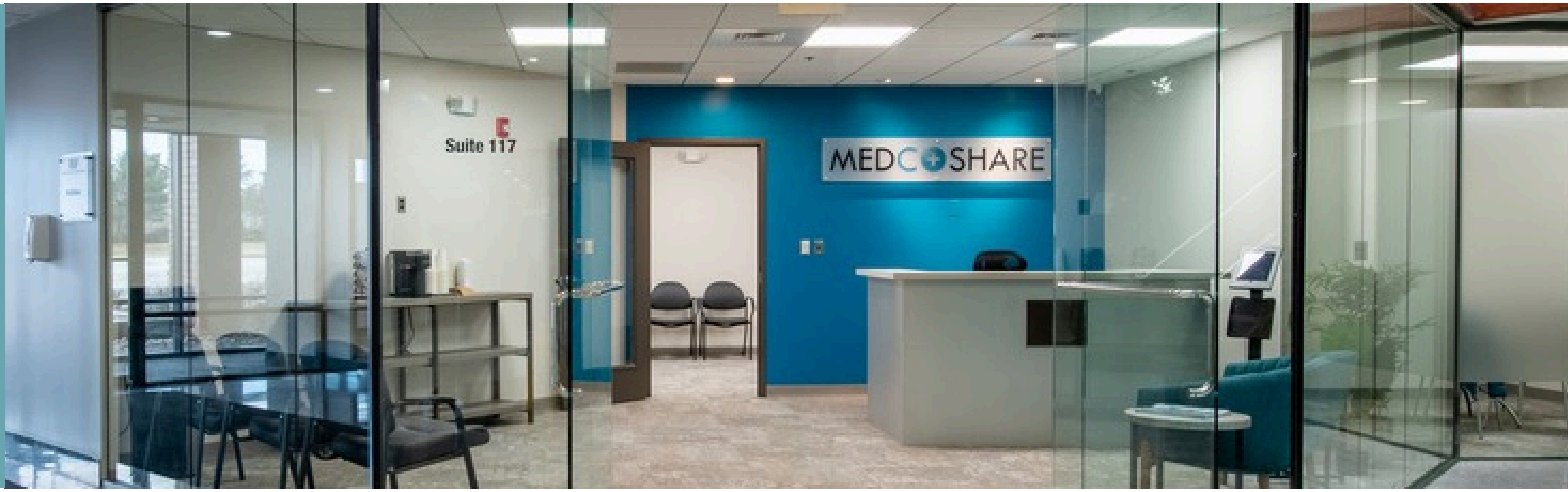
MEDCOSHARE

MedCoShare

Flexible Coworking Spaces and Services for Healthcare Providers



MEDCOSHARE

Disclaimer

Investors acknowledge that MedCoShare Inc. or its subsidiaries do not guarantee the investment made. Monetary returns will only be upon the revenue from memberships provided by our members, including health and wellness professionals. The investment offering has not been registered under the Securities Act of 1933, as amended, or any state securities law. It may not be sold or transferred in the absence of registration under such act except pursuant to an exemption from such registration. The following slides show the problem and solution for private practices and how MedCoShare can help solve and monetize the opportunity.

MEDCOSHARE

Problem

Demand

1 in 3 doctors want a more flexible, autonomous practice

"I want an office, but just part-time"

"I want a satellite office, but don't want to invest too much"

"I want my own practice, but don't know how to get started"

Obstacle

Traditional leasing in the $1T medical office market does not allow flexibility; running a practice is hard and unfamiliar

Restrictive leases (5-10 yr contracts)

High risk & Cost upfront ($250K+)

Credentialing, hiring staff, marketing, practice management

MEDCOSHARE

Solution

What

MedCoShare provides flexible, affordable coworking spaces and essential support services for healthcare providers, enabling them to practice their way.

