

**INVESTMENT
OPPORTUNITY**



Community Animal Hospital of Royal Palm

11462 Okeechobee Blvd, Royal Palm Beach, FL 33411



HELIOS
INVESTMENT SERVICES

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Investment Summary

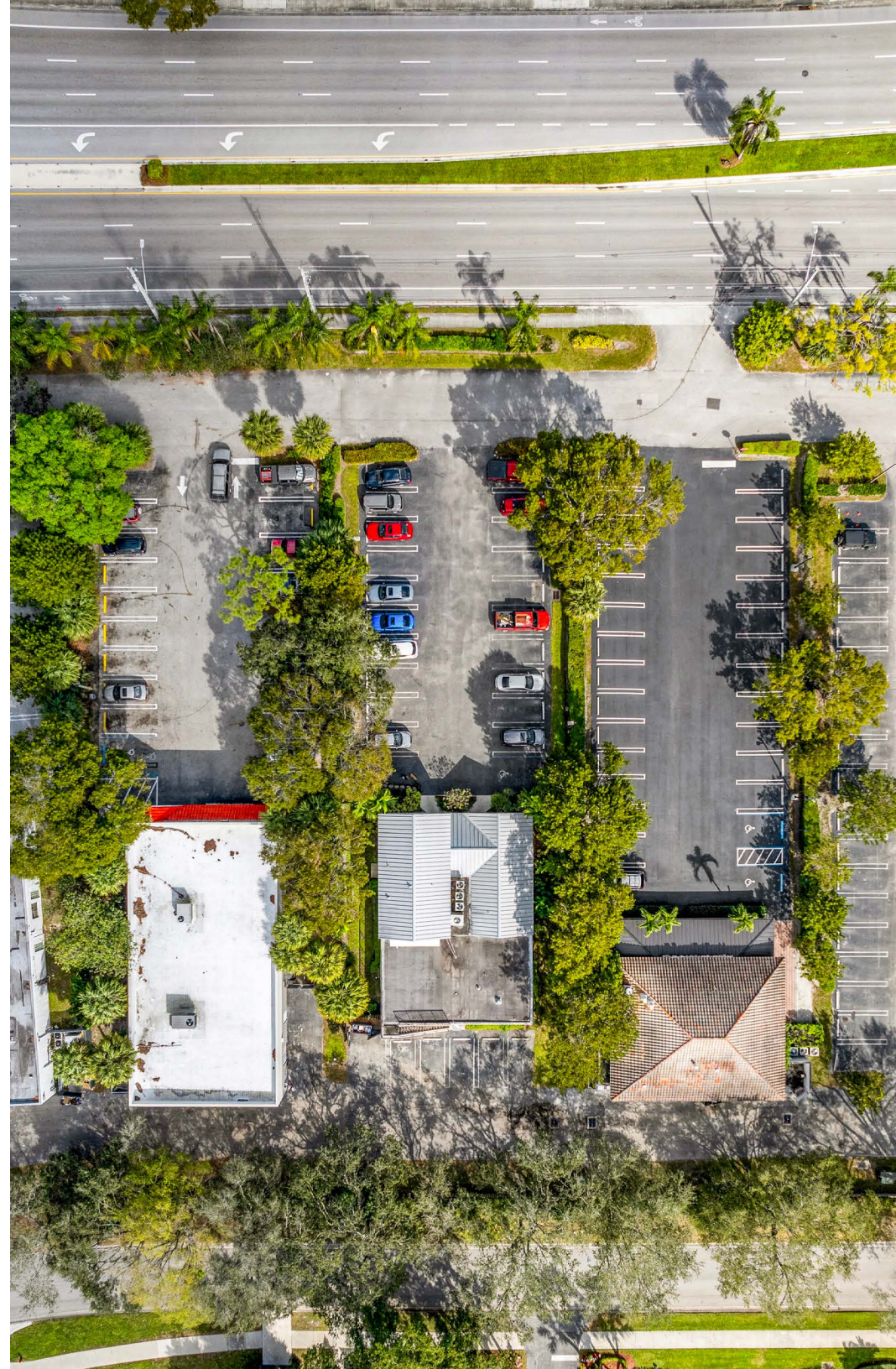
Helios Healthcare Division is pleased to offer an opportunity to purchase a property occupied by one of the largest veterinary practice owners in the nation, VetCor. This practice is located in the heart of Royal Palm Beach with a 1 mile average household income over \$100,000. The property is situated strategically off of the main road, Okeechobee blvd with great visibility, and offers ample parking with great ingress and egress.

The lease features 2.5 years remaining with 3% annual rental increases, and three 5-year options to renew. VetCor is the 4th largest veterinary practice operator in the US, with over 850 practices and 3,000 employees. Founded in 1997 by a private investment group, Vetcor is now backed by Private equity partners Harvest Partners, LP and Cressey & Company, LP.



