Triple Net Lease:

Number of Tenants:



Stony Hill Dental Care (Bethel, CT)

Property Type:

Location:

Triple Net Lease:

Number of Tenants:

Dental Practice

Bethel, CT

New

1



Wayne Medical Center (suburb of Philadelphia PA)

Property Type:

Location:

Triple Net Lease:

Number of Tenants:

Dental & Podiatry

Wayne, PA

Assumed

2



Jetset Dental Implants (Paducah, KY)

Property Type:

Location:

Triple Net Lease:

Number of Tenants:

Dental Practice

Paducah, KY

Assumed

1

Our Current OFFERING



NVA (Belvidere, IL)

Property Type:
Location:
Triple Net Lease:
Number of Tenants:

Veterinary Practice
Belvidere, IL
Assumed
1



Elmhurst Dental Group (St Charles, IL)

Property Type:
Location:
Triple Net Lease:
Number of Tenants:

Dental Practice
St Charles, IL
Assumed
1



Elmhurst Dental Group (Elmhurst, IL)

Property Type:
Location:
Triple Net Lease:
Number of Tenants:

Dental Practice & Lab
Elmhurst, IL
Assumed
2



Elmhurst Dental Group (Beloit, WI)

Property Type:
Location:
Triple Net Lease:
Number of Tenants:

Dental Practice
Beloit, WI
Assumed
1



Elmhurst Dental Group (Geneva, WI)

Property Type:
Location:
Triple Net Lease:
Number of Tenants:

Dental Practice & Lab
Geneva, WI
Assumed
2

Timeline TO INVEST



STEP 1. PUT IN SOFT COMMIT

Visit vestuscapital.cashflowportal.com. Enter your Soft Commit Value and Contact Details and hit "Request Access". You will receive 2 emails with next steps.

NOW



STEP 2. SIGN UP AT THE INVESTOR PORTAL TO ACCESS DOCUMENTS

Use any of the 2 emails you have received to sign up at the Investor Portal. Once logged into the portal, you will have access to the documents. Download the docs and study it.

NOW



STEP 3. TALK 1-ON-1 WITH SPONSOR TO EVALUATE FIT

Use this [Calendly link](#) to schedule an hour with the sponsor. Review the investment, get questions answered and make sure this investment is a fit for you.

ANYTIME



STEP 4. SIGN PAPERWORK

Login to Investor Portal. Click "Sign Document" to sign the documents electronically. This holds your spot for the investment.