How

Flexible and affordable coworking spaces

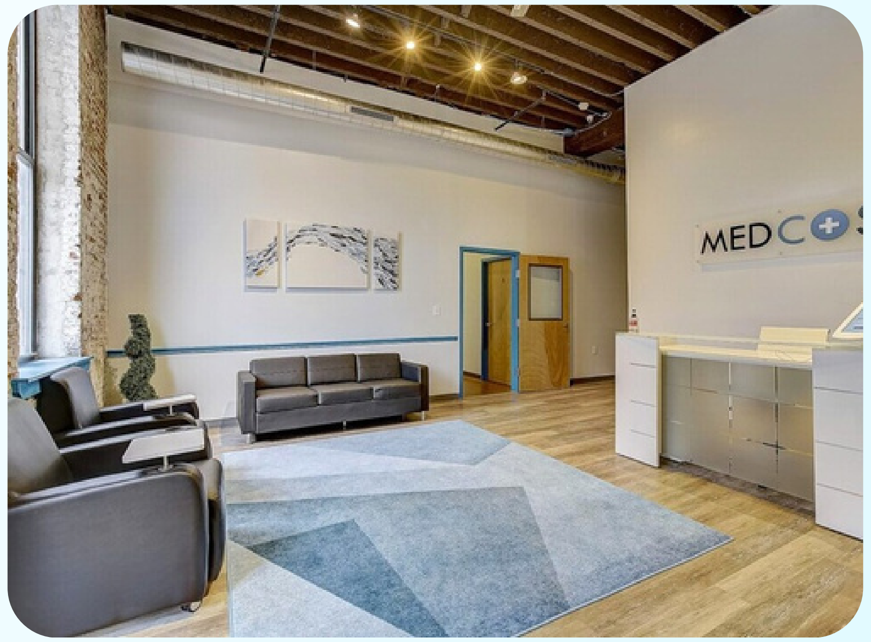
Optimal locations, fully furnished, basic utilities and cleaning services included

Inexpensive, Flexible, short-term agreements

Members can see their patients inexpensively, with low risk, use as much space as needed, part-time or full-time

Additional Services to Grow

Additional services inclusive of SEO, office staff, full front and backend website development, ad campaigns, and social media campaigns



MEDCOSHARE

Market Opportunity: TAM = $495B

Potential Clients: Providers in Solo or Small Practices

Estheticians
Cosmetic procedures, medspa,
148,000

Physicians
Primary, specialists
164,000

Chiropractic,
podiatry, etc.
119,000

Wellness
Nutrition, mental health, massage
273,000

Total: 704,000
Solo Practitioners

Primary care & specialty physicians: Office visits, minor procedures, satellite offices, practices combining telehealth with in-person care
Non-physician providers: Chiropractors, podiatrists, physical therapists, medical esthetics, alternative medicine, wellness nutrition, psychotherapy & counseling

01 National Medical Real Estate Market worth $1.1T

02 Attainable market of medical office buildings and outpatient facilities worth $460B

03 Practice support services worth >$35B

Private Practice Accelerator

Clinical Exam Rooms

Flexible schedules, full-time (customizable rooms) & part time; waste removal, utilities, and basic equipment & supplies.

Essential Support Services

Staffing (medical assistants, admins), and practice marketing offered now, others in development (practice management, billing, EHR support, and more)

Additional Practice Management Benefits

Online scheduling, attentive facility management, discounted medical supplies, community of providers with mutual support and referrals

MEDCOSHARE

Growth (2023-2025)

	Annual Revenue	Memberships
2023	$533,169	45
	+42%	+66%
2024	$759,351	75
	+58%	+35%
2025 *Projected*	$1,199,409	101

MEDCOSHARE

MedCoShare Services

Our Competitive Advantage

MedCoShare's moat: In-house services and partnerships to help practices grow; beneficial to ensuring members stay within the MedCoShare ecosystem and highly profitable for company

