

## Carter Validus Mission Critical REIT II, Inc. Acquires Post Acute Webster Rehabilitation Hospital Property from Medistar Corporation

(Tampa, FL) – Carter Validus Mission Critical REIT II, Inc. (“CVMC REIT II”) announced that it acquired the Post Acute Webster Rehabilitation Hospital property (the “Webster Rehabilitation Hospital”) for \$25,719,927 from Medistar Corporation (“Medistar”) on June 5, 2015.

The Webster Rehabilitation Hospital is a newly built, 45-bed inpatient rehabilitation facility located in Webster, Texas that measures approximately 53,513 square feet in net rentable area and provides physical, psychological, social and vocational rehabilitation services for patients. The Webster Rehabilitation Hospital is 100% leased to Clear Lake Institute for Rehabilitation, LLC, a newly formed operating subsidiary of Post-Acute Medical, LLC (“PAM”).

Led by Principal, President and Chief Executive Officer Anthony F. Misitano, PAM is a leading provider nationwide of health and patient services for long-term acute care, inpatient rehabilitation, outpatient rehabilitation, residential brain injury and comprehensive wound care. An affiliate of Vibra Healthcare, LLC, PAM currently operates 18 in-patient facilities and 10 out-patient facilities in Texas and Louisiana.

In addition to comprehensive inpatient and outpatient physical therapies, the Webster Rehabilitation Hospital features a specially designed unit for the treatment needs of individuals who have suffered traumatic brain injury, stroke or neurodegenerative disorders, such as Parkinson’s disease. Said Mr. Misitano, “Integral to all facets of our operations is strong physician leadership, which drives quality in all aspects of patient care.”

“The Webster Rehabilitation Hospital is a newly constructed, state-of-the-art private bed rehabilitation facility,” said Michael Seton, President of CVMC REIT II. “We are happy to partner with Medistar on the acquisition of another leading-edge healthcare property.” John Carter, Chief Executive Officer of CVMC REIT II, added, “We are pleased with this exceptional addition to our portfolio and the value we believe it brings our investors.”

“The Webster Rehabilitation Hospital continues Medistar’s longstanding partnerships with Carter Validus and PAM, as well as our steadfast commitment to the health of our neighbors in the Webster-Clear Lake Area. With the opening of Webster Rehabilitation Hospital, the best and most modern resources are available to PAM to deliver unparalleled levels of post-acute care and service,” said Monzer Hourani, Founder and Chief Executive Officer of Medistar Corporation.

Cobalt Medical Development (“Cobalt”) co-developed the real estate with Medistar and is co-owner of the operations with Post Acute Medical.

### **About Carter Validus Mission Critical REIT II, Inc.**

Carter Validus Mission Critical REIT II, Inc. is a public, non-traded company that believes it qualifies as a real estate investment trust (“REIT”). The Company intends to acquire mission critical real estate assets located throughout the United States and abroad. Mission critical real estate assets are purpose-built facilities designed to support the most essential operations of tenants. Carter Validus Mission Critical REIT II, Inc. intends to focus its acquisitions on mission critical assets in the data center and healthcare sectors. See [www.cvmissioncriticalreitii.com](http://www.cvmissioncriticalreitii.com) for more information.

### **About Medistar:**

Medistar Corporation is a full-service medical real estate development company that primarily specializes in the design, development, financing, acquisition and construction of acute care hospitals, post-acute care hospitals, medical office buildings and related facilities for the healthcare industry nationwide. For more information, visit us at [www.MedistarCorp.com](http://www.MedistarCorp.com).

### **About Post Acute Medical**

Post Acute Medical, LLC, is committed to providing high quality patient care and outstanding customer service, coupled with loyalty and dedication of highly trained staff, to be the most trusted source for post-acute services in every community it serves. See [www.postacutemedical.com](http://www.postacutemedical.com) for more information.

### **About Cobalt Medical Development**

Cobalt is a healthcare real estate development and investment company dedicated to providing comprehensive real estate solutions in high bed need and under met demographic locations. Each development at Cobalt is built to minimize risk and maximize results in the communities they serve. For more information, visit [www.cobaltmedicaldevelopment.com](http://www.cobaltmedicaldevelopment.com).



[Click here to see a copy of Carter Validus Mission Critical REIT II's Prospectus and Risk Factors.](#)

This is not an offer or a solicitation of an offer to buy the securities described herein. Such an offer can be made only by means of a prospectus. Investment performance is not guaranteed. This is a speculative security and as such, involves a high degree of risk. **Securities offered through SC Distributors, LLC, dealer manager and member FINRA and SIPC.**

#### **Forward-Looking Statements**

*This press release contains forward-looking statements within the meaning of federal securities laws and regulations. These forward-looking statements are identified by their use of terms and phrases such as "anticipate," "believe," "continue," "could," "estimate," "expect," "intend," "may," "plan," "predict," "project," "should," "will" and other similar terms and phrases, including references to assumptions and forecasts of future results. Forward-looking statements are not guarantees of future performance and involve known and unknown risks, uncertainties and other factors that may cause the actual results to differ materially from those anticipated at the time the forward-looking statements are made. Although the Company believes the expectations reflected in such forward-looking statements are based upon reasonable assumptions, it can give no assurance that the expectations will be attained or that any deviation will not be material. The Company undertakes no obligation to update any forward-looking statement contained herein to conform the statement to actual results or changes in the Company's expectations.*