



# Presents TC Fund

Fund Momentum is an innovative investment platform empowering investors to participate in high-impact, mixed-use developments anchored by healthcare real estate.



# Investment Opportunity

## Three Crosses Medical Campus

### “Building Wealth Through Strategic Real Estate Investments”

—

**Gain direct access to high-quality real estate investments designed for consistent returns and long-term value.**

—

**Opportunity to invest in two medical buildings**

—

**Three Crosses Hospital, the medical campus anchor, is a trusted and profitable provider.**

# Market Opportunity

Real Estate Is Historically One of the Top methods to Build Wealth

**90%**

of millionaires in the U.S. created some (or all) of their wealth through real estate investments.\*

**\$1.2T+** **Forbes**

in RE Growth Projected over Next 5 Years

Source: FORBES\*  
<https://rastegarcapital.com/insights/investing-in-real-estate-vs-stocks/>

## Medical Real Estate Unique Advantages



Medical real estate offers stable, long-term returns though access is usually limited to large-scale investors.

# Market Opportunity in New Mexico



## New Mexico Desperately Needs More Medical Buildings

### Increasing Demand

- **+10% Population Increase** Since 2020\* (Las Cruces, NM)
- **23% of New Mexico residents** will be 65 or Older (by 2040)\*\*

### A Lack of Medical Professionals

- **5K+ Medical Professionals** (Doctors, Nurses, etc.) Needed Across The State
- **47+ Primary Care Providers** needed in Las Cruces, NM alone.

### The Problem

- **Infrastructure is the primary limiting factor.**
- There are **very few Class-A** (modern, high-quality construction) medical buildings in New Mexico.

Source:  
[Data USA\\*](#)  
[University of New Mexico\\*\\*](#)  
University of New Mexico – Gaps in Healthcare Workforce\*\*\*