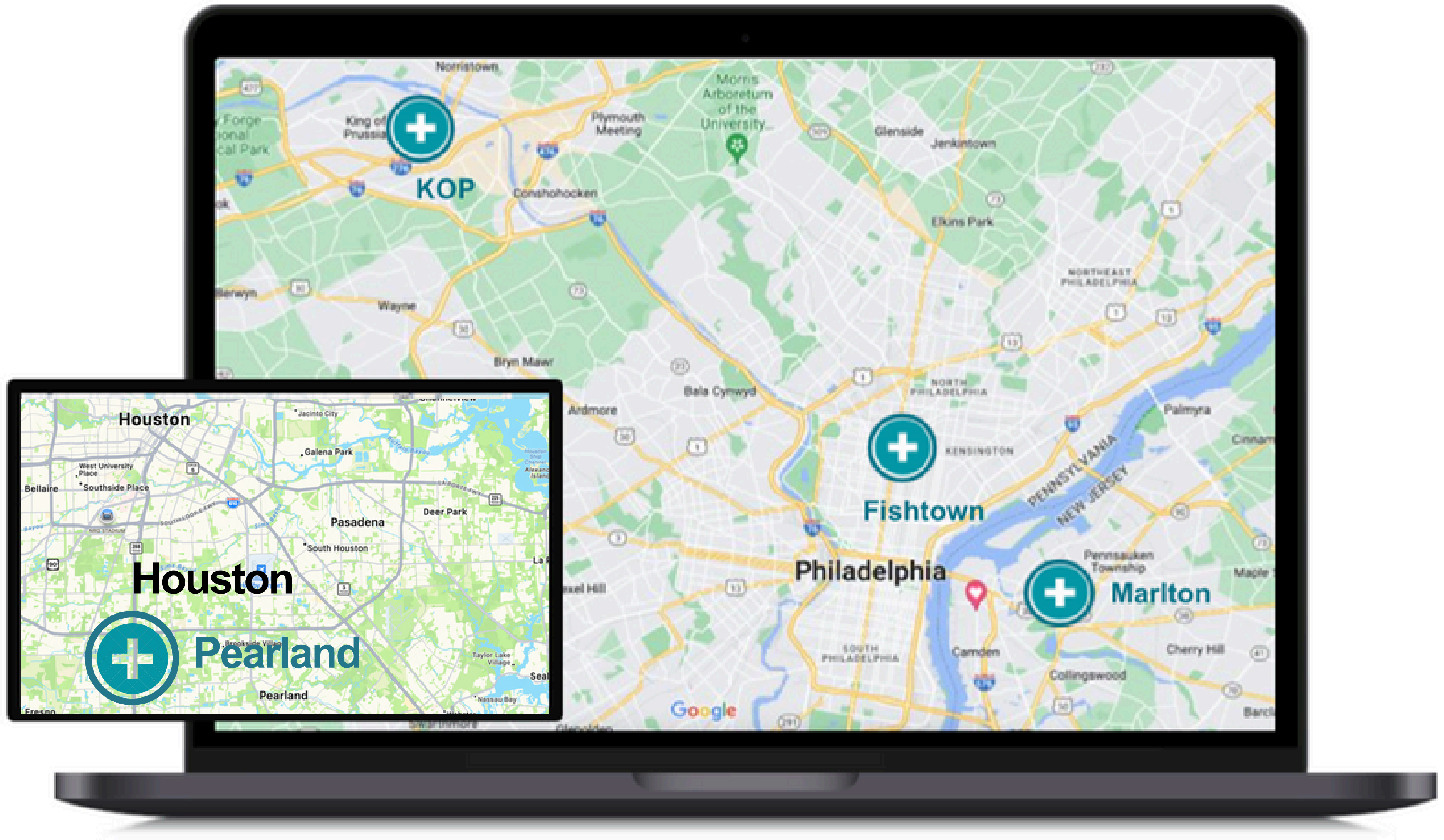
- In-house marketing services: SEO, website development and maintenance, content creation and management
- Partnerships: By end of 2024, multiple healthcare specific and lifestyle partnerships to offer discounts to members
- Staffing support: Part-time medical assistants
- Additional support services: EHR support, entity formation, and more

Launched in January 2024

Gross Revenue	**$84,927**
Total Clients	**26**
External Clients	**6**

MEDCOSHARE

Traction



130+ Lifetime Members across all 4 locations

Philadelphia, PA

- Opened July 2020
- 85% Occupancy
- 10 min from Center City

Marlton, NJ

- Opened Feb 2022
- 8 months to break even
- 65% Occupancy

King of Prussia, PA

- Opened May 2023
- 24 providers practicing
- 73% Occupancy

Pearland, TX

- Opened June 2024
- 37% Occupancy
- 20 min from Texas Medical Center, Houston

Featured in

The Inquirer DAILY NEWS philly.com
STARTUP + HEALTH
Philadelphia MAGAZINE
TEMPLE UNIVERSITY FOX SCHOOL OF BUSINESS
NATIONAL REAL ESTATE Investor
PHILADELPHIA BUSINESS JOURNAL
HOUSTON BUSINESS JOURNAL

MEDCOSHARE

Meet our Team

Ronak Vyas, MBA
CEO / CO-FOUNDER
Experienced healthcare real-estate broker & investor

