

OFFERING MEMORANDUM

HOEGEMEYER ANIMAL CLINIC

*NNN Veterinary Hospital Investment Opportunity
located in Kerrville, TX*

Mission 
PET HEALTH



1516 SIDNEY BAKER ST, KERRVILLE, TX 78028

km Kidder
Mathews

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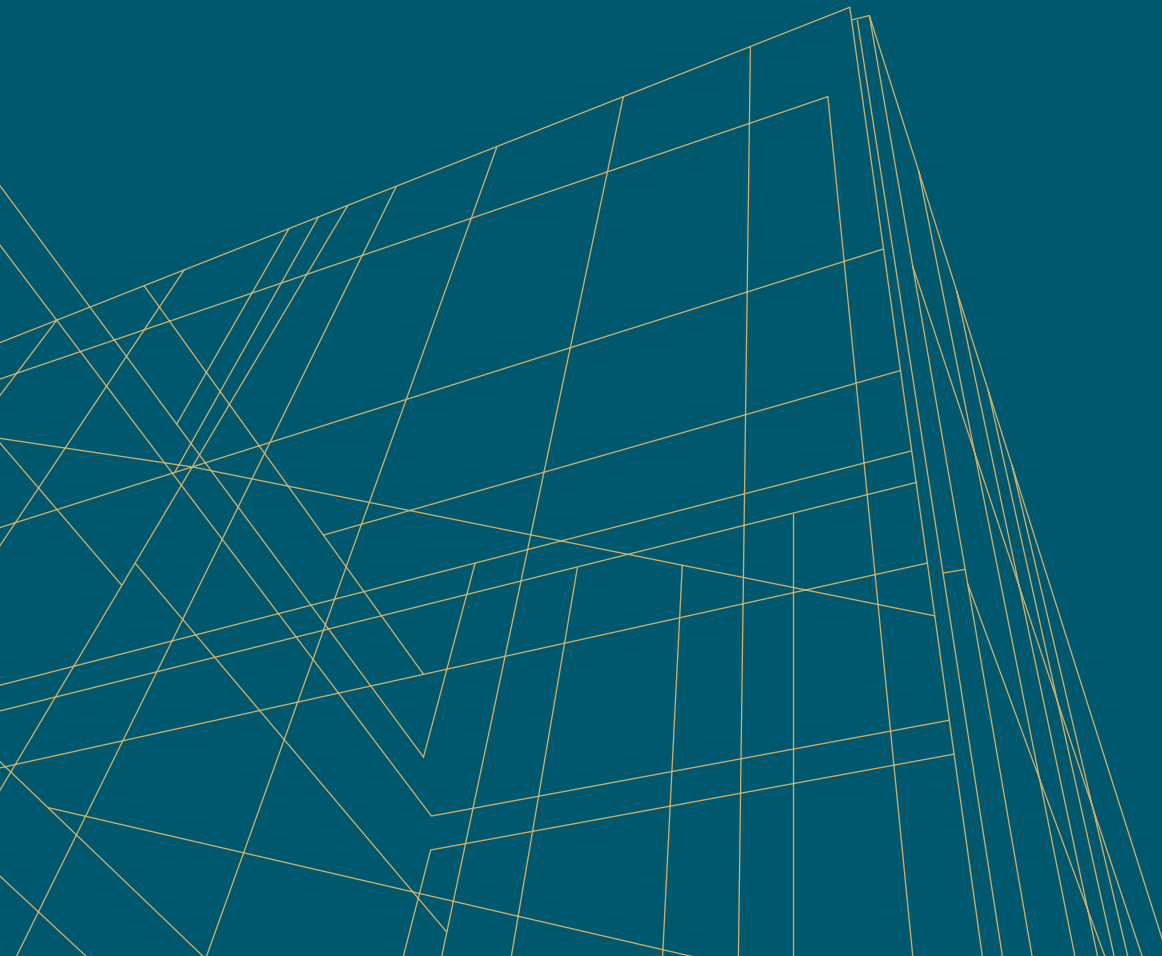
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EXECUTIVE SUMMARY

Section 01

INVESTMENT SUMMARY



\$1,547,115

LIST PRICE



\$110,619

CURRENT ANNUAL BASE RENT



NNN

LEASE TYPE



7.15%

CAP RATE



±6 YEARS

LEASE TERM REMAINING



CORPORATE

LEASE GUARANTOR





PROPERTY & LEASE HIGHLIGHTS

Mission Pet Health Corporate Guaranty

Lease features a corporate guaranty from Mission Pet Health, a national veterinary platform with 900+ locations, formed from the 2025 merger of Southern Veterinary Partners and Mission Veterinary Partners - two of the most respected names in the industry.

Full-Service Veterinary Hospital, Open 7 Days a Week

This veterinary hospital offers comprehensive veterinary services, including wellness and preventative care, dental surgery, urgent care, pet boarding, and more. The practice was acquired by Mission Pet Health (formerly Southern Veterinary Partners) due to its exceptional performance.

Passive Lease Structure

This NNN lease provides a passive investment vehicle for all types of investors, with minimal landlord responsibilities.

Only AAHA-Accredited Veterinary Hospital in Kerrville

Hoegemeyer Animal Clinic is the only AAHA-accredited veterinary hospital in Kerrville, a distinction held by only a small percentage of veterinary practices nationwide. The accreditation reflects the hospital's commitment to exceptional patient care and operational excellence.