Property Overview

Price	\$806,936.86
Cap Rate	6.50%
NOI	\$52,450.89
Price Per SF	\$181.49
Guarantor	Corporate
Address	11462 Okeechobee Royal Palm Beach, FL 33411
County Miami	Miami-Dade County
Building Area	4,446 SF
Land Area	0.54 AC
Year Built	1989



Investment Highlights



» NNN LEASE

This investment is an opportunity to acquire real estate with mostly passive income.

» TENANT INVESTMENT

These are specialty sites with decades of clients making it hard to relocate.

» LEADING VETERINARY OPERATOR

VetCor is the 4th largest veterinary operator in the US with over 850 clinics in 40 states.

» ANNUAL RENTAL INCREASES

3% annual rental increases offers a future hedge against inflation and increased cash flow.

» HEDGE AGAINST INFLATION

Veterinary Clinics historically have been resilient to changes in the economic landscape and downturns in the macro environment.

» AFFLUENT DEMOGRAPHICS

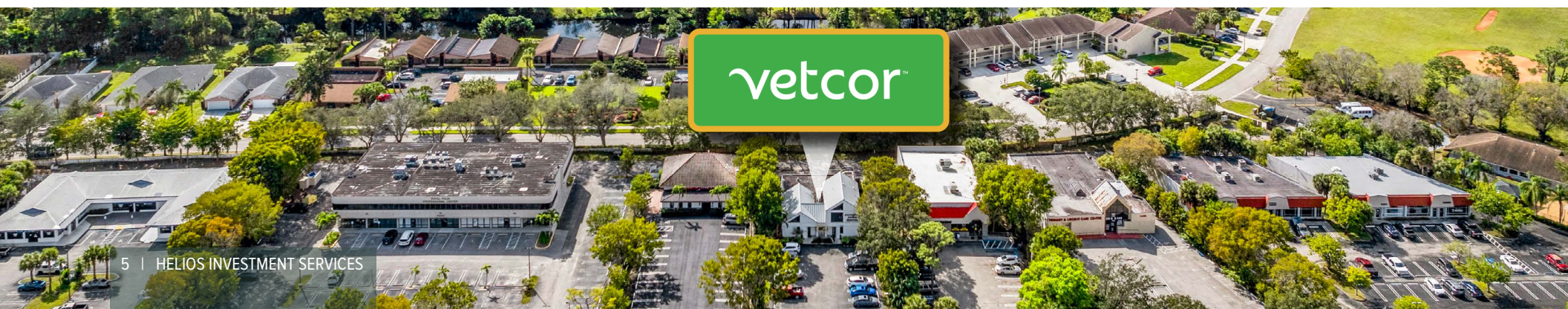
This clinic is equipped with a a 5 mile population of 128,626 with an average household income of \$108,099

» INDUSTRY GROWTH

The Veterinary Services market size is expected to grow to 142 billion by 2025 (Accounting for an increase from the current 103 Billion)

» BACKED BY PRIVATE EQUITY

The private equity Partners of VetCor, Harvest Partners, LP and Cressey & Company, LP, allow for constant growth and maintenance to the brand.



Lease Summary



Tenant	VeCtor
Premises	11462 Okeechobee Blvd, Royal Palm Beach, FL 33411
Lease Commencement	May 28, 2021
Lease Expiration	May 31, 2026
Lease Term	5 Years
Renewal Options	3x5 Years
Rent Increases	3% Annually
Lease Type	NNN roof and structure
Use	Veterinary
Right of First Refusal	Yes
Square Footage	4,446 SF
Annual Base Rent	\$52,450.89
Rent per SF	\$11.79



Lease Summary



Responsibilities	Tenant	Landlord
Property Taxes	X	
Insurance	X	
Common Area	X	
Roof & Structure		X
Parking	X	
Repairs & Maintenance	X	
HVAC	X	
Utilities	X	



Winn-Dixie

Pet Super market
DUNKIN'
SUBWAY
PAPA JOHN'S
metro by T-Mobile
boostmobile

Publix

Walgreens
Great Clips
CHASE
TACO BELL

WELLS FARGO

Bud's CHICKEN & SEAFOOD

CVS pharmacy

Bank of America

NAPA

DOLLAR TREE

McDonald's

Trails At Royal Palm Beach

VILLAGE GOLF CLUB

Colorful Aquariums LLC

La Petite ACADEMY

Manninos Too Pizza

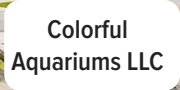
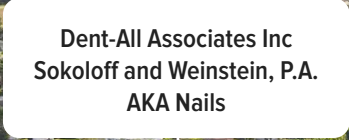
PRIMARY & URGENT CARE CENTERS

Advance Auto Parts

vetcor

HOT PIE Sports Pub

Okeechobee Blvd
40,500 VPD



TARGET Walgreens

TRUIST CHASE T-Mobile

McDonald's Ruby Tuesday Dunkin' Donuts WELLS FARGO ExtraSpace Storage

FIREHOUSE SUBS DUNKIN' CUBESMART

Little Caesars pizza!pizza!

royal palm PHARMACY EXPERIENCE THE DIFFERENCE

Royal Palm DENTAL ASSOCIATES, P.A. ROYAL PALM FLOORING

HAFT EYE INSTITUTE SEE CLEARLY AGAIN!

