



CHRIS HOSPITAL

Executive Summary



Chris Group plans to develop 1,000-bed hospital chain in Bangalore, with 10+ Hospitals, each 100 beds.



Cost Per hospital \$ 3.2 million, bringing the total to \$ 32 Million, with 50/50 partnership structure



After 2-3 Years, each hospital is expected to reach \$ 11.2 Million, brings the total \$ 112 Million



We are seeking investors for individual hospitals or firms interested in funding all 10 hospitals



Expected returns (2.5 to 3.5x) in 2 to 3 Years, with proven exits



CHRIS HOSPITALS



Market Problem

1

Problem 1

Rising Healthcare Demand: Due to Population Growth and Urbanization.

2

Problem 2

Increase PE Investment: Healthcare Due to Market Potential for High quality and accessibility.

3

Problem 3

Untapped Location: New Hospitals to Cater Emerging Areas of Bangalore

Current Solution

➤ Solution 1

Expansion of Healthcare Infrastructure: Build 10 new hospitals with 100 beds each

➤ Solution 2

Targeting Emerging Locations : Target 10 fast- growing areas in Bangalore

➤ Solution 3

Improve Access and patient Care: Improve Patient care

Market Opportunity

**TAM \$1.5+
Billion**

For New Hospital
Infrastructure in Bangalore

15+ Million

Population Growth by
2030 in Bangalore

>1Bed

Has less than 1 bed per
1,000 people.

Competition & Differentiation

➤ Fast Development

Chris Group's construction expertise enables us to develop the hospital in **12 months**, well ahead of the typical 2-3 years.

➤ Proven Success

Our history of successful real estate and hospital exits demonstrates our ability to deliver profitable, scalable ventures.

➤ Strong Partnerships

We have established ties with top hospital management companies and reputed doctors for high-quality operations.

Business Model (Built Operate Transfer)



Built

YEAR 1

- ❖ Land 12,000 sq ft
- ❖ Construction 32,000 sq ft
- ❖ Equipment



Operate

YEAR 2 & 3

- ❖ Rent the Hospital
- ❖ Managed by Healthcare Group
- ❖ Or Operate by Chris Group



Transfer

YEAR 3

- ❖ Seek competitive Bids
- ❖ Acquisition by Healthcare Giants
- ❖ Sell to Private Equity



Medical Equipment

List of Equipment

- Philips FD -20 Cath Lab
- Siemens 120 slice – CT Scan
- Macquet Ventilator 2 Nos
- Philips IU22 Ultrasound
- X-Ray, Anastacia and other Medical Equipment
- ICU, NICU, Emergency and special ward beds
motorized 100 No Major and Mino OT
- Labs – Microbiology and General, Oxygen Plant, etc.





Investment Proposal

Investment Structure

- 50% from Chris Group and 50% from Investors

Investment Method from US to India

1. Equity via FDI (RBI Guidelines)
2. Debt via ECB Financing through External Commercial Borrowings.

Capital Gain Tax

- **Capital gains tax** on depreciable assets reduced from **20% to 12.5%** with no indexation benefit.
- We have accounted for **20%** tax in financials.



Financial Projection (Per Hospital)

| Metric | Value (Million) |
|-------------------------|-----------------|
| Rental Income (2 Years) | \$0.55 M |

| Metric | Value (Million) |
|---------------------------------------|-----------------|
| Initial Investment | \$ 3.20 M |
| Annual Revenue (Average of 2 Years) | \$ 1.98 M |
| EBITDA (30%) | \$ 0.68 M |
| EBITDA Multiple x8 (\$0.6M x8) | \$ 4.80 M |
| Real Estate Value (Doubles in 2 Year) | \$ 6.40 M |
| Project Exit Valuation (3 Years) | \$ 11.2 M |

*These financial projections are **forward-looking** and not guaranteed. Actual results may differ significantly. Investors should conduct their own **due diligence** before making decisions.

