



Heartland Veterinary Partners

2011 1st Ave S
Fort Dodge, IA 50501



INTERACTIVE
MARKETING PACKAGE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

BROKER OF RECORD

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Heartland Veterinary Partners

2011 1st Ave S, Fort Dodge, IA 50501

Matthew's Healthcare Division is pleased to offer to qualified investors the opportunity to acquire a high-quality veterinary clinic tenanted by a prominent vet operator, Heartland Veterinary Partners. Built in 1963, this 3,072 SF clinic is situated on 0.51 acre lot is located in a dense residential area of Fort Dodge, Iowa. The building is strategically located near several national retailers all along 1st Avenue which includes Aldi, Target, Walmart, Hy-Vee Grocery Store, Hobby Lobby, and many more.

This NN lease features ± 2 years remaining and two (2) – three (3) year options. Heartland Veterinary Partners was founded in 2016 and recently acquired Family Vet Group, making it one of the largest vet practice groups in the country with 100+ locations.

Heartland Veterinary Partners



PRICE

\$512,894



GLA

$\pm 3,072$ SF



CAP RATE

8.50%



LEASE TERMS

± 2 YEARS



NOI

\$43,596

PROPERTY OVERVIEW

Property Name	Heartland Veterinary Partners
Address	2011 1st Ave S Fort Dodge, IA 50501
Property Size	3,072 SF
Lot Size	0.51 AC
Year Built	1963
Occupancy	100%
Property Type	Vet Clinic
Ownership Type	Fee Simple





INVESTMENT HIGHLIGHTS

NN Lease

This investment offers a potential investor a passive, long-term investment with minimal landlord responsibilities for both local and national investors

Practice Acquired by Vet Operator

East Lawn Animal Hospital was acquired by Heartland Veterinary Partners in 2020 because of the site's strong, successful performance

Recession-Resistant Property

Veterinary properties are extremely sought-after investments for their resistance to downturns in the economy and e-commerce trends that affect traditional retail properties

Tenant Investment in Location

Veterinary Clinics rarely relocate due to difficulty retaining the same patients in a new location and high costs of moving

Proximity to Major Retail

The asset is strategically situated near several national retailers along 1st Avenue such as Aldi, Target, Walmart, Hy-Vee Grocery Store, Hobby Lobby, and many more

Pet Adoption Boom

More than 23 million American households acquired a pet since the beginning of the COVID-19 crisis which has created a high demand for pet care services

Expanding Operator

Heartland Veterinary Partners recently acquired Family Vet Group which added 16 locations to Heartland's practice community

Private Equity Investment in Tenant

Heartland Veterinary Partners is backed by Gryphon Investors, a large private equity firm supporting the future growth through acquisitions

Robust Industry Growth

The global veterinary services market size is expected to reach \$142 Billion by 2025, with a CAGR of 5.6% during that period.

INVESTMENT SUMMARY

List Price	\$512,894
NOI	\$43,596
Cap Rate	8.50%
Price PSF	\$166.96
Rent PSF	\$10.94

LEASE ABSTRACT

Tenant Name	Heartland Veterinary Partners
Ownership Type	Fee Simple
SF Leased	3,072
Occupancy	100%
Initial Term	4 Years
Rent Commencement	December 2020
Lease Expiration	December 2024
Lease Term Remaining	±2 Years
Base Rent	\$43,596
Rental Increases	4% Increase in Option 1 3% Increase in Option 2
Renewal Options	2 - 3 Year Options
Expense Structure	NN
Landlord Responsibilities	Roof and Structure
Tenant Responsibilities	Maintenance, Taxes, Utilities, Insurance

 **BUILDING SIZE**
±3,072 SF

 **REMAINING LEASE TERMS**
±2 YEARS

 **LEASE RATE**
\$10.94

 **IN-PLACE NOI**
±43,596

ANNUALIZED OPERATING DATA

Lease Year	Annual Rent	Monthly Rent	Rent PSF	Cap Rate
Year 1	\$43,596	\$3,633	\$14.19	8.50%
Year 2	\$43,596	\$3,633	\$14.19	8.50%
Year 3	\$43,596	\$3,633	\$14.19	8.50%
Year 4	\$43,596	\$3,633	\$14.19	8.50%
Option 1 - Year 5	\$45,348	\$3,799	\$14.76	8.84%
Option 1 - Year 6	\$45,348	\$3,799	\$14.76	8.84%
Option 1 - Year 7	\$45,348	\$3,799	\$14.76	8.84%
Option 2 - Year 8	\$46,704	\$3,892	\$15.20	9.11%
Option 2 - Year 9	\$46,704	\$3,892	\$15.20	9.11%
Option 2 - Year 10	\$46,704	\$3,892	\$15.20	9.11%

HEARTLAND VET PARTNERS

Heartland comes from the world of veterinarians, and they know that most are passionate about caring for animals, not running a business. Heartland helps them do more of what they love.

Their process starts by allowing their DVM's to work the way they want to work, and prioritize the needs of the practice by listening more than they talk. Each approach is tailored to the individual practice, leading them to have the most success for their business. They do not ask partnering practices to change their name or branding, but they operate a diverse range of community practices across most of the country. Their mission statement is to make the lives of veterinarians easier.



Website

heartlandvetpartners.com



Type

Privately Held



Number of Employees

1,000-5,000



Headquarters

Chicago, IL



FORT DODGE, IA

Located about 90 minutes north of the city of Des Moines, Fort Dodge is a thriving suburb in central Iowa. Home to the Fort Dodge Country Club and Iowa Central Community College, there are numerous perks of living in this affordable part of town. Residents appreciate the great outdoors in Fort Dodge, often frequenting Oleson Park for its splash pad, wooded walking trails, and music pavilion with live shows.

The Blanden Memorial Art Museum sits in a picturesque, historic building, and nearby is the sprawling Crossroads Mall. This shopping center and the area around it is what makes Fort Dodge known as North-Central Iowa’s retail center. Department stores, retailers, and a great selection of restaurants await you in this shopper’s paradise. Check out Mineral City Mill & Grill for delicious eats and a good time after you find your affordable apartment in this welcoming city.



#68
MOST DIVERSE PLACES
TO LIVE IN IOWA



#54
LOWEST COST OF
LIVING IN IOWA

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	10,344	25,349	27,645
2010 Census	10,809	25,672	27,943
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	4,667	10,371	11,164
2010 Census	4,807	10,602	11,426
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$58,296	\$70,355	\$70,541



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Heartland Veterinary Partners** located at **2011 1st Ave S Fort Dodge, IA 50501** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek

expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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