



BV ERNEST HEALTH NEURO REHAB DST

1031 DST

July 31, 2025

*Investments in these securities are not suitable for all investors; they are speculative and illiquid and involve a high degree of risk and the potential loss of your entire investment. The information contained herein does not constitute an offer to sell nor a solicitation of an offer to purchase any security. Offers for the BV Ernest Health Neuro Rehab DST will only be made through a private placement memorandum (PPM) to accredited investors and qualified purchasers where law permits. Moreover, you should not assume that any discussion or information in this fact sheet serves as the receipt of, or as a substitute for, personalized investment advice. Please remember that past performance may not be indicative of future results. For any tax questions, please consult a tax professional. **PROSPECTIVE INVESTORS SHOULD CAREFULLY REVIEW THE “RISK FACTORS” BEGINNING ON PAGE 51 AND THE ENTIRE PPM PRIOR TO INVESTING.***

An investment in the interests involves substantial investment and tax risks, including, without limitation, the following risks:

- The economic success of the interests will depend upon the results of the property's operations, which are subject to those risks typically associated with investments in real estate, like the ability to collect rent from the tenant, the ability of the tenant to pay for adequate maintenance, insurance, and real estate taxes, relative illiquidity of real estate, among others.
- The Trust's capitalization is supported solely by the cash flow from the underlying tenant lease. The sponsor is not under any obligation to contribute capital to the Trust.
- No assurance can be given that beneficial owners of interests will realize a substantial return (if any) on their investment or that they will not lose their entire investment in the trust.
- The property is subject to the ground lease, which may make the property more difficult to sell.
- The interests are not freely transferable by the beneficial owners.
- Adverse trends in the healthcare service industry may negatively affect the trust's revenues.
- There are various risks associated with owning, financing, operating, and leasing commercial properties in California.
- The interests do not represent a diversified investment.
- The beneficial owners have no voting rights with respect to the management or operations of the Trust or in connection with the sale of the property.
- There are various conflicts of interest among the Trust, the sponsor, the administrative trustee, the asset manager, and their respective affiliates.
- The interests are illiquid.
- There are tax risks associated with an investment in the Interests. Each prospective beneficial owner should consult with their tax advisor regarding an investment in the Interests and the qualification of the prospective beneficial owner's transaction under Section 1031 for their unique circumstances.
- There is no public market for the interests.
- There may be environmental risks related to the property.
- There are various tax risks, including the risk that an acquisition of an Interest may not qualify as replacement property in a Section 1031 Exchange.



BRIDGEVIEW
REAL ESTATE EXCHANGE

The Offering is being sponsored by the Sponsor, which is Bridgeview Real Estate Exchange LLC, a Texas limited liability company. The Sponsor is affiliated with Bridgeview Real Estate (“Bridgeview”), which began in 2011 as a real estate development and investment firm, actively pursuing institutional, real property acquisitions that present well-defined valuation floors, high probabilities of maintaining ongoing cash flows during recessionary times, and strategic positioning for downside protection.



BRIDGEVIEW
REAL ESTATE

Bridgeview is a veteran-owned, privately held owner, developer, and operator of commercial real estate, focused on providing unique investment opportunities and generating substantial returns on behalf of institutional partners, investors, and principals. Bridgeview has expertise in multiple product segments, vertically integrating in-house platforms that span all facets of asset management and development.

Collectively, Bridgeview’s principals have been involved in the acquisition, renovation, and disposition of almost 10,000 multifamily units and 1,000,000 square feet of commercial space, as well as other real estate transactions in all, totaling more than \$3 billion. Bridgeview consists of multiple companies that are collectively known as Bridgeview or BV.

