

THE PRAXIS CENTER FOR INNOVATIVE LEARNING



Equity Investment Opportunities

The NCHCI is offering equity investment opportunities in the Praxis Center for Innovative Learning. Total project cost of the Praxis Center for new construction, equipment, and start-up costs is \$36.5 million. Financing for the Praxis Center can include Opportunity Zone Investors, Private Equity Capital, New Markets Tax Credits, and Grant Funding. **The investment goal is \$36,500,000.**

Opportunity Zone Financing: Prospective investors can take advantage of the capital gain tax incentives offered through the Tax Cuts and Jobs Act of 2017 to incentivize investment in targeted Opportunity Zones. The Praxis Center will be located in Uptown Butte, Montana which has been designated as an Opportunity Zone.

Praxis Center for Innovative Learning

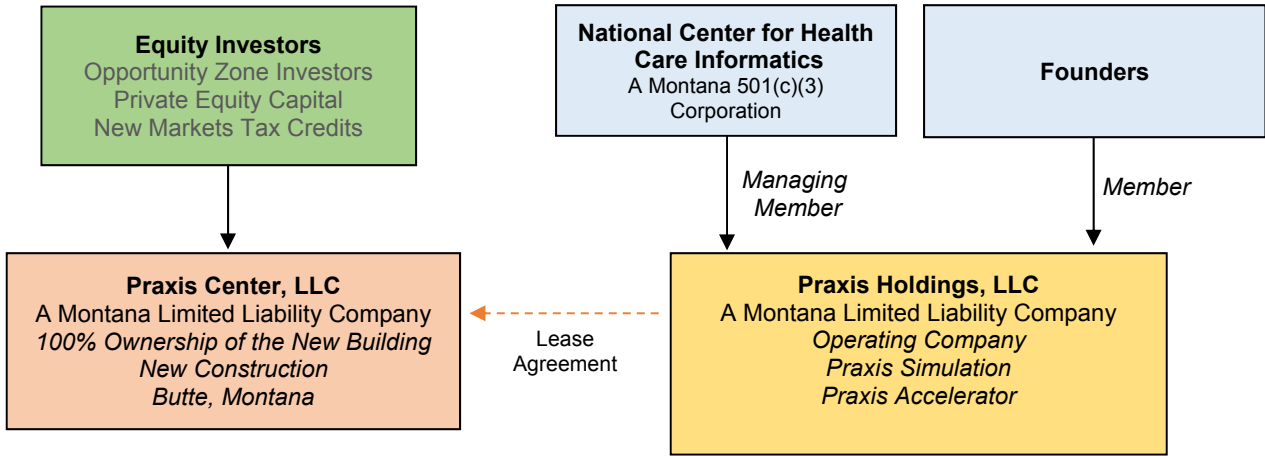
With its ideal location for rural healthcare training in Butte, Montana, the Praxis Center for Innovative Learning will be the nation's first dedicated healthcare simulation training center focused specifically on the needs of rural healthcare practitioners. This project has received endorsements from every major national rural healthcare organization, and a national feasibility study fully supports the proposed business model. This 60,000 ft² facility will include (a) a mock rural healthcare facility that will house the Rural Healthcare Simulation Training Center (RHSTC), (b) a 200-person conferencing facility, (c) the Praxis Accelerator, and (d) general office space. The Praxis Center will have a significant impact on the Montana economy. The Center will employ 70+ full and part-time workers and will annually train between 4,000 and 5,000 healthcare practitioners (doctors, nurses, physician assistants, nurse practitioners, EMT's and first responders).



Organizational Structure

- **The Praxis Center, LLC** is a Montana "for-profit" limited liability company that will control 100% ownership of the new building (new construction) and equipment and will offer private investment in a lease-back real estate structure.
- **Praxis Holdings, LLC**, is a member-managed Montana limited liability company that will serve as the operating company and will manage all "Core Business Functions" of the Praxis business model including the Praxis Simulation Center and the Praxis Accelerator. Praxis Holdings, LLC, will lease space from the Praxis Center, LLC.
- **The National Center for Health Care Informatics (NCHCI)**, a Montana non-profit corporation founded in 2003, will be the non-profit arm of Praxis Holdings, LLC to carry out any charitable initiatives (i.e. training subsidies or scholarships) and research activities. The NCHCI will be the Managing Member of Praxis Holdings, LLC.

