



Mission

To provide high quality health care to our diverse community enhanced through teaching, research, charity care and financial responsibility



In the 1940s, a group of philanthropists organized to provide medical care and training to all people regardless of race, religion or nationality.

On December 4, 1949, Mount Sinai Hospital of Greater Miami opened.

The hospital site was a resort hotel used as an Army hospital during World War.

Today Mount Sinai has grown to a 664 licensed-bed general acute care hospital located on a 57-acre campus in Miami Beach, Florida. Mount Sinai also operates satellites located throughout Miami-Dade County and three multispecialty satellites in the Florida Keys.

With more than 700 physicians, 4,700 employees and 500 volunteers, Mount Sinai is the largest private independent not-for-profit teaching hospital in South Florida.



Primary Service Area	11.6 million annual visitors 87,000+ permanent resident
Main Campus	664 licensed beds 57 acres - 18 buildings 1,400,000 square feet of gross floor space
Employees	Miami Beach's largest employer 1 of the Top 10 Largest Miami-Dade County Private Employers
Admissions	27,079 inpatient admissions and observations 189,661 Outpatient Visits
Emergency Care	108,631 Emergency Care visits
Shelter	Miami-Dade Medical Management Facility for electricity and oxygen dependent individuals in the event of disaster
Teaching	Train 300 residents and fellows annually Educate ~394 undergraduate medical students and ~400 allied health professionals
Medical Staff	676 Active Physicians and 248 Allied Health Professionals

Mount Sinai continues to invest in expanding its geographic network in order to bring quality care to its patients

Free Standing Emergency Rooms

- Mount Sinai Aventura Free Standing Emergency Room
- Mount Sinai Hialeah Free Standing Emergency Room

Primary and Specialty Care

- Mount Sinai Aventura
- Mount Sinai Hialeah
- Mount Sinai Coral Gables
- Mount Sinai Miami Shores
- Mount Sinai Key Biscayne
- Mount Sinai Key West / Marathon
- Mount Sinai Skylake
- Mount Sinai Sunny Isles
- Mount Sinai Midtown



Mount Sinai Key West Investment

2 Physician Offices in Key West

1 Physician Office in Marathon

Finalizing negotiations on 2 additional Key West locations

Cardiology & Internal Medicine

6 Locally residing physicians

Other Mount Sinai Physician Specialties

16 Miami based Physicians rotating in 7 Specialties

- Urology
- Vascular surgery
- General Surgery
- Interventional Radiology
- Electrophysiology
- Pulmonary
- Behavioral Health (tele medicine)

Other Specialties coming soon

- Orthopedics (coming soon)
- Spine Surgery (coming soon)
- Pain Management (coming soon)
- Neurology (coming soon)



Mount Sinai has once again been recognized as being one of the Top 100 Hospitals in the country, in addition to receiving several Excellence Awards across several categories

1. America's 100 Best Critical Care™ (2024, 2023, 2022)
2. America's 100 Best Gastrointestinal Care™ (2024, 2023, 2022)
3. America's 100 Best Gastrointestinal Surgery™ (2023, 2022, 2021)
4. America's 100 Best Stroke Care™ (2024, 2023, 2022)
5. Cranial Neurosurgery Excellence Award™ (2024, 2023, 2022)
6. Neurosciences Excellence Award™ (2024, 2023, 2022)
7. Pulmonary Care Excellence Award™ (2024, 2023, 2022)

Healthgrades analyzes the risk-adjusted mortality and complication rates at approximately 4,500 hospitals every fall to identify organizations that deliver consistently exceptional outcomes in 31 key procedures and conditions.



U.S. News & World Reports Awards

The screenshot shows the U.S. News & World Reports website interface. At the top, there is a navigation bar with the U.S. News logo and links for HEALTH, Hospitals, Doctors, Senior Living, and Hospital. Below the navigation bar, the breadcrumb trail reads: Home / Best Hospitals / FL / Mount Sinai Medical Center. The main heading is "Mount Sinai Medical Center" in large, bold black font, with "Miami Beach, FL" underneath. Below this, there are two award sections. The first section is titled "REGIONALLY RANKED" and features a "BEST REGIONAL HOSPITALS" award badge. The text indicates the hospital is "#10 in Florida" and "Recognized in Southern Florida", and "#4 in Miami-Fort Lauderdale". The second section is titled "HIGH PERFORMING" and features a "HIGH PERFORMING HOSPITALS" award badge. The text indicates the hospital is "in 3 Adult Specialties" and "in 11 Procedures/Conditions".

