

ANESTHESIA PROVIDER TO FULL TIME INVESTOR

DEEP DIVE

 GENWEALTH
CAPITAL GROUP

 MJ

Presented by Ryan Johnson



Know your why?



- Is this it?
- Burnout
- No control
- Lack of empathy
- Politics
- It was not the \$

Projects > Patients?

Intravenous Versus Oral Acetaminophen in Ambulatory Surgical Center Laparoscopic Cholecystectomies: A Retrospective Analysis

Step J. Johnson, David E. Johnson, Alan H. Smith, Alan J. O'Brien, Peter D. Smith, Charles Charles Smith

ABSTRACT

Abstract

Study objectives: The purpose was to compare postoperative pain scores in patients undergoing laparoscopic cholecystectomy with receiving intravenous (IV) or oral (PO) acetaminophen (APAP) as part of a multimodal analgesic regimen to evaluate whether IV APAP is more effective than PO APAP.

Design:

Retrospective analysis.

Setting: Ambulatory surgical center (ASC) in an academic setting.

Patients: 175 patients (50.1% male and 49.9% female) who underwent laparoscopic cholecystectomy in an ambulatory surgical center.

Measurements and Main Results: Patients received 1000 mg IV APAP intravenously or 1000 mg PO APAP orally.

Conclusions: This study confirms that there is no difference in postoperative pain scores between IV APAP and PO APAP in patients undergoing laparoscopic cholecystectomy. The results of this study suggest that IV APAP is not more effective than PO APAP in patients undergoing laparoscopic cholecystectomy.

Keywords: Ambulatory surgical center (ASC), laparoscopic cholecystectomy, multimodal analgesia, postoperative pain, retrospective analysis.

Abbreviations: ASC, ambulatory surgical center; APAP, acetaminophen; IV, intravenous; PO, oral.

Introduction: Single-dose IV APAP is an effective IV APAP for postoperative analgesia in ASC laparoscopic cholecystectomy patients. The value of single-dose IV APAP in this population should be further assessed.

- Had idea
- Built Team
- Lead Team
- Had doubts
- Was doubted
- Pushed through

Company Highlights

Houston, TX Based

- \$120M+ transaction volume
- 1,680 units since 2016
- Houston, Austin, DFW, Phoenix
- 4 full cycle deals as sponsor or JV
- Class B+/C workforce housing assets



Company Highlights

Houston, TX Based



- New construction duplexes and SFH
- 18 units built
- 46 units in pipeline
- BTR → Build to sell
- Househackers, STR, 1031 buyers



First Deal

- Vacant lot 2017
- Independence Heights, HTX
- Purchased: \$41k at auction
- Financed: Cash/HELOC
- Sold 2018: \$80k (18mo hold)
- Learned: pull the trigger, flood zones, auction process, deed restrictions, pre-development



Rabbit Hole

- Self education
- Networking
- Deal hunting
- Funding deals
- Work for free
- Meet a guy/gal



The HELOC

- Home Equity Line of Credit
- Floating rate - 3.5-9.5% IO
- Tax deductible
- Move funds in minutes
- Cash purchases



Gut Flip



BRRRRR



- PP: \$71k
- Rehab: \$35k
- All in: \$106k
- ARV: \$144k
- Cash left: \$5500
- Cash flow: \$300
- COC: 65%
- Sold 2023
- Learned:
 - finance
 - rehab
 - budgeting
 - landlording

New Construction Spec



Small MF Development



More Duplexes



More Duplexes



More Duplexes



Continuous Learning

- Buying lots
- Replats
- Managing multiple projects
- Construction loans
- Draw process
- Underwriting
- Dealing with contractors

Momentum

Definition: strength or force gained by motion or a series of events.

- **If you don't have it, your goal is to find it.**
 - partner, network, get in the game
- **If you have it your goal is to maintain it.**
 - keep pushing forward, consult others, help others



Larger Multifamily



Value Add Multifamily



Roles:

- Capital Raising
- Marketing
- Asset Mgmt Team
- Cap-X Team

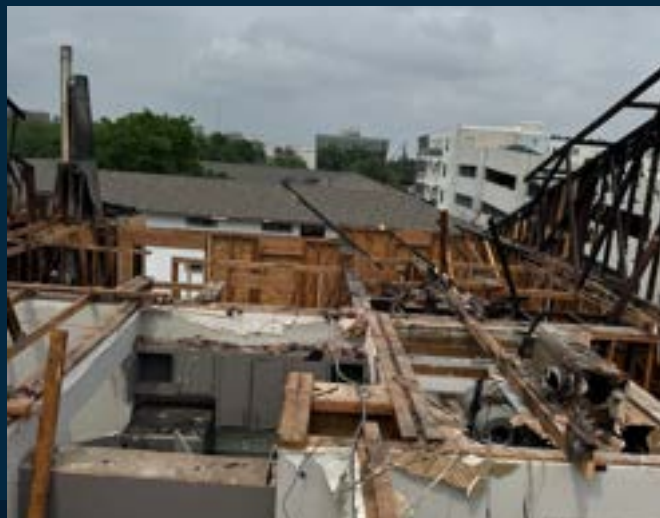
Challenges



Challenges



Challenges -> Rebirth



Challenges → Rebirth



Large MF Development

NEW OFFERING
LAKE DALLAS, TX- 340-UNIT CLASS-A MULTIFAMILY

8-10%
Preferred Return

18-24%*
Annualized IRR

3-4 yr
Hold Time

Accredited Investors Only

CGI

The advertisement features a blue header with a Texas state icon. Below the header is a photograph of a modern, multi-story apartment building with a mix of brick and light-colored siding. The building is surrounded by greenery and a parking lot. The text is overlaid on the image in white and yellow boxes.

Roles

- General Partner
- \$2m Equity raised
- Development Team

What's Next?



What's Next?

- Merge duplex and syndication strategies
- 23 duplexes in pipeline.
- Build 25 duplexes over the next 18-24 mo.
- Help young investors create generational wealth.
- Go vertical in DFW summer 2024
- Start a construction company

Thank You



ryan@genwealthcapital.com



www.genwealthcapital.com

This is not an offer to sell or solicitation of an offer to purchase an investment or security.