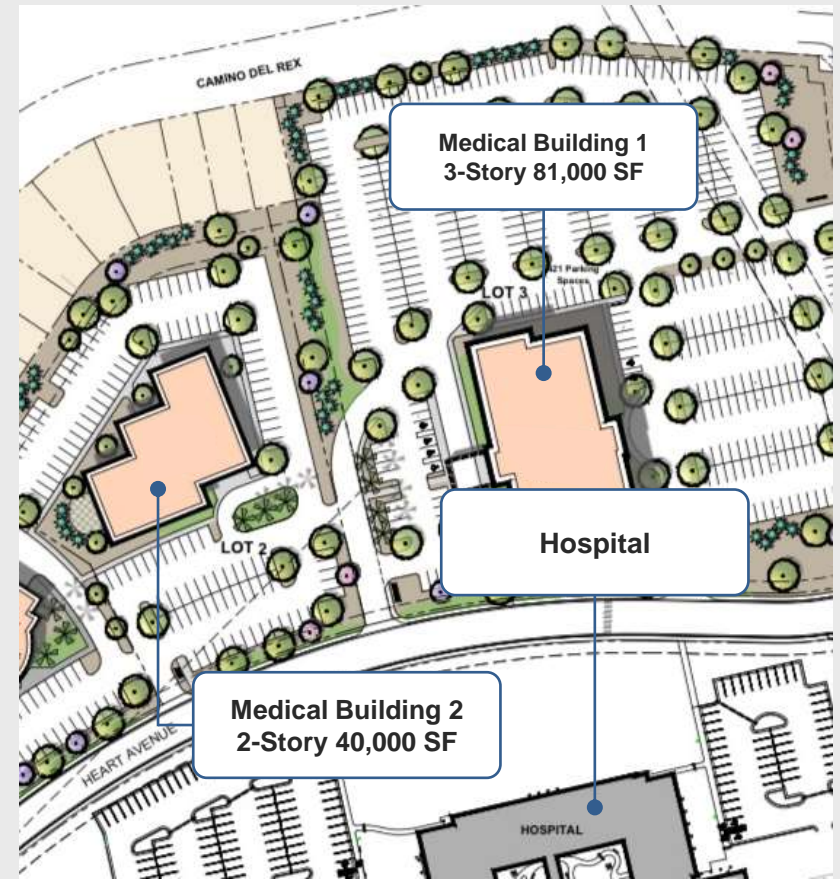


# Market Opportunity

## Las Cruces Key Stats



- The 2<sup>nd</sup> largest metro in New Mexico, with steady population & economic growth
- Strong public-sector and healthcare employment base
- High demand for specialized practitioners, wellness and other outpatient medical services



**Prime-location medical campus built to meet the needs of a growing community.**

# Our Solution

## Three Crosses Medical Campus Expansion



### A Mixed-Use Development Anchored by Healthcare

#### Our Value to the Region

- Increasing workforce recruitment
- Expanding patient access
- Capturing long-term value

#### Our Value to Investors

- Community & Institutional Support from NM State ('Opportunity Zone' Project)
- Integrated technology for visibility & trust
- 10% Capital Gains after 5 years hold.
- 0% Capital Gains after 10 years hold.

# Three Crosses Hospital

- Medical Campus Expansion anchor tenant will be the Hospital.
- Three Crosses Hospital is consistently ranked **the best hospital in Las Cruces** – a proven, profitable business.
- Medical Campus Expansion will offer the region transformative health services & access to specialized medical practitioners.



- ✓ 46-bed acute-care hospital
- ✓ Built in 2019
- ✓ 5-Star Rating (only 1 of 2 hospitals in NM!)



# Project Overview



## Build a State of the Art 3 Story 81,000 SF Building

### Key Points

**Site Address** 2560 Samaritan Dr, Las Cruces, NM 88001

**Size** 7.27 acres (Three Story Medical Building)

**Zoning** C-3C & R-4C  
Commercial High Intensity

**\$8.48M**  
**Total Investment**



## Adjacent to the Hospital



# Milestone



## Achieved to-Date

- ✓ Secured a Strategic Partnership with CBI Holdings, CO-GP Hospital
- ✓ Became an Equity Partner in the medical expansion.
- ✓ Secured commitment from 2 local banks to fund the Medical Campus.

### Project Timeline

Entitlement

Construction

Stabilization

3 Months

18 Months

3 Months

24 Months to Stabilization

# Downside Protection Similar to an Institutional-Grade Opportunity

---



## Master Lease with a Stable Anchor Tenant

Three Crosses Hospital is a highly stable anchor tenant.

### Proven Builder & Developer of Three Crosses Hospital

---

Community Builders is the region's leading developer & builder, and the builder of Three Crosses hospital.



### Contingency Capital

---

Allocated for unforeseen events or market disruptions

# Fund Momentum Team



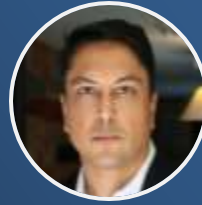
**We empower more investors with access to institutional alternative assets-built for diversification, clarity, and stronger performance**



**David Collins**

Founder & CEO

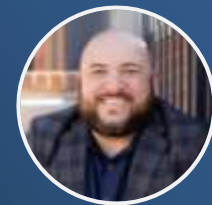
- 25+ Years Experience across all aspects of real estate investing.
- \$10M AUM in Real Estate Acquired, Built, Managed
- University of Michigan



**Ajay Samuel**

Business Development Director

- JP Morgan 8 years
- COO Marketing Startup 2 years
- Non Profit Leader 15 years
- Southern Methodist University



**Jonathan Colon**

Co-Founder & COO

- Nonprofit leader 26 years
- Educator 11 years
- Master Degree Ed., University of Texas at Arlington