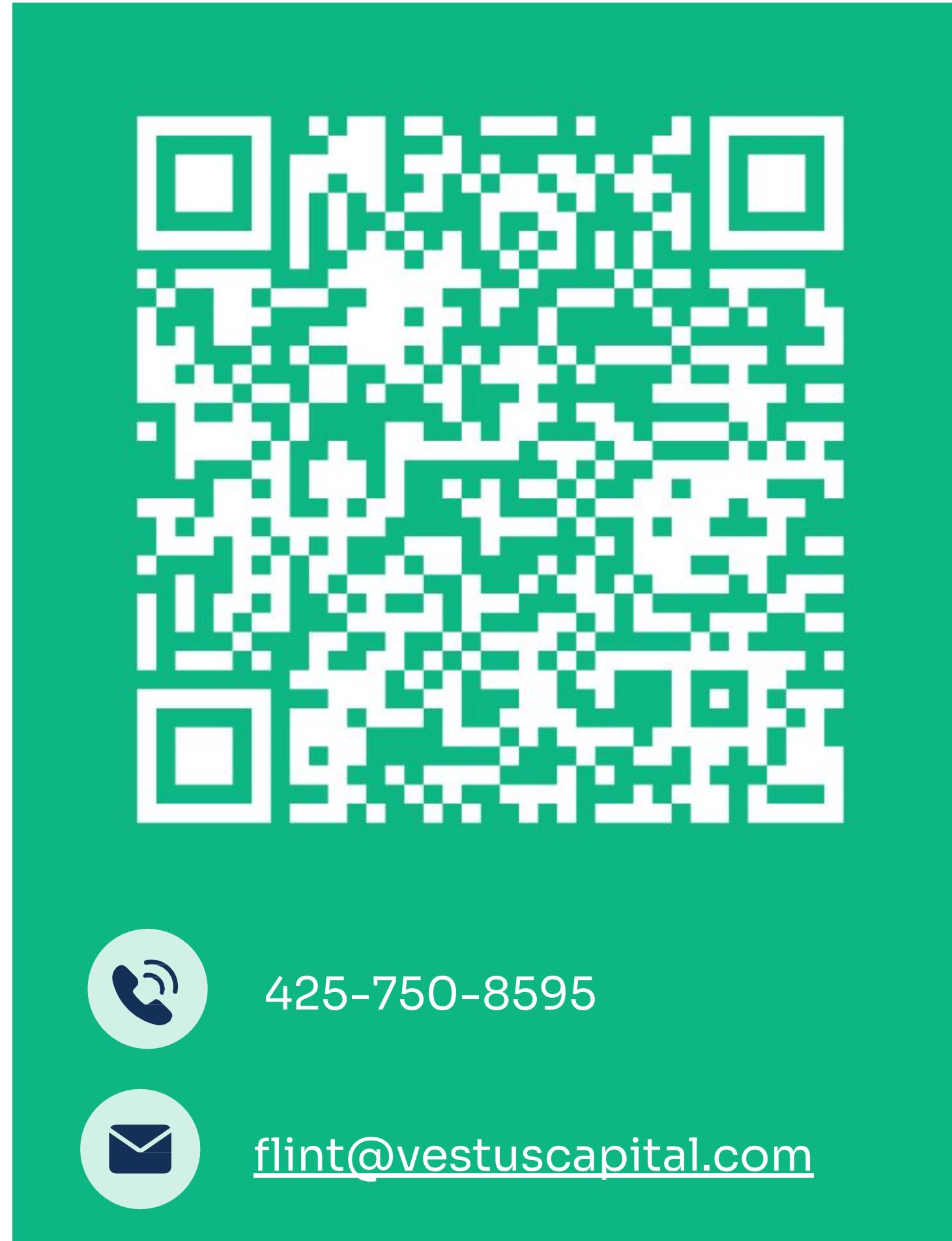
BY APRIL 15th



STEP 5. WIRE FUNDS

Wire funds within 45 days from the date of signing. If you need extra time, we can accommodate, please talk with us about it.

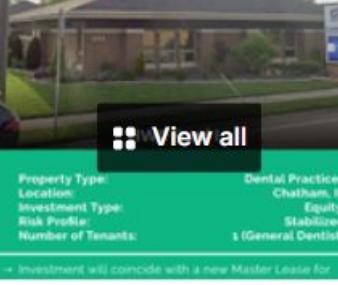
DEADLINE
APRIL 30th



Investment Process

Click on
vestuscapital.cashflowportal.com
Fill out form.

Health Wealth Fund One LLC - Series 1



[Invest now ↗](#)

Minimum investment
\$100,000

Offering size
\$10,000,000

Deal type
Fund

SEC type
506(c)

Investment type
Equity

Close date
06/30/2025

[View all](#)

Property Type: Dental Practices
Location: Chatham, IL
Investment Type: Equity
Risk Profile: Stabilized
Number of Tenants: 3 (General Dentists)

Overview

Select “Invest now”

Investment Process

Log in to your
existing CashFlow
Portal account.



Sign in to your account

Please enter your details to sign in to your account

Email

Password [Forgot password?](#)

Sign in

Don't have an account? [Sign up](#)

Welcome to the Vestus Capital Investor Portal where you can access a wide range of investor information and documentation.

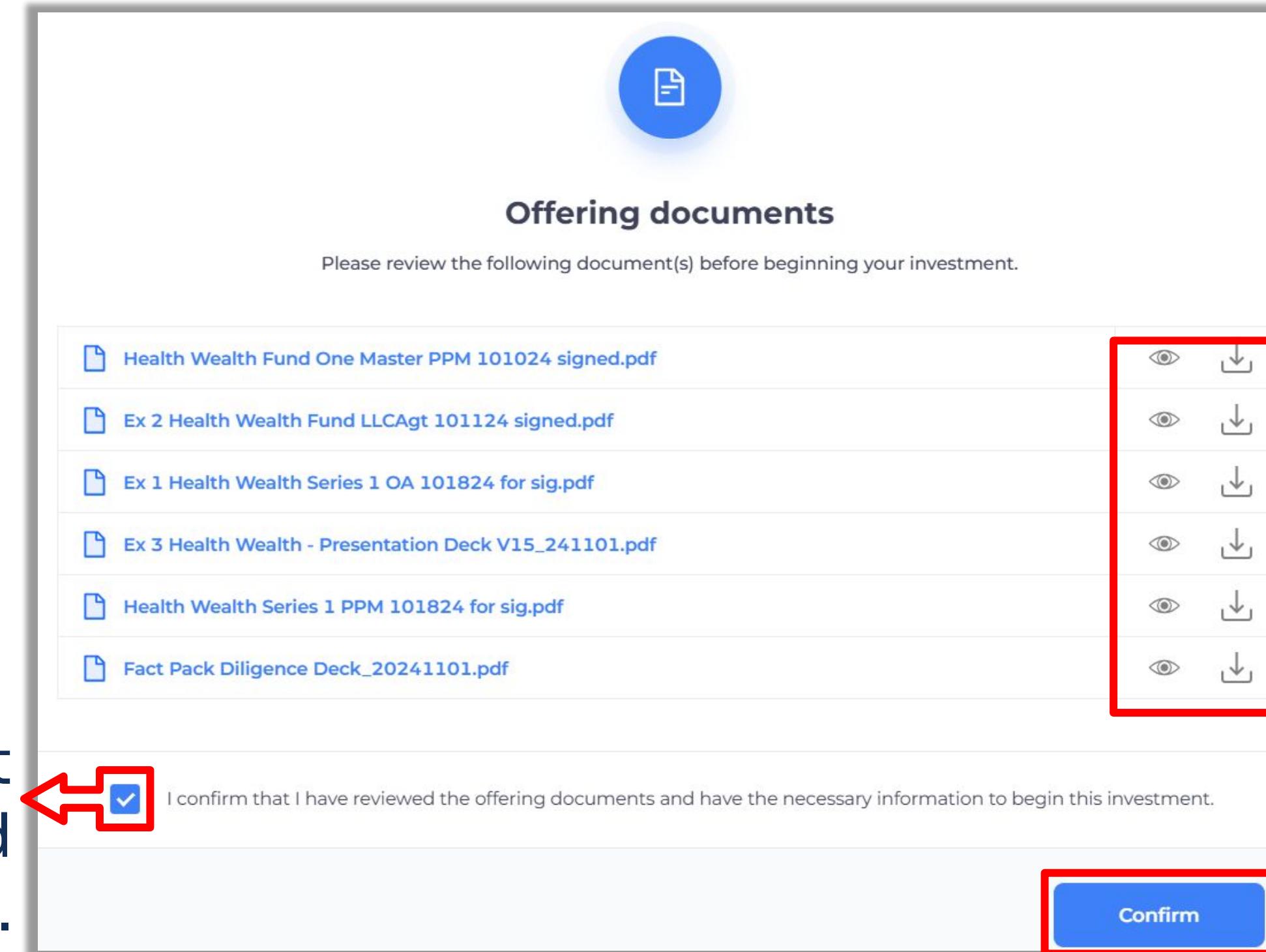
Please log in to the Investor Portal using your email address and password. If you have trouble logging in, you can reset your password using the [Forgot password?](#) link.

