



# ANIMAL MEDICAL CENTER

## HEARTLAND VETERINARY PARTNERS

40 Professional Parkway - Troy, MO 63379

HEARTLAND VETERINARY PARTNERS - TROY, MO

# EXCLUSIVELY MARKETED BY

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### CONFIDENTIALITY & DISCLAIMER

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SECTION 1

# *INVESTMENT OVERVIEW*



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 7,600 SF Heartland Veterinary Partners Located at 40 Professional Parkway in Troy, MO. This Deal Includes 11 Years of Lease Term Remaining With Minimal Landlord Responsibilities, Providing a Long and Stable Investment.

Sale Price	\$2,000,000
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## OFFERING SUMMARY

Cap Rate:	6.00%
NOI:	\$120,000
Price / SF:	\$263.16

## BUILDING INFORMATION

Street Address:	40 Professional Parkway
City, State, Zip:	Troy, MO 63379
County:	Lincoln
Building Size:	7,600 SF
Lot Size:	0.8 Acres





# INVESTMENT HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 11 Years of Lease Term Remaining With Minimal Landlord Responsibilities, Providing a Long and Stable Investment
- Veterinary Hospitals Are Sound Investments as They Are Pandemic and E-Commerce Resistant and Have Low Relocation Rates
- Heartland Veterinary Partners is a National Tenant With 275 Locations, Providing Investors With an Experienced and Growing Operator as Their Tenant
- The Animal Medical Center of Troy, MO Was Acquired By Heartland Veterinary Partners in 2018 Due to the Site's Strong Performance
- Nestled in the Heart of Lincoln County and Just 60 Minutes From St. Louis, Troy Offers a Balance of Rural Charm and Suburban Convenience



SECTION 2

# LEASE ABSTRACT



# LEASE SUMMARY



## LEASE ABSTRACT

Tenant:	Heartland Veterinary Partners LLC, a Delaware Limited Liability Company
Premises:	7,600 SF
Base Rent:	\$120,000
Rent Per SF:	\$15.79
Lease Commencement:	8/08/2018
Lease Expiration:	7/31/2033
Lease Term:	10+ Years Remaining
Renewal Options:	3 x 5 Years
Rent Increases:	5% Every 5 Years
Lease Type:	NN
Use:	Medical
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Landlord's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Landlord's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No



