

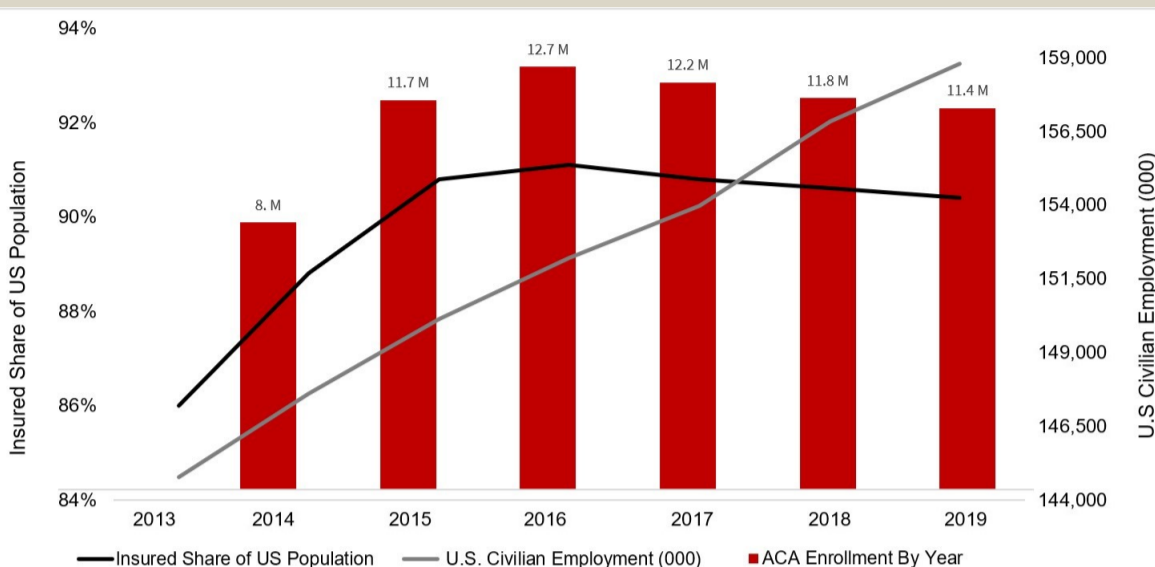
# Medical Office

## Perspectives

April 2020

*Covid-19 draws poignant focus on the delivery of healthcare*

**ACA enrollment and employment drive the insured U.S. population**



Source: Kaiser Family Foundation, Centers for Medicare & Medicaid Services, JLL Research

### Key points:

- March 23, 2020 marked the 10th anniversary of the enactment of the Affordable Care Act. The legislation ushered in a new era for healthcare with insurance coverage for approximately 16 million U.S. residents who were previously uninsured. Starting in 2014, exchanges were eventually established by 37 states or through the federal exchange.
- At its peak in 2016, 12.7 million people enrolled in the insurance marketplace. The insured population rose from 86.0% to 91.1% at the peak. This corresponded with a period of consistent employment growth which no doubt supported growing healthcare coverage. During this period, healthcare systems benefited from compensation for covered care and enjoyed a substantial uptick in patient volumes.
- With the rise of the coronavirus pandemic, federal legislation is again supporting the delivery of healthcare. The CARES Act, signed into law on March 27, 2020, supports small businesses that retain employees, many with employer-sponsored health insurance benefits. The legislation allows for reimbursement to hospitals at Medicare rates for virus-related care for the uninsured and provides for advances to hospitals for future Medicare payments.
- The ranks of the unemployed has swollen as a result of the pandemic, with 22 million U.S. workers filing claims in the first 4 weeks of the crisis. With workers losing employer-sponsored health insurance, the ACA and the CARES Act play a vital role in access to healthcare.
- Since the advent of the ACA, the healthcare delivery system has increasingly migrated towards outpatient care. More than half of health system patient revenue is now derived from outpatient visits. New settings of care have been instrumental to this delivery, evidenced by an increasing number of medical buildings located in community settings convenient to the population served by healthcare providers.

## JLL Feeding Heroes

We're proud to share that JLL has launched a new program called [JLL Feeding Heroes](#). Powered by CaterCares, this program allows you to gift a meal to first responders and healthcare workers fighting on the front lines of COVID-19. Your donation will show those on the front lines your appreciation in their fight against coronavirus, while supporting local restaurants. Hospitals in Chicago, Boston, Detroit and New Jersey have already received meals through JLL Feeding Heroes. We're delivering another 100 meals this week to the front lines at hospitals in Seattle, Dallas and Washington, D.C.

Every \$15 donated creates one meal for our frontline heroes. Plus, each of these meals generates an additional meal for Feeding America® to help those in need. [Click here to donate](#) and help those on the front lines. We're all in this together.

## Recent 2020 activity

Closed - Investment Advisory & Debt Placement



**Colesville Medical Campus**  
212,153 s.f.  
Silver Springs, MD

Closed - Debt Placement



**BayHealth Sussex MOB**  
83,079 s.f.  
Milford, DE

Closed - Investment Advisory



**Bella Terra Medical Plaza**  
55,693 s.f.  
Huntington Beach, CA

Closed - Investment Advisory



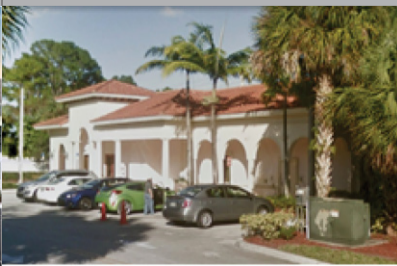
**Wylie Medical Plaza**  
49,151 s.f.  
Wylie, TX

Closed - Investment Advisory



**The Surgery Center**  
41,643 s.f.  
Shrewsbury, MA

Closed - Investment Advisory



**Atlantic Outpatient Surgery Center**  
9,772 s.f.  
Lake Worth, FL

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