



Visionary Investment Fund Healthcare Real Estate

Investing in Texas, with select Sunbelt opportunities

Contact us: 469.464.5986

Schedule a Discovery Call:



“Wealth is not inherited — it is designed. The future doesn’t happen — it is created. We integrate proven strategies with disciplined execution to deliver strong outcomes for our investors.”

Disclaimer & Confidentiality

The purpose of the information in this presentation (“Presentation”) is to describe the material aspects of the current and projected business of OpenSky Visionary Investment Fund LLC, a Delaware limited liability company (“Company” or “Fund”). Receipt and acceptance of this Presentation (including viewing this Presentation as part of an oral presentation by the principals or authorized agents of the Company) shall constitute an agreement by you (the “Recipient”) that, among other things, this Presentation shall not in any manner whatsoever be copied, reproduced, modified, or distributed to any third party, either in whole or in part, without the prior written consent of the Company. All information contained herein shall be kept confidential by the Recipient, and the Recipient shall not reveal or disclose to any third party without written consent of the Company the information that has been made available to the Recipient.

While the information set forth in the Presentation is deemed by the Company to be accurate, the Company shall not be held liable for the accuracy of, or omissions from, this Presentation and for any other written or oral communication transmitted to the Recipient and any other party in the course of its evaluation of transactions involving the Company. It should be understood that all information provided in this Presentation is provided “AS IS” without warranty of any kind.

This Presentation may contain forward-looking statements, including statements about the Company’s beliefs and expectations and/or the Company’s products and services. These statements are based on current plans, estimates and projections that are subject to significant economic, business, and other uncertainties beyond the Company’s control, and therefore Recipients should not place undue reliance on them and the Company makes no representations as to their attainability.

The securities referred to herein have not been and will not be registered under the Securities Act or any state securities laws. Accordingly, except pursuant to an exemption from the registration requirements of the Securities Act and state securities laws, the securities referred to herein may not be offered or sold unless registered under the Securities Act and applicable state securities laws or an exemption from such registration is available.

Nothing in this Presentation should be construed as either an offer to sell or a solicitation of an offer to buy or sell interests of the Company in any jurisdiction, which would only be done pursuant to a written private placement offering memorandum and related documents.

Any Renderings are just initial concepts for each site mostly used for branding and styles to remain consistent with their business concept and other locations. They can update or change designs to fit their business needs, architectural planning or budget requirements at their discretion.

Executive Summary

OpenSky Capital's Healthcare Real Estate Fund is primarily focused on high-growth Texas markets, with selective expansion into strategic Sunbelt opportunities that align with our performance and risk standards.

- We acquire income-producing medical office buildings, urgent care centers, and specialty clinics through a Reg D 506(c) structure
- Targeting a 5-year hold, ~8% annual cash flow and ~15% IRR to investors through stable income, appreciation, and disciplined execution.

Our Mission is to provide accredited investors with a vehicle to build generational wealth through stable, recession-resilient healthcare real estate.



INVESTMENT SUMMARY

| | |
|--|--|
| Fund Size | \$20 MM |
| Capital Raise - Tranche 1 | \$4 MM |
| Investment Min | \$50,000 [Fractional Investing allowed] |
| Holding Term | 4-5 Year |
| Occupancy on Day 1 (after close) | 100% |
| Internal Rate of Return (IRR) | ~15% - 17% |
| Cash on Cash | ~8% - 10% |
| Investor Equity Multiple | 1.8x - 2.1x |
| Distributions Frequency | Quarterly |
| Asset & Property Management Fee | 2% |
| Acquisition Fee | 3% |
| Profit Split | 80% (Investor)- 20% (Manager) |
| Investor Type | Individual, IRA, LLC, Trust |
| Investor Suitability | Reg D 506(c) - Accreditation Required |
| Reporting Cadence | Quarterly updates, annual K-1s |

WHY HEALTHCARE REAL ESTATE?