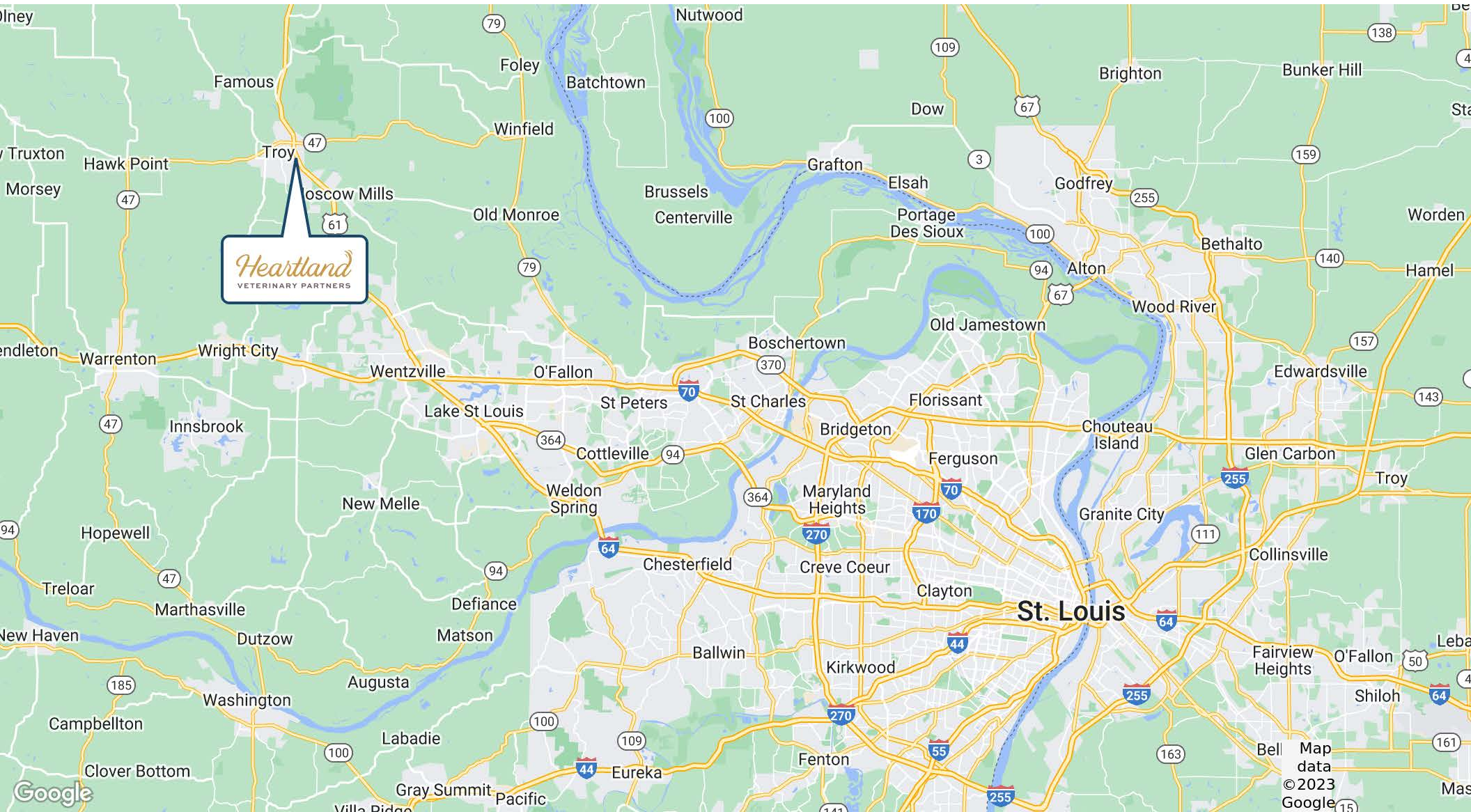


SECTION 3

# *PROPERTY INFORMATION*



# LOCATION MAP



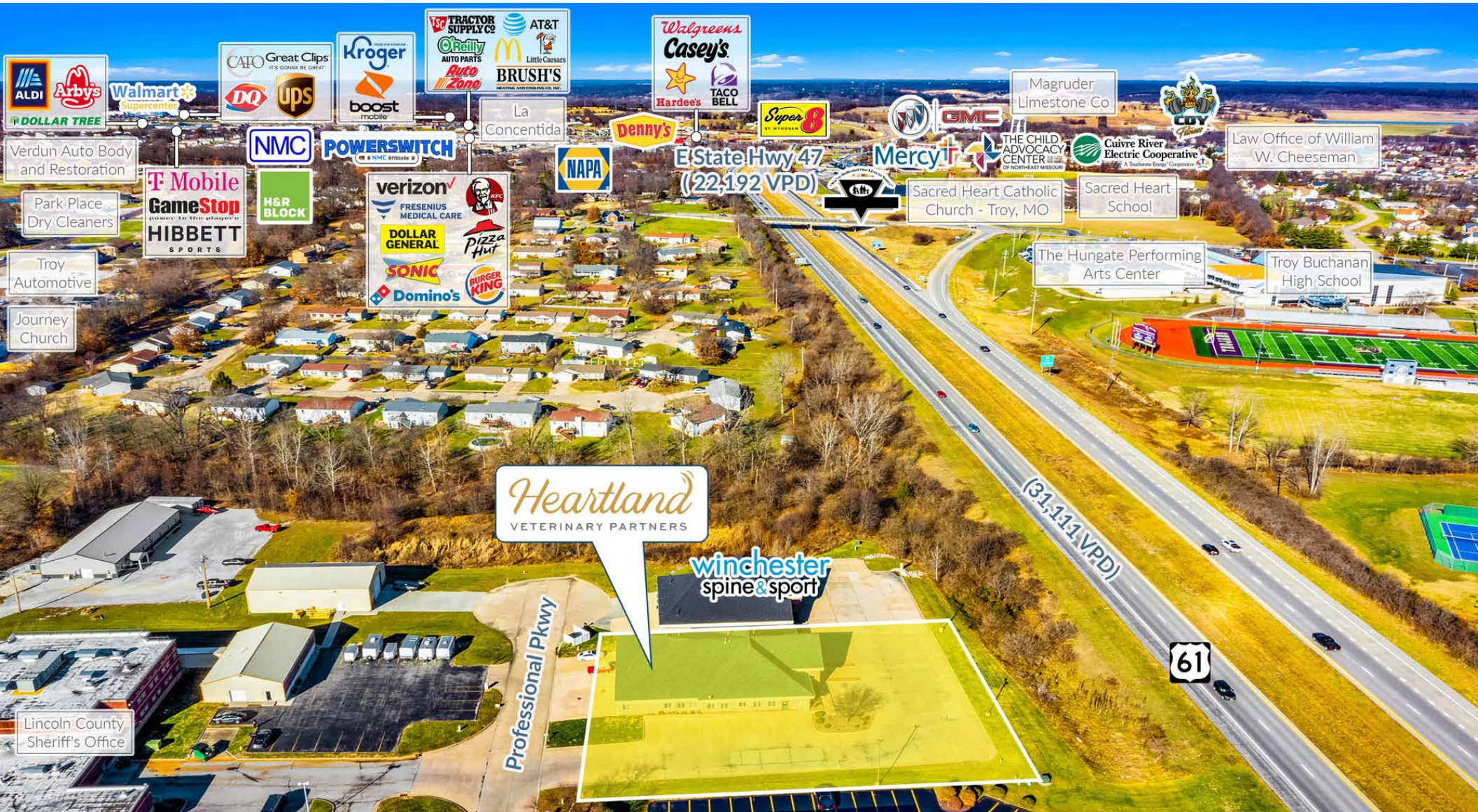


# PROPERTY IMAGES





# AERIAL MAP





# AERIAL MAP



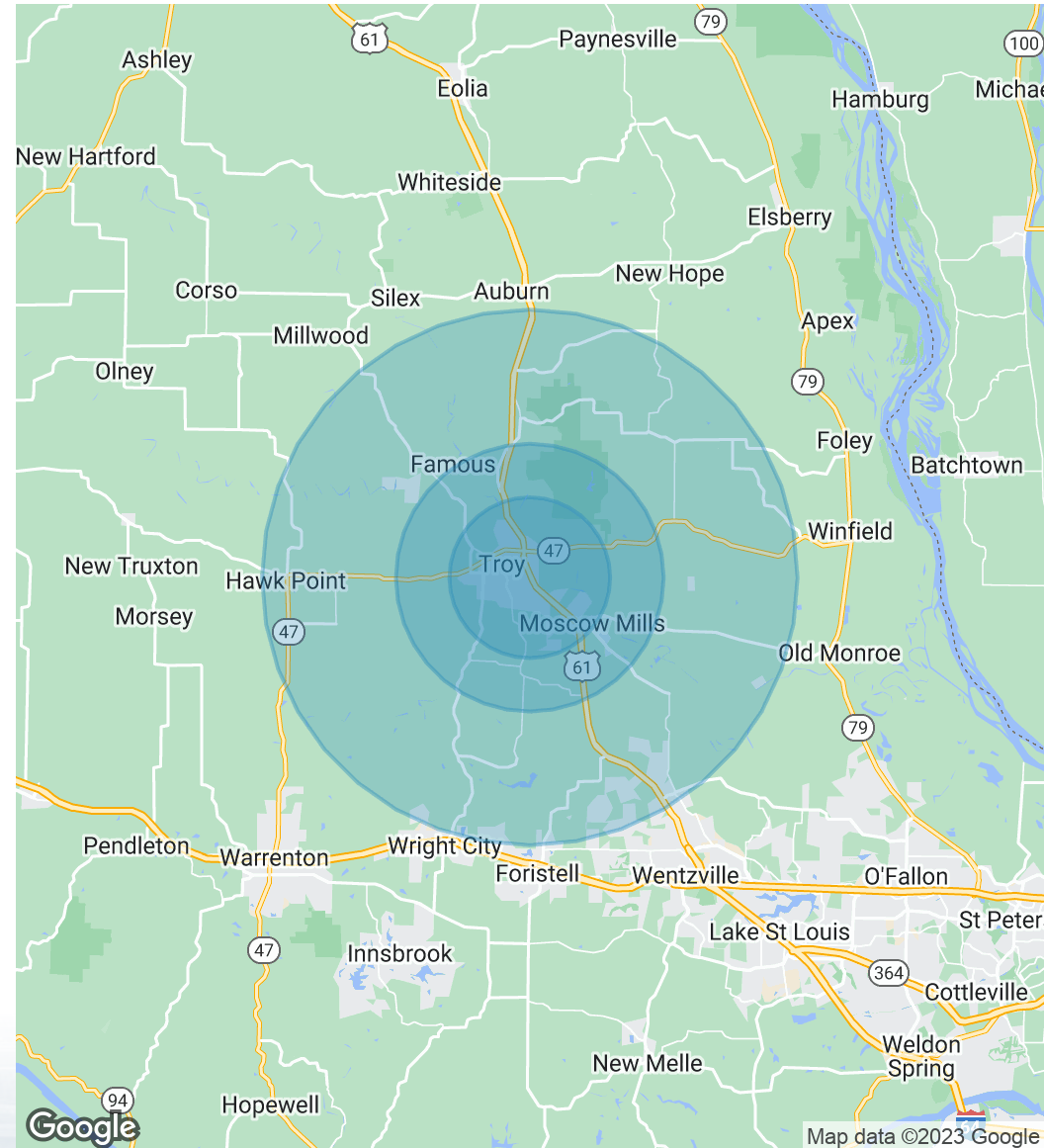


# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	18,349	27,605	60,216
Average Age	35.5	36.6	38.5
Average Age (Male)	33.1	34.7	37.5
Average Age (Female)	38.9	38.8	39.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,615	9,817	21,246
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$76,200	\$80,181	\$88,853
Average House Value	\$165,508	\$174,042	\$198,674