Anthony Khan
COO / CO-FOUNDER
Healthcare program manager, commercial real-estate investor and asset manager

Amit Mundade
CO-FOUNDER
Engineer by training with a tremendous record of success in real estate investing

Gregory Goldmacher, MD
CO-FOUNDER
Physician, scientist, and biopharmaceutical executive

- **Seasoned healthcare and real estate professionals**
- **Decades of experience in medicine, operations, strategy, and product development**
- **Dedicated to innovation, growth, and a shared vision of national leadership in healthcare**

Martin Muinz
Audio / Video Specialist

Sean Simms
SEO and Website Dev Specialist

Ash Addanki
Marketing and Design Specialist

Dylan Ritch
Regional Manager

Sadiq Maredia
Texas Manager

Matt Guiterrez
Bookkeeper - KOP Manager

MEDCOSHARE

Competition: No National Player

MedCoShare aims to be the first national player through a mix of lease deals and landlord partnerships, as there is no current national leader in healthcare co-working.

General Competitors

- Traditional leasing
- Informal space sharing among healthcare providers
- Leading coworking competitors

Similar Small Companies

1. Lina (NY & FL)
2. ShareMD (CA)
3. PRN Medical (PA)
4. Viva MedSuites (AZ)
5. Clinicube (NY)
6. Symbiosis (DC)
7. TexasMed Health (TX)
8. CareHub (TX)
9. Wellness Space (TX)
10. Parvus Medical Suites (TX)