# Builder & Developer Team



**Rob Efaw**

Expansion Builder

- 40+ Years experience in real estate development & construction
- End-to-end experience (entitlement, development, design, construction, mgmt.)
- Experience in every vertical (industrial, retail, medical, commercial MFH)
- President of a Commercial General Contracting & Construction Management firm he co-founded in 1993
- Multiple hundreds of millions of dollars in construction & development performed
- BSCE – Civil Engineering, UTEP, 1979



**Bob Pofahl**

Expansion Developer



- 40+ years in real estate; \$6B+ in development
- Delivered 20+ Embassy Suites Hotels, 8,000+ multifamily units
- Founder of Community Builders International (CBI) – a full-service real estate firm
- Pioneered one of Wall Street's first debt/equity real estate securities (\$300M raised)
- Co-GP of Three Crosses hospital (the fund's anchor tenant).



# Builder & Developer Team



**George Lowen**  
Expansion Builder

- 40+ Years experience in real estate development
- Developed – Industrial Buildings, Multi-family communities, Office buildings, Self-storage facilities, Medical Campus, and Skilled Nursing facilities.
- Co-Founder of Three Crosses Regional Campus and Hospital and Medical Office Building.
- Trustee for Veritas Management Group – developer and operators of seventeen skilled nursing and rehabilitations in multiple states.

# Project Economics



## Medical Campus Expansion

<b>Total Project Cost</b>	\$54,454,513
---------------------------	--------------

<b>Projected Loan Amount</b>	\$40,840,885
------------------------------	--------------

<b>Projected Equity Required</b>	\$13,313,629
----------------------------------	--------------

## Medical Building 1

<b>Estimated Project Cost</b>	\$35,082,351
-------------------------------	--------------

<b>Projected Loan Amount</b>	\$26,311,763
------------------------------	--------------

<b>Projected Equity Required</b>	\$10,000,000
----------------------------------	--------------

**Detailed Financials Available Upon Request**

# Use of Funds

Capital at work for growth and value creation. We deploy capital with a clear mandate—driving revenue growth, expanding market reach, and enhancing portfolio value.

## Funds Allocation

Offering Expenses	2%
Finder Fee	1%
Employee Wages & Salaries	5%
Marketing & Investor Relations	5%
Investment in MPD for 51%	12%
Building 1	50%
Building 2	20%
Management & Fund Admin Fee	2%
Potential Reserves	3%

# Investment Terms

Three Crosses Hospital Campus combines stable income generation with significant downside protection – while supplying critically-needed healthcare infrastructure to the region.

## Medical Building 1 Terms

<b>Project</b>	81,000 SF Class-A Medical Building
<b>Location</b>	Three Crosses Medical Campus, Las Cruces, NM
<b>Asset Class</b>	Healthcare Real Estate
<b>Offering Size</b>	\$10M
<b>Target IRR</b>	15–20%
<b>Equity Multiples</b>	2.0x
<b>Hold Period</b>	5-Year Hold
<b>Exit Strategy</b>	Sale to Hospital System or Refinance
<b>Structure</b>	Triple Net Leased (NNN)



# Summary

## **Class A (Preferred) Shares:**

10% fixed +

## **Class B Shares:**

Target is 15%+

## **Class A (Preferred) Shares:**

Estimated Quarterly Distributions  
Begin Year 3 after Stabilization

## Exit Strategy:

- Exit via sale or refinance, with strong profit potential (Projected 2x your investment)
- All proceeds distributed to the Investors based on Class A or Class B Shares held per the PPM
- **Projected Exit Value (Year 5) \$21.7M**
- **Projected Exit Cap Rate 6.5%**



# Let's Build the Future of Healthcare Together

Join us in delivering high quality medical facilities to underserved communities in Las Cruces, New Mexico.

Invest now via [fundmomentum.com](https://fundmomentum.com)

**For more  
information,  
Contact**

**Ajay Samuel**

➤ [ajay@fundmomentum.com](mailto:ajay@fundmomentum.com)

➤ 214-207-5812