TRAFFIC COUNTS	
N US Hwy 61	31,111 VPD
E State Hwy 47	22,192 VPD
13429	6,884 VPD







SECTION 4

# AREA OVERVIEW

# CITY OVERVIEW



St. Louis, MO



Downtown Troy Historic District

## TROY, MO

Nestled in the heart of Lincoln County and just 60 minutes from St. Louis, Troy offers a balance of rural charm and suburban convenience. Troy boasts a range of housing and has unique shops in its historic Main Street district. Our picturesque parks system features walking trails, ball fields, acres of grassy picnic area, a duck pond, and a skate park. Troy is located two miles west of the Cuivre River. U.S. 61 passes the east side of the city and Missouri Route 47 passes through the north side. According to the United States Census Bureau, the city has a total area of 7.34 square miles. The City of Troy had a population of 13,132 as of July 1, 2022.

The quality of life in Troy is enhanced by the city's recreation and shopping opportunities. The city's largest concentration of businesses and restaurants is conveniently located along State Highway 47. Troy has about 400 businesses – including more than 40 eateries, restaurants, and bar and grill establishments. Proximity to St. Louis is beneficial for the economy of the city. St. Louis represents 15% of all jobs in the MSA. Job growth in the city has been concentrated in the bio-science, healthcare and service sectors and the City anticipates strong, long-term employment growth in the areas of medical, business and recreational services, as well as in education, and the tourism and convention business. The St. Louis area has a diverse and well educated work force, driven by the over 25 institutions of higher learning in the metropolitan area. St. Louis is also a major shipping port. The Port St. Louis is the third largest inland port in the United States, and one of the twenty-five largest ports in the entire country. Major employers include Washington University, BJC Health Systems, St. Louis University, City of St. Louis and Defense Finance & Act Services among the top.

Troy has tons of important historical surroundings for history seekers to explore. Cuivre River State Park Administrative A, Foley Downtown Historic District, and also Camp Sherwood Forest Historic District, are a pretty easy drive. The city's three main parks are perfect places to relax and play. Fairgrounds is the city's largest park with four baseball fields, three soccer fields, a basketball court, a bandstand, three covered pavilions, a tire jungle gym, skating ramps, and a traditional playground area. Fairgrounds Park is best known for its pond that attracts ducks and geese. Both Weinand Park and Avery Family Park have walking trails, playgrounds, barbecue pits and fields for picnicking. For those who enjoy camping, hiking, fishing and swimming, Cuivre River State Park is just east of Troy. Troy's historic downtown business district offers a rare shopping experience incomparable to modern strip malls. Main Street is home to family-owned businesses. A few Main Street establishments include a wine shop, a candle shop, a shoe store, a home décor boutique, a musical instrument shop, a wedding shop, a furniture store, and a hardware store.





SECTION 5

# TENANT OVERVIEW



# TENANT PROFILE



## TENANT OVERVIEW

Company:	Private
Founded:	2016
Locations:	275
Headquarters:	Chicago, IL
Website:	<a href="http://heartlandvetpartners.com">heartlandvetpartners.com</a>

## HEARTLAND VETERINARY PARTNERS

At Heartland, we believe that selling a veterinary practice shouldn't mean losing what makes it remarkable. When we acquire a practice, the doctor comes first. We listen closely to their needs in order to create a one-of-a-kind solution to ease their administrative burdens—all without disrupting their day-to-day operations, the culture they've fostered, and the relationships they've built. Partnering veterinarians appreciate an improved work-life balance, less financial worry, and the confidence that their teams will be in good hands. Best of all, they get to focus on the reasons they entered the business in the first place: to care for animals and to be present when their clients need them most. Practice team members enjoy the warm culture of their individual community practices combined with the support and resources that Heartland brings to the table. The Heartland Support Center team is hardwired to serve. We follow the philosophy of servant leadership and put the needs of others first with a genuine desire to help. As a result, Heartland's practices count on team members to be there for them with heart and solution, not a corporate agenda. Heartland's footprint continues to rapidly expand through the successful execution of veterinary practice acquisitions and partnerships with independent practicing veterinarians focused on delivering general veterinary services to companion animals.



# CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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