Stable and Growing Demand

Healthcare is essential and growing, with an aging population driving long-term demand for medical office space.

Recession Resilience

Healthcare is less affected by economic downturns, offering more stability & inflation hedge compared to other sectors.

Long-Term Leases

Medical tenants often sign 5–15 year leases with renewals, providing stable income and low turnover risk.

High Tenant Retention

Medical tenants have high retention due to costly moves and strong patient loyalty.

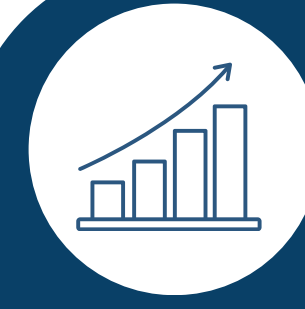


MARKET OPPORTUNITY



Nation-Leading Population Growth

Texas and broader Sunbelt markets are home to some of the fastest-growing metro areas and towns in the U.S., driven largely by migration from high-cost coastal regions.



Outsized Demand

Fueled by steady in-migration, robust job growth, lower taxes, and an affordable cost of living, Texas and other Sunbelt markets are driving strong demand across healthcare sectors — from primary care to outpatient and specialty services.



Pro-Business and Physician-Friendly State

Our target states offer no or low income taxes, attracting high-earning healthcare professionals, specialists, and entrepreneurs seeking business-friendly environments and stronger purchasing power.

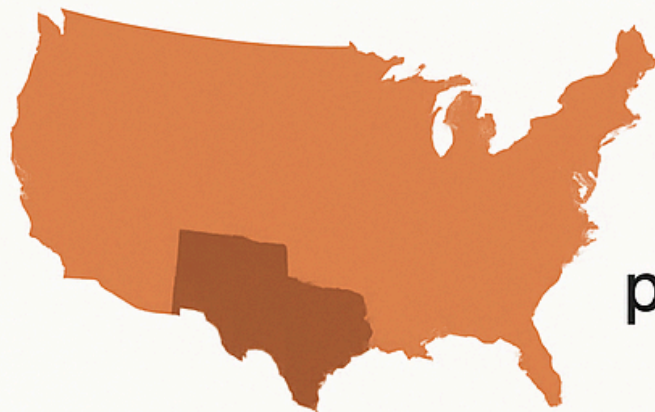


Shift to Outpatient Care

Health systems are increasingly shifting services from hospitals to outpatient medical office buildings (MOBs) to reduce costs, improve operational efficiency, and enhance the overall patient experience.

MARKET ANALYSIS

Sunbelt Macro Picture



U.S.
population
growth
accelerates
in 2024



top two in job gains
in Texas and Florida



Healthcare
spending growth

Healthcare
spending
growth
-5.8%
over five years



Outpatient
volume growth
-10.6%
over five years



MOB vacancy
rate
-8.3%
(Q2 2025)

OUR UNIQUE FUND ACQUISITION STRATEGY



✓ Target Properties

- Medical Office Buildings (MOBs)
- Urgent Care, Dental, Specialty Clinics
- Ambulatory Surgery Centers, Outpatient Facilities
- Approx. Building Size - 5K-75K sq. ft.



📊 Risk Mitigated Strategy

- We target Absolute NNN Lease properties
- Zero exposure to property taxes, insurance & maintenance.



🏢 Tenant & Lease Structure

- Strong healthcare operators (corporate or regional)
- Absolute or NNN preferred
- Prefer 10-20 yrs minimum lease
- Built in Rent Escalators: 2-3% annually



📍 Favorable Texas & Sunbelt Markets

- Primary: Texas
- Secondary : Opportunistic Sunbelt opportunities.

Competitive Advantage

We Co-Invest

We co-invest alongside you in every deal, aligning our success directly with yours.

Deep Due Diligence

Our team spends countless hours analyzing each deal and partner, ensuring only high-quality investments make it to our investors.