Praxis Center for Innovative Learning General Business Structure



Praxis Center Team

The Praxis Center Core Management Team is comprised of individuals with extensive expertise in healthcare, education, clinical simulation training, health policy, health information technology, telemedicine, business management, construction, and construction management. The team is supported by key vendors who will support architectural design, curriculum development, simulation equipment, simulation training and operations, telemedicine, audio/video/data infrastructure and systems integration, group purchasing, event planning, construction, and construction management.



Raymond F. Rogers
Chief Executive Officer
Butte, Montana



Neal Neuberger
Health Strategist and Rural Health Liaison
Telemedicine and Health IT
Washington, DC



Michele K. Davis
Senior Financial Consultant
Butte, Montana



Emily Shaw
Clinical Simulation Advisor
CAE Healthcare
Baltimore, Maryland



Donald J. Sterhan
Finance Consultant and Construction Management
(Mountain Plains Equity Group)
Billings, Montana



Brian Levine
Advisor, Healthcare Simulation
CAE Healthcare
Sarasota, Florida



Dr. George Mulcaire-Jones, MD
Medical Director
Butte, Montana



Bill Markovich, Jr.
Builder
Markovich Construction
Butte, Montana



Kami Norland
CEO – Integrative Re-Sources
(Resiliency Training)
Duluth, Minnesota



Rod Alne
Director of Military, Paramedic, and EMS Programs
Butte, Montana

Major Vendor Partners



Equity Investment Offering

The Praxis Center presents an attractive investment opportunity for investors based upon the amount of the investment. The Praxis Center is located in a census tract that qualifies for New Markets Tax Credits (NMTCs), and the property will be located in Uptown Butte, a Montana designated Opportunity Zone. Investments into the Praxis Center will be negotiated on an individual basis depending upon the type and size of the investment. The Praxis Center is offering a preferred return. A detailed business plan and financial pro formas are available upon request.

Project Timeline

The project timeline below identifies the key development activities for the Praxis Center: (marketing and business development, facilities (including design and construction), and clinical simulation).

		Project Timeline in Months (assumes 24-month – financing decision to opening)																								
Activity/Milestone		01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	
Marketing and Business Development	Financing Secured	◆																								
	Chief Marketing Officer Hired				◆																					
	Marketing/Sales Strategy Development																									
	Branding/Web Consultants Hired																									
	Web/Portal/Social Media Design																									
	Collateral Material/Advertising Design																									
	Acquire/Install CRM System																									
	Marketing/Sales Team Hired																									
	Conference Director Hired																									
	Training / Territory Development																									
	Conference Planning/Contracting																									
	Marketing Material Production																									
	Marketing Campaign Kick-Off																									
	Implement Marketing/Sales Strategy																									
Joint Training with Clinical Team																										
Facilities	Close on Real Estate	◆																								
	Architectural Design																									
	Groundbreaking																									
	Facility Construction																									
	Certificate of Occupancy																									
	Commissioning/Set-up/Testing																									
	Facility Opens																									
Clinical Simulation	Chief Clinical Officer Hired																									
	Clinical Strategic Plan Development																									
	Curriculum Development (CAE)																									
	1st 6-month curriculum to Marketing																									
	Clinical Team Hired																									
	Clinical Team Training (CAE)																									
	Joint Training with Marketing Team																									
	Simulators Acquired/Temp Site Set-up																									
	Clinical Preparation/Course Dev																									

For More Information:

Raymond F. Rogers

Chief Executive Officer, NCHCI and Praxis Center

465 E. Galena

Butte, MT 59701

406.498.1081

rrogers@nchci.org

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