High Performing Specialties

- Geriatrics
- Orthopedics
- Urology

High Performing Procedures / Conditions

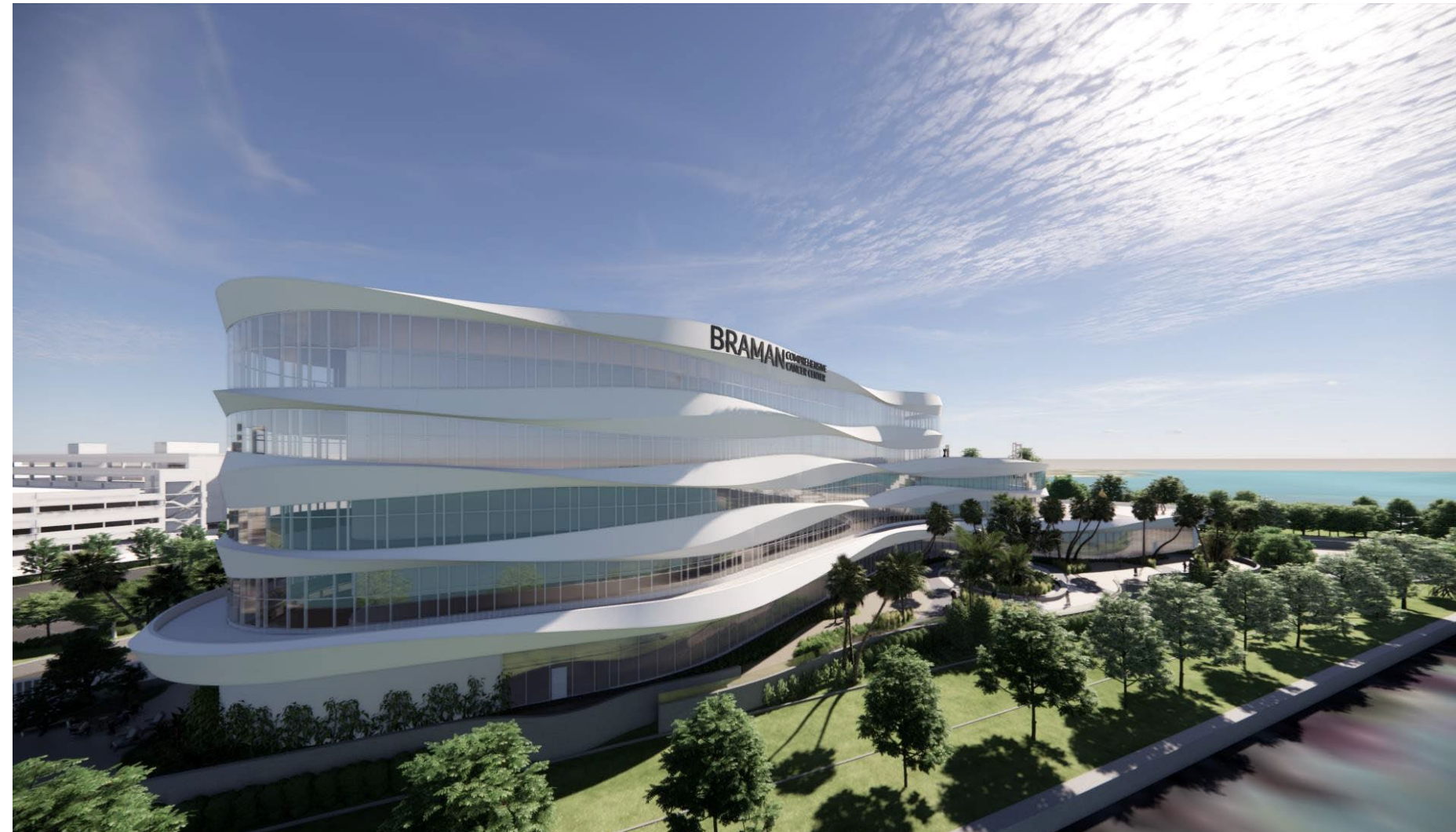
- COPD
- Lung Cancer Surgery
- Urology
- Pneumonia
- Stroke
- Kidney Failure
- Colon Cancer Surgery
- Diabetes
- Heart Failure
- Aortic Valve Surgery
- Leukemia, Lymphoma, Myeloma
- Heart Attack

Financial Stability

- Fitch Rating.....A- (Positive Outlook) – Investment Grade
- Moody’s Affirm – A3 (Stable Outlook) – Investment Grade
- Deployed over \$990.5 million in capital improvements since 2001 or and average of \$42.0M annually

Community Benefit Expense

	Net Community Benefit Expense	Percent of Total Expenses
Mount Sinai Medical Center of Florida, Inc. (TY23)	\$140.4 million	15.92%
Shands Jacksonville Medical Center, Inc. (TY22)	\$86.8 million	8.94%
South Miami Hospital, Inc. (TY22)	\$68.0 million	10.17%
Homestead Hospital, Inc. (TY22)	\$79.9 million	19.24%
Baptist Hospital of Miami, Inc. (TY22)	\$168.0 million	9.48%
Boca Raton Regional Hospital, Inc. (TY22)	\$18.3 million	2.59%
West Kendall Baptist Hospital, Inc. (TY22)	\$37.3 million	10.05%