Or, sign up to create a new account.

Investment Process

2

Confirm that
you've reviewed
the documents.



1

View or
download the
investment
documents.

3

Click “Confirm.”

Investment Process

1

Create your investment profile.

Invest in Health Wealth Fund One LLC - Series 1

Health Wealth Fund One LLC - Series 1

Investor > Investment > Questionnaire > E-signature > Accreditation

1. Investor

Select the profile (investment entity) to invest as, choose the investment class to invest in, as well as the primary sponsor you are investing with.

Profile* Select a profile

Investment class* Timberview Capital

Sponsor* Timberview Capital

Next

2

Select your investment class.

Class A-1: min of \$500K

Class A-2: min of \$100K

Click “Next.”

Investment Process

1
Enter your investment amount.

Invest in Health Wealth Fund One LLC - Series 1

Health Wealth Fund One LLC - Series 1

Investor > Investment > Questionnaire > E-signature > Accreditation

2. Investment

Input the amount you would like to invest and the method you will use.

Investment amount* \$0
Minimum is \$100,000

Funding method*
ACH payment (directly on the portal)
Wire transfer

Previous Next

2
Select your funding method.

3
Click "Next."

Investment Process

1

Complete the investor suitability questionnaire.

Invest in Health Wealth Fund One LLC - Series 1

Health Wealth Fund One LLC - Series 1

Investor > Investment > Questionnaire > E-signature > Accreditation

3.1 Questionnaire
Please complete the investor suitability questionnaire below. This is a requirement from the SEC to collect basic information. Note that questions marked with an asterisk are required fields.

Questionnaire*

3.2 W-9 form
Please complete the W-9 form below. This is a requirement from the IRS to collect taxpayer information. Note that questions marked with an asterisk are required fields.

W-9 form*

Previous Next

2

Complete the W-9 form.

3

Click "Next."

Investment Process

Invest in Health Wealth Fund One LLC - Series 1

Health Wealth Fund One LLC - Series 1

Investor > Investment > Questionnaire > **E-signature** > Accreditation

4. E-Signature

To invest in this offering, please sign this document.

It is recommended to disable your browser's autofill while signing.
Some fields are pre-populated with information from the previous steps. [Learn more](#)

PDF Health Wealth Series 1 Combined offering documents.pdf

View or download the offering documents.

Sign now

Click “Sign now.”

View or download the offering documents.

Investment Process

Upload your accreditation letter or Connect with Parallel Markets to request an accreditation.

Invest in Health Wealth Fund One LLC - Series 1

Health Wealth Fund One LLC - Series 1

Investor > Investment > Questionnaire > E-signature > Accreditation

5. Accreditation

Verify your accreditation status for Myra Blanco. [Learn more.](#)

[Connect with Parallel Markets](#)

Alternatively [upload an accreditation letter](#) to be reviewed by your sponsor

Submit Previous

Our Organizational Chart

All U.S. Investors

No Use of Crowdfunding