ALDI

DISTRIBUTION CENTER

Walmart Burlington Publix TJ-maxx

Party City PETSMART petco OLD NAVY

LOWE'S THE HOME DEPOT DOLLAR TREE BJ'S ROSS five BELOW

BIG LOTS! Planet Fitness Office DEPOT ULTA BEAUTY BEST BUY HOBBY LOBBY

Royal Palm Beach Community HS



printitplus Creating Infinite Possibilities

Dent-All Associates Inc Sokoloff and Weinstein, P.A. AKA Nails

vetcor

Advance Auto Parts

PRIMARY & URGENT CARE CENTERS

Okesechoke Blvd 40,500 VPD



Location

Royal Palm Beach, FL

Nestled in the heart of Palm Beach County, Royal Palm Beach, Florida, exudes charm and convenience for residents and visitors alike. Boasting a diverse population and a prime location within the bustling South Florida region, Royal Palm Beach offers a blend of suburban tranquility and urban accessibility.

With its strategic position near major highways and airports, Royal Palm Beach serves as a gateway to renowned attractions such as the pristine beaches of Palm Beach and the vibrant cultural scene of nearby cities like West Palm Beach and Miami. Residents enjoy easy access to top-tier healthcare facilities, educational institutions, and

recreational amenities, making it an ideal destination for families, professionals, and retirees alike.

Royal Palm Beach's economy is fueled by a diverse range of industries, including healthcare, biotechnology, manufacturing, and technology. The city is home to a thriving healthcare sector, with leading medical institutions and research centers driving innovation and excellence in patient care. Additionally, Royal Palm Beach attracts investment in biotechnology research, supported by collaborations between local universities and healthcare organizations.

Winn-Dixie Publix Walgreens
CVS pharmacy metro by T-Mobile
DOLLAR TREE TACO BELL Denny's

TARGET

vetcor

Walmart Walgreens Publix
THE HOME DEPOT CVS pharmacy Bank of America TACO BELL McDonald's Wendy's
BURGER KING ACURA Hampton Inn Fairfield BY MARRIOTT LONGHORN STEAKHOUSE

iTHINK FINANCIAL

Amphitheatre is a 20,000 seat open-air music venue

Walmart

COSTCO WHOLESALE Marshalls HomeGoods
PET SUPPLIES PLUS Starbucks AT&T Panera BREAD

Walmart Burlington Publix TJ-MAXX
Party City PETSMART petco OLD NAVY
LOWE'S THE HOME DEPOT DOLLAR TREE BJ'S DRESS FOR LESS FIVE BELOW
BIG LOTS! Planet Fitness Office DEPOT ULTA BEAUTY BEST BUY HOBBY LOBBY

Publix boost mobile
bealls O'Reilly metro by T-Mobile
McDonald's cricket wireless KVM

THE MALL AT WELLINGTON GREEN
Ashley HOMESTORE Dillard's GUESS
Apple Foot Locker GUESS H&M
PANDORA AMERICAN EAGLE

Walmart SUPERMERCADOS BODEGON Publix
CHASE TRUIST SUBWAY DUNKIN'
ROSS five BELOW AT&T metro by T-Mobile Auto Zone
KFC IHOP Applebee's GRILL + BAR PIZZA HUT ACE Hardware