Proprietary Dealflow

Deep broker, healthcare, and developer network. Access to deals not available to the general public.

Tax Advantages

Passive cash flow with tax benefits (cost seg, depreciation)

Risk Mitigation

Risk Mitigation

- **Tenant Quality:** Rigorous credit and financial underwriting of healthcare operators
- **Diversification:** Across medical specialties and high-growth Texas/Sunbelt markets
- **Debt Discipline:** Conservative leverage with DSCR $>1.25\times$ and fixed-rate financing
- **Conservative Deal Underwriting**
- **Protection:** Insurance coverage, and proactive asset management

RISK MITIGATION



Key Valuation Drivers

- **Tenant Credit & Lease Security** – We secure long-term, corporate-backed healthcare tenants under absolute NNN leases, reducing risk and driving premium valuations.
- **NOI Growth & Escalators** – We structure leases with 2–3% annual escalators, ensuring predictable NOI growth that compounds returns and enhances exit multiples.
- **Cap Rate Compression** – We negotiate acquisitions at a minimum 10% discount to market value, positioning assets for cap rate compression at sale and unlocking millions in additional value.
- **Lease Term (WALT)** – We target assets with 10–15+ year weighted average lease terms, and built in renewals boosting cash flow stability and buyer appetite at exit.
- **Location & Market Dynamics** – We concentrate on Sunbelt healthcare hubs with strong demographics and hospital proximity, where investor demand drives lower cap rates.
- **Favorable Interest Rate Environment** – We expect to benefit from projected rate cuts, which is expected to compress cap rates further unlocking preferable valuation at exit.



PARTNERS, INFRASTRUCTURE & TECHNOLOGY

Trusted ecosystem supporting fund operations and investor protection.

Fund Level Banking: Grasshopper Bank

Asset-Level Banking: Capital One Bank · Plains Capital Bank

Investor Platform: Industry Leading Subscription & Investor Portal.

CPA Services: Porter & Company

Legal & Compliance: PSBP Law · National Securities Counsel (Regulatory Filings)

Insurance: Tigermark

STRATEGIC PARTNERS & SERVICE PROVIDERS



LEADERSHIP & OPERATIONS , ADVISORY BOARD



Saumil Parekh
Founder & Managing Partner, OpenSky
Capital

Saumil Parekh is the Founder of OpenSky Capital, a private equity real estate firm focused on healthcare and medical office investments. With 18 years of investing experience in various asset classes and a Fortune 100 leadership background, he helps accredited investors build generational wealth through disciplined, recession-resilient strategies.



Cheryl Jane Kotankar
VP of Operations & Fund Management,
OpenSky Capital

Cheryl brings over 20 years of experience in operations, program, and project management across Fortune 100 technology companies. At OpenSky Capital, she oversees fund administration, investor relations, and process optimization. Her expertise in business and program management strengthens the firm's institutional-grade infrastructure, transparency, and long-term investor confidence.



Vikas Agarwal
Founder at Arka Capital Holdings

Founder and leader of a Medical Real Estate focused PE fund (Arka Capital Holdings).

Vikas has close to two decades of experience in Corporate Finance and M&A. Worked for Fortune 500 and PE owned companies. Vikas has an MBA, Finance & Strategy, University of Illinois, Urbana Champaign.

NEXT STEPS

- **Schedule an Discover Call or Follow-up Q&A:** [Click Here](#)

- **Review Fund Documents:**
 - Private Placement Memorandum (PPM, LPA) , DDQ and Subscription Docs : [Click Here](#)

- **Ready to Soft Commit:**
 - Reserve your allocation and join our investor pipeline : [Click Here](#)

Contact

Saumil Parekh

📞 (469) 464-5986

✉️ openskycapital.team@gmail.com



The Star, Frisco Texas – Office & Investor Workspace
Co-working and investor office hub in Frisco's business district.