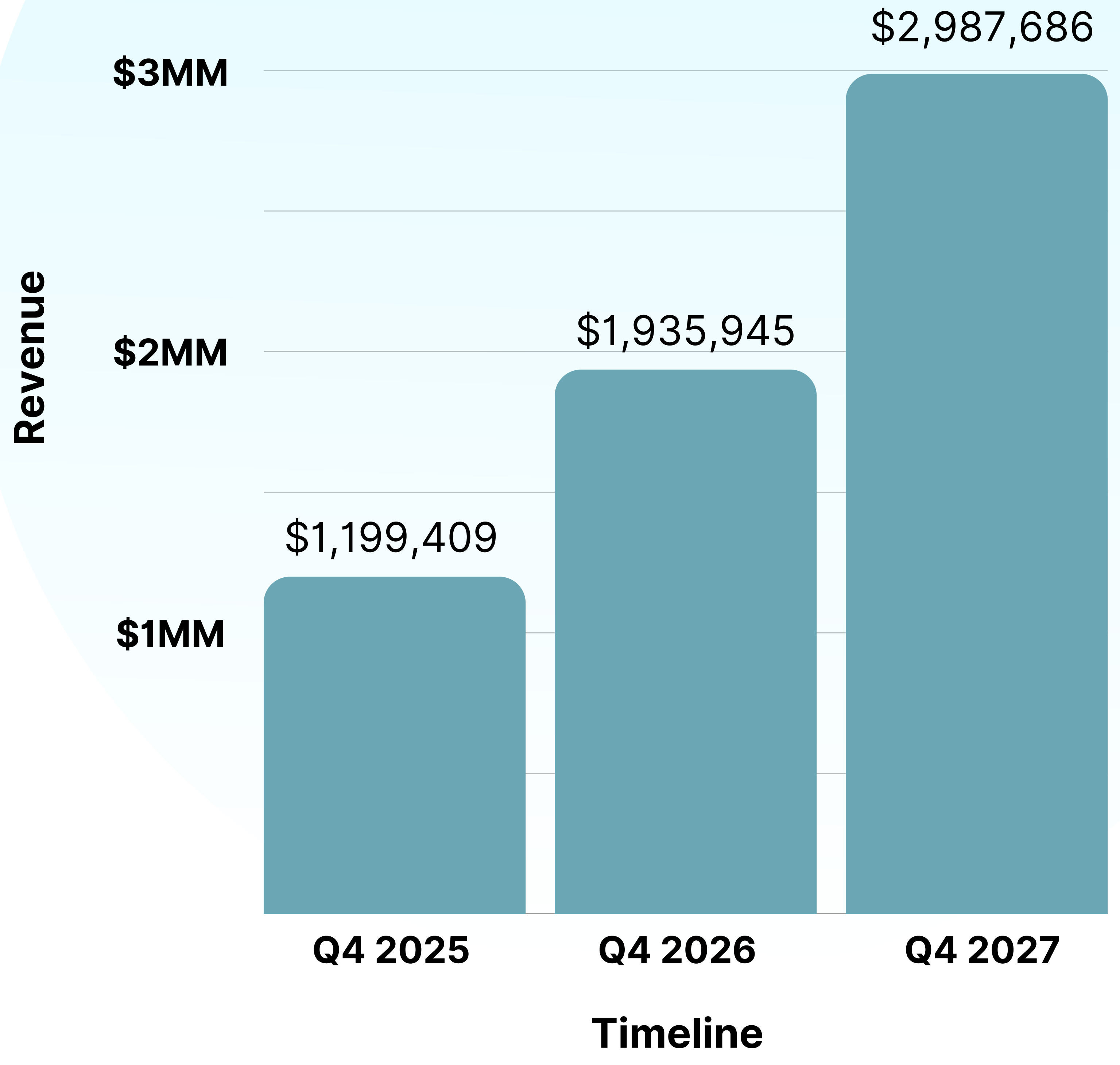
Our Advantage

- MedCoShare is the only Philadelphia-area company with fresh modern facilities in desirable locations
- Unique combination of experts (real estate & healthcare) to be able to create a robust national presence
- Proof of concept in additional services development and execution
- National supplier relationship with preferred pricing
- Unique landlord partnership opportunities to help scale

MEDCOSHARE

Please note: All company profits are directly reinvested to fund growth of new locations

3 Year Projections



	Year 1 (Q4 2025)	Year 2 (Q4 2026)	Year 3 (Q4 2027)
Rentable Rooms	85	135	205
Locations	5	8	12
Revenue			
MCS Services	$123,854	$210,552	$315,828
Rental Revenue	$1,067,940	$1,713,101	$2,652,889
Interest (Reserves)	$7,615	$12,292	$18,969
Total Revenue	$1,199,409	$1,935,945	$2,987,686
Total Expenses	$1,171,724.56	$1,406,069	$1,898,194
Net Operating Income	$27,684.74	$529,875	$1,089,493

MEDCOSHARE

Seed Round- $1.35M

Use of Funds

$750K to open new locations in PA, NJ, FL, TX

$300K for staffing/marketing of new locations

$300K to grow MedCoShare Services division

MEDCOSHARE

Future Revenue Sources

Technology-Driven Offerings: HIPAA-compliant telehealth infrastructure & analytics, providing marketing & patient revenue metrics

Membership Tiers & Add-Ons: Premium memberships encompassing priority booking, multi-location access, and specialized medical equipment rental billed per use

Partnership & Affiliate Network: Revenue sharing with local pharmacies, labs & vendors for patient referrals & offering discounted bulk medical supplies to members.

Sponsorship & Advertising: Revenue through advertising in our offices. This can be at hosted events, displays, television, etc.

MEDCOSHARE + AI

AI-Powered Services for Members:

- **Clinical Documentation Assistants –** Provide AI tools (like HIPAA-compliant scribe software) for automated charting, coding suggestions, and note summaries to save providers hours per week.
- **Medical Transcription & Translation –** Integrate AI that transcribes patient visits and translates into multiple languages for diverse communities.
- **AI Patient Triage Tools –** Offer members access to AI-based symptom checkers or pre-visit questionnaires that streamline visits.
- **Billing & Coding AI –** Partner with an AI medical coding service to reduce billing errors and speed reimbursements for your members.

MEDCOSHARE

Why Invest

We meet a Market Need

MedCoShare meets a need that the current market in medical real-estate and healthcare services does not address

Proven Business Model

Great traction to date: Strong revenue growth, operational efficiency, each location profitable after 60% occupancy, proving the soundness of the business model

Early Adoption

The coworking industry is in an early-adopter phase, positioned for explosive growth, similar to the growth of urgent care clinics two decades ago

Passionate, Expert Team

The founding team has a combination of expertise, vision, and a successful track record of starting and growing businesses

MEDCOSHARE

Thank You

For more information on this investment opportunity, please contact:

Ronak Vyas, CEO
ronak@medcoshare.com
215-285-8679

Anthony Khan, COO
anthony@medcoshare.com
609-505-3379

www.medcoshare.com