

# UNITED STATES GOVERNMENT VA LEASEBACK INVESTMENT OPPORTUNITY



## THE LARGEST HEALTHCARE SYSTEM IN THE NATION

### INVESTMENT OVERVIEW

True North Government Fund X will execute a focused strategy to acquire the best real estate asset class - the United States Government Veterans Administration Medical Clinics.

The Department of Veterans Affairs (VA) is one of the most reliable tenants in the real estate market, backed by the full faith and credit of the United States government.

### KEY HIGHLIGHTS

- Tenant: United States of America
- 5 - 20 Year Non-Cancellable Leases
- Cost-Segregation to Maximize Tax Efficiency
- Utilization of IRC 1031/DST Available
- Hurdle Rate: 8%
- Total Projected Yield: 16%



### INVESTMENT HIGHLIGHTS

First Closing: August 31, 2025

Second Closing: December 31, 2025

Fund Size: \$100,000,000

Minimum Investment: \$500,000

IRA Funds Accepted

Investment Life Cycle: 4-6 Years

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