**Irma and Norman Braman
Cancer Center Building**

Operational – 1st Quarter 2026

Square Footage - 216,558SF

Total Exam Rooms – 65 rooms

Infusion Suites – 56 rooms

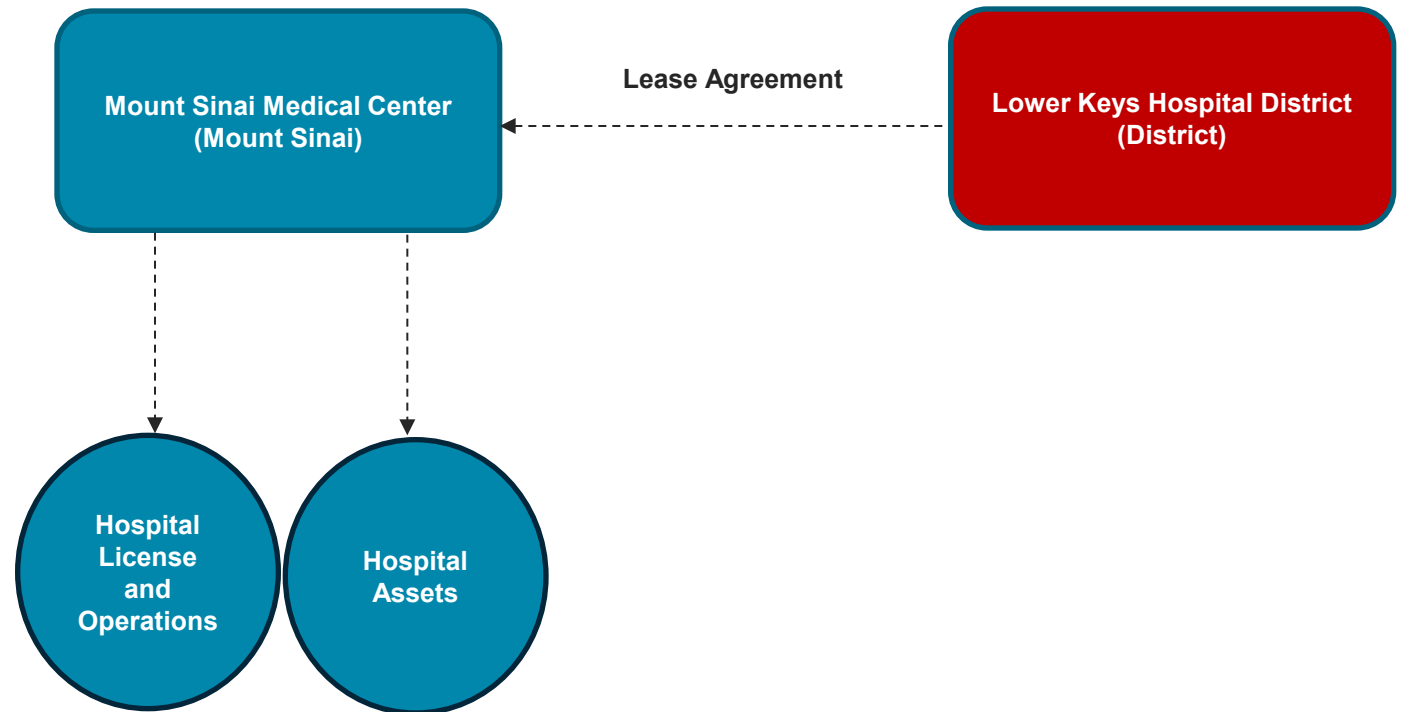
Imaging & Breast Center

Radiation Oncology – 19,094 SF

MOUNT SINAI MEDICAL CENTER

Mount Sinai Medical Center would like an opportunity to manage the assets of the Lower Keys Medical center. We would provide world class care for the residents of the Florida Keys while also providing for an opportunity to reinvest back into the community

HOSPITAL LEASE
STRUCTURE



HOSPITAL LEASE STRUCTURE

- Mount Sinai and District enter into a long-term lease agreement for Mount Sinai to lease all of the Hospital's facilities, assets and personnel
- Mount Sinai pays District a nominal annual fee under the lease
- Mount Sinai becomes the licensee of the Hospital and therefore directly operates the hospital and owns all Hospital revenue
- Mount Sinai to make contributions towards services within the District's community in amounts not less than the net income earned by Mount Sinai through the Hospital's operations

HOSPITAL LEASE

Other Terms

- 20-year lease term
- Liquidated damages upon early termination
- District to establish a “community advisory board” to consult with Mount Sinai on the operation of the Hospital and Mount Sinai net income spending within the community
- Net income could be used to fund capital investments in the facility. Additionally Mount Sinai would be open to funding capital investments under a reimbursement agreement

