

Why Consider Medical Office Buildings As An Investment?

Over the last few years there is increasing interest in the commercial real estate segment referred to as medical office buildings, or MOB. Reports like the DLA piper market survey for 2018 rated the specialized healthcare investment sector most attractive for investors, with a 56% approval rating by investors, but our hypothesis is that the sector is going to continue to get healthier over the next decade and beyond.



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It is sector that is growing as a result of disruptive technology that is moving patients out of the distributed in the distrib

MOB's are mostly situated in highly sought-after centralized locations, downtown areas or adjacent to other medical centers or hospitals, but increasingly the demand is being created in the suburbs where they are convenient and accessible. If you need Dialysis 4 times a week you would prefer a local facility near your home than to travel to the hospital downtown. According to the US Centre for Disease Control, people under the age of 64, tend to average 3 doctors visit per year; whereas people over the age of 65, average nearly 7 visits per year. Older people tend to have more doctors and specialists they need to visit. It's not uncommon for a retiree to see 3 or 4 doctors in a day, or week, making convenience important.

In summary, the healthcare space is changing at an accelerated pace, driven mostly by the advancement of technology, the growing ageing population across the world, and the demand by communities for a more patient centric care delivery model.

OrbVest has invested heavily in understanding this category and are growing our reputation as a global expert in the sector of medical real estate.

With proven management capabilities and highly experienced partners, we have already gained the trust of our investors by consistently outperforming their expectations. Our performance speaks for itself considering that 65% of our investors re-invest with us.

Since launching our first medical building in Oak Hill Park, Atlanta in August 2014, we have assembled an enviable portfolio of 19 medical buildings in the USA, to bring the real estate under management to in excess of \$200 million, and equity raised to date of \$58 million. We project that the pipeline under management by 2021 will top \$500 million.

We aim to achieve the highest returns possible for our investors to maximize each opportunity presented to us. Our dividend distribution to investors is our key metric and we are proud to have paid out US\$ 725 009 in dividends to our investors during the last quarter.



To find out more on our current medical investment opportunities visit www.orbvest.com or contact one of our investment consultants on 021-948-2130 or at support@orbvest.com.

"This article was written by the OrbVest editorial team"