



National Healthcare Properties, Inc.

September 17, 2007

Press Release

Source: National Healthcare Properties, Inc.

National Healthcare Properties acquires the Treasurer Coast Medical Office Building in Vero Beach, Florida

BOULDER, CO. – National Healthcare Properties, Inc. (NHP) announces that it has acquired the Treasurer Coast Medical Office Building in Vero Beach, Florida for \$7,250,000. Buchanan Street Partners acted as the financial advisor and Mortgage Broker for NHP. John McCulloch, Principal of National Healthcare Properties stated, "This is our first acquisition in the State of Florida. Located across the street from the hospital and in a growing affluent area, the Treasurer Coast MOB will provide to our investors long term stability with annual increases in returns. This building was a sale lease back to the physicians who signed a 12 years NNN lease. Their practice was identified as one of the most profitable in Florida with over 50,000 patient visits per year."

The Treasurer Coast Medical Office Building is a 21,500 square foot building located near the Indian River Medical Hospital which will be adding 100 new beds to the facility. Treasurer Coast is the primary provider of General Practice Physicians in the area. This well established practice includes six physicians with a large support staff and services. The building is located in a medical services area surrounded by other support and specialty medical providers.

During the past thirteen months, NHP has transacted over \$57 million in medical office properties and is on track to close over \$100M in acquisitions in 2007.

About National Healthcare Properties, Inc.

National Healthcare Properties, Inc., with its corporate headquarters in Boulder, Colorado, is a full service commercial real estate firm specializing in the acquisition, management and disposition of medical related properties with emphasis on medical office buildings located in major markets in the United States. Formed by Mark Kennedy and John McCulloch, National Healthcare Properties mission is to create value and steady income flow to its investors by acquiring properties with strong credit tenants and identifying undervalued properties that can be turned around for substantial profit.

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877-647-5665

www.healthproperties.net