Investor Return Projection (Per Hospital)

| Metric | Total Investment | Investor (50%) |
|--|------------------|----------------|
| Initial Investment | US\$ 3.2M | US\$ 1.6M |
| Expected Sale price after 3 to 4 years | US\$ 11.2M | US\$ 5.6M |
| Gross Investment to Return Ratio | 3.5 | 3.5 |
| Tax on Capital Gain and other exp. @ 20% | US\$ 1.6 M | US\$ 0.8M |
| Net Return | US\$ 9.6M | US\$ 4.8M |
| Net Investment to Return Ratio | 3.0 | 3.0 |

Investor Return Projection (All 10 Hospitals)

| Metric | Total Investment | Investor (50%) |
|--|------------------|----------------|
| Initial Investment | US\$ 32M | US\$ 16M |
| Expected Sale price after 3 to 4 years | US\$ 112M | US\$ 56M |
| Gross Investment to Return Ratio | 3.5 | 3.5 |
| Tax on Capital Gain and other exp. @ 20% | US\$ 16 M | US\$ 8M |
| Net Return | US\$ 96M | US\$ 48M |
| Net Investment to Return Ratio | 3.0 | 3.0 |

Previous Exits & Current Project



| | |
|--------------|---------------------------------|
| Project Name | Chris Super Speciality Hospital |
| Year | 2018 (Exit) |
| Cost | \$2.7 Million |
| Sold | \$7 Million |
| Return Ratio | 2.5 |



| | |
|---------------|--------------------------|
| Project Name | One Point Chris American |
| Year of Start | 2024 |
| Cost | \$2.5 Million |
| Bank Value | \$5.6 Million |
| Return Ratio | 2.20 |

Current Market

● Hospital for Sale in Bangalore, India
Fully furnished and equipped NABH
Level 1 accredited hospital for sale

Email Phone Google LinkedIn

Prime location in Bangalore: Offering a
fully furnished and NABH Level 1
accredited multi-specialty hospital in
Ramamurthy Nagar, a rapidly growing...

★ 6.1 📍 Bangalore

| | |
|------------------|------|
| Run Rate Sales ⓘ | Nil |
| EBITDA Margin ⓘ | 23 % |

Business for Sale ⓘ
INR 42 Cr

Contact Business

● Hospital for Sale in Chandigarh, India
Urology hospital with own land
& building, 30+ beds and 8+ doctors

Email Phone Google LinkedIn

The hospital operates is a specialized
Urology facility, dedicated to providing
top-tier medical care in the field. - State-
of-the-art facility spans 550 square...

★ 6.3 📍 Chandigarh

| | |
|------------------|--------------|
| Run Rate Sales ⓘ | INR 12 crore |
| EBITDA Margin ⓘ | 15 % |

Business for Sale ⓘ
INR 50 Cr

Contact Business

● Hospital for Sale in Nagercoil, India
One of the oldest 40-bed multi-
specialty private hospitals in

Email Phone Google LinkedIn

One of the oldest private
hospitals in Nagercoil, Tamil
Nadu, with a 40-bed capacity
and a focus on multi-special...

★ 7.1 📍 Nagercoil

| | |
|------------------|-----|
| Run Rate Sales ⓘ | Nil |
| EBITDA Margin ⓘ | Nil |

Business for Sale ⓘ
INR 45 Cr

Contact Business

● Hospital for Sale in Nagpur, India
For Sale: 30-bedded specialty
hospital with IVF-ICSI centre in

Email Phone Google LinkedIn

30-bedded hospital in the
commercial pocket and tourist
attraction area of Nagpur. -
Our specializations include...

★ 8.1 📍 Nagpur

| | |
|------------------|-------------|
| Run Rate Sales ⓘ | INR 3 crore |
| EBITDA Margin ⓘ | 40 % |

Business for Sale ⓘ
INR 45 Cr

Contact Business

Exit Strategy (Acquisition)

Acquiring an operational hospital: Immediate revenue and market presence.

Blackstone USA

Offer: US\$ 10 Million for the current hospital with one year of operation

Future Interest: Potential acquisition of a 500-bed hospital

Narayana Health

Close ties with the MD & CEO

Manipal Hospital

Established relationships with senior management

Apollo Hospital


Disclaimer

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