Location Highlights



Population

3 Miles 57,801

5 Miles 129,362

10 Miles 524,436

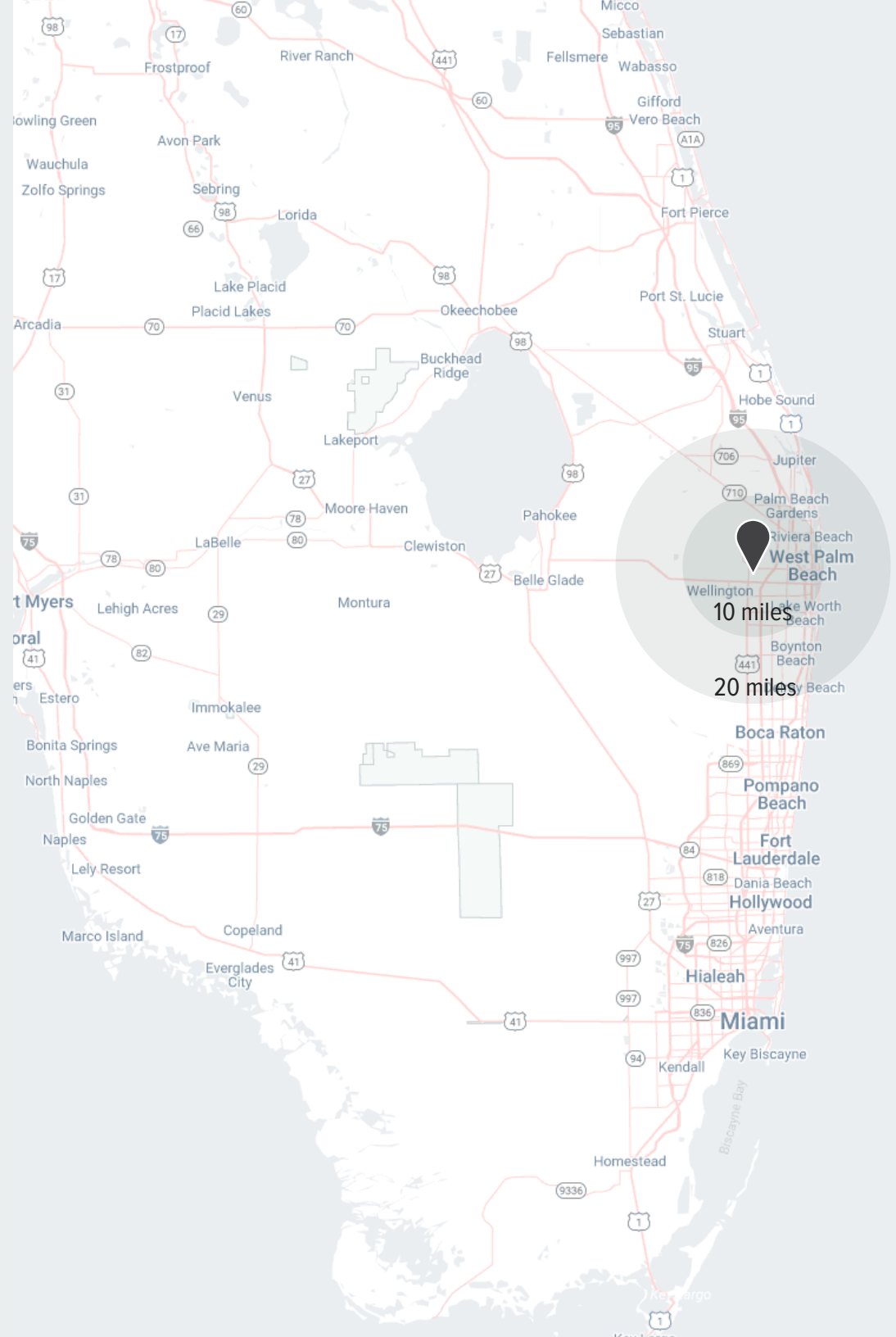


Average Household Income

3 Miles \$102,812

5 Miles \$107,593

10 Miles \$87,388



VetCor Updates



VetCor is expanding into Canada 18 Jul, 2023

The decision to venture into Canada comes as a part of VetCor's strategic growth plan, which seeks to cultivate a community of like minded professionals dedicated to bolstering the veterinary profession while elevating patient care. The company is committed to providing comprehensive support to veterinary practices and this exciting advancement allows them to help even more pets in North America.

Through its vast network of resources and expertise, VetCor streamlines the administrative, operational, and marketing aspects of veterinary practices, allowing veterinarians to focus on delivering exceptional care to their patients. VetCor empowers veterinary clinics to operate with clinical autonomy and nurture their unique team culture that makes them so great.

[Click To Read More](#)

Tenant Overview



VetCor stands as a trusted partner in the veterinary industry, offering comprehensive practice management solutions to veterinary hospitals across the United States. With a dedication to supporting the unique needs of each partner hospital, VetCor provides a range of services aimed at streamlining operations and fostering excellence in patient care.

VetCor's collaborative approach extends beyond operational support; the company cultivates a culture of continuous learning and improvement within its network of partner hospitals. By facilitating knowledge sharing, professional development opportunities, and access to industry insights, VetCor empowers veterinary teams to stay ahead of the curve and deliver cutting-edge care to their communities.

Our Mission

To enhance the health and well-being of pets and the people who care for them.



VETERINARY
INDUSTRY/ SPECIALTY

MASSACHUSETTS
HEADQUARTERS

850 PRACTICES
40 STATES
LOCATIONS

1992
FOUNDED

3,000
EMPLOYEES

PRIVATE EQUITY
COMPANY TYPE

WWW.VETCOR.COM
WEBSITE

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