OFFERING DETAILS:

Total Equity Raise	\$77,667,582
Loan-to-Value (LTV)	0%
Projected Hold Period	5-7 Years





SACRAMENTO REHABILITATION HOSPITAL

PROPERTY HIGHLIGHTS:

- Two-story, 59,508 square-foot facility located on 6.22 acres
- Opened January 5, 2023 – signed 20-year lease to January 4, 2043
- Absolute Net Lease with rent escalations, with two 10-year tenant options
- 50 total beds with 95% average occupancy as of 12/31/24
- <https://srh.ernesthealth.com/>



The **Sacramento Rehabilitation Hospital** provides:

- Specialized services to patients recovering from disabilities caused by injuries, illnesses, or chronic medical conditions.
- The inpatients receive a multidisciplinary team to help them maximize their return of functional capabilities, perform daily activities, return to work (or school), and pursue leisure activities.
- The goal is to get ready for independent living again.



Neuro Rehab Treats:

- **Strokes**
- **Brain injuries**
- Spinal cord injuries
- Orthopedic injuries like hip fractures
- Neurological conditions
- Multiple sclerosis
- Amputations
- Parkinson's disease
- Debility from illness
- Post-surgical care – ortho/cardiac/neuro

Resilient Medical Real Estate:

- Sacramento Rehabilitation Hospital's location, performance, and recognition, along with its relatively short operating history, contribute to the Property's value.
- The Sponsor believes that medical real estate is generally regarded as a recession-resilient asset class that can offer stability and reliable cash flow as injuries sustained by patients in a neuro-rehabilitation hospital occur regardless of economic and market fluctuations.
- Additionally, medical facilities can provide diversification through triple net leases with long-term tenants that have strong financial backing, helping to support reliable income.



Sacramento Rehabilitation Hospital is currently ranked by the UNIFORM DATA SYSTEM for MEDICAL REHABILITATION (UDSMR) in the top 10% nationwide, based on providing patient-centered, effective, efficient, and timely care.

Through UDSMR, hospitals collaborate with peers throughout the USA to share information and establish best practices for patients. This helps elevate rehab care for everyone across the country.

UDSMR is a not-for-profit corporation developed with support from the National Institute on Disability and Rehabilitation Research, a component of the US Department of Education.



SOURCE: <https://ernesthealth.com/2025/01/30/ernest-health-rehabilitation-hospitals-recognized-among-nations-top-10-percent/>

Top performer of the 886 rehabilitation hospitals across the US per their top 1% PEM score as of 2/25.

Program Evaluation Model (PEM) measures outcomes like patient discharge rates, length of stay efficiency, and changes in patient function, and is an important tool to evaluate the quality of care by inpatient rehab facilities (IRFs).

The PEM score allows comparison across different rehab facilities, highlighting those delivering high-quality, efficient care by achieving better patient outcomes.

Case Mix Index (CMI) YTD is 1.81

The index essentially says that the hospital's patient acuity is higher, resulting in higher payouts from insurance reimbursements.

Insurers favor rehabilitation centers for their lower care costs than prolonged ICU stays at traditional hospitals.





Sacramento Rehab Hospital has referral agreements in place to receive overflow rehab patients from:

- **Kaiser Permanente** - the nation's largest nonprofit, integrated health care provider
- **UC-Davis Medical Center** (one of America's best hospitals and #1 in Sacramento)

Average Daily Census is 46 out of 50 beds with average occupancy of 95% - occupancy is what they get paid on





ERNEST HEALTH

We are passionate patient caregivers

- A network of rehab and long-term acute care hospitals that see patients who are often recovering from disabilities caused by injuries or illnesses or from chronic or complex medical conditions.
- Ernest owns 35 facilities (four in California and the others across 13 states). <https://ernesthealth.com/our-hospitals/>
- The hospital network has earned national recognition as a healthcare leader providing patients with the highest level of care.
- Ernest employees are passionate and consider it a privilege to offer high-level care in the communities they serve.



- Investors will not have legal title to the Property
- Property is subject to a Ground Lease
- Financial performance of the Property is dependent on the Tenant
- If the Property incurs a vacancy, it could be difficult to sell or re-lease
- Actual results may differ from those targeted in the PPM
- Tenant has the right of first refusal to purchase the Property
- Trust is required to indemnify the Trustees
- The value of the Property over the term of the Trust is uncertain
- Conflicts of Interest
- Distributions are not guaranteed

ALL Risk Factors listed on pages 52-69 of PPM



THANK YOU

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Securities offered through BV Securities, member FINRA