Secure Financial Backing

Private equity firms Shore Capital Partners and Silver Lake Management merged Southern Veterinary Partners and Mission Veterinary Partners officially on July 11, 2025 in an approximately \$8.6 billion deal, creating one of the largest pet-care platforms with roughly \$4 billion in new equity capital to recapitalize the combined business.

Inflationary Protected Lease

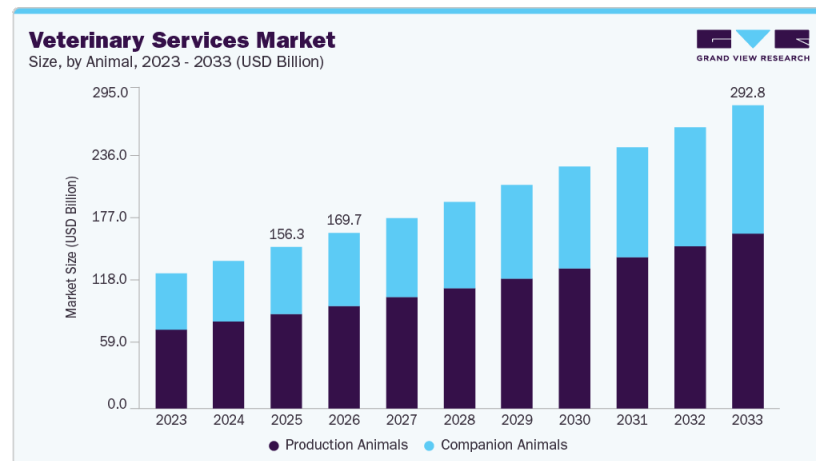
Lease features above average 2% or CPI annual rental increases, delivering stronger rent growth and inflation protection over the lease term.



TENANT HIGHLIGHTS

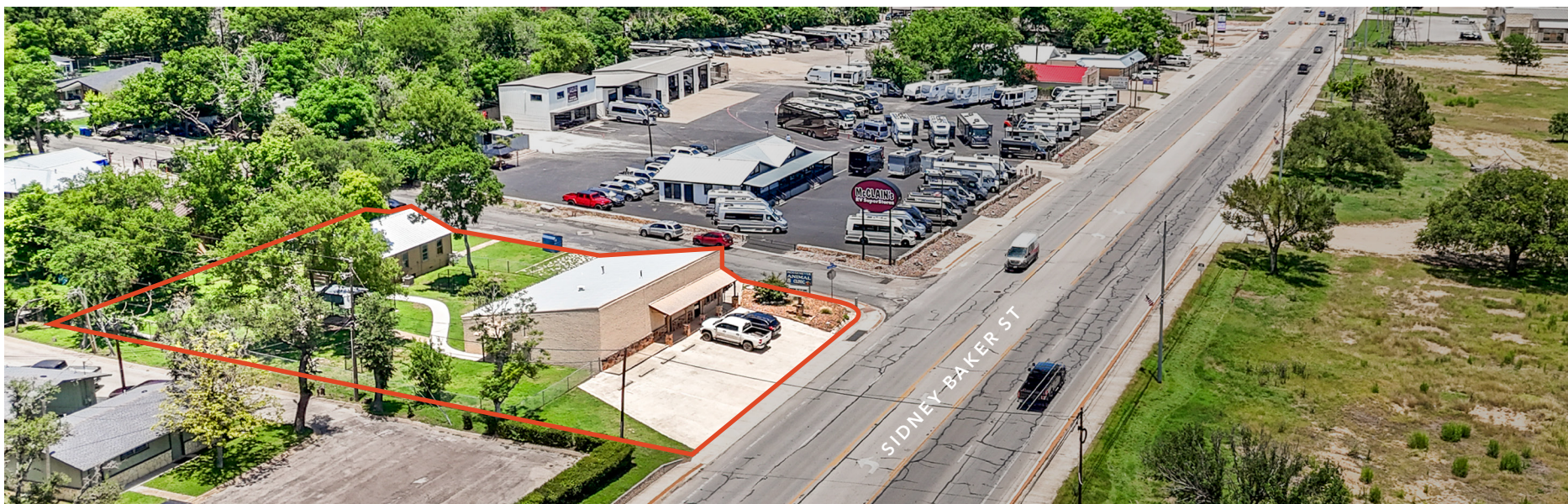
- **Long Term Commitment To The Site:** The practice is a well-known staple throughout the Kerrville and surrounding communities, having successfully operated at this location since 1983.
- **Nationwide Scale & Brand Strength:** Formed by the 2025 merger of Southern Veterinary Partners and Mission Veterinary Partners, Mission Pet Health now operates over 900+ veterinary hospitals across 42+ states, supported by a large network of 20,000+ teammates.
- **Dominant Private Equity Backing:** Shore Capital Partners is a leading private equity firm with over \$13 billion in AUM, ranking in the top 1% of returns among PE firms.
- **Robust Industry Growth:** The global veterinary services market, valued at \$150 billion in 2024, is projected to grow at a 8.7% CAGR from 2023 to 2030.
- **Top-Ranked Workplace:** Mission Pet Health has repeatedly been recognized by Newsweek as a top workplace in healthcare—ranked #1 in Healthcare and #22 overall in America’s Most Loved Workplaces 2024 and 2025.
- **Key Pet Ownership Statistics in the US**
 - 72% of households in the US, or 95 million households, own a pet. This increase in pet ownership trend has fueled demand for veterinary services, including preventive care, diagnostics and treatments.
 - The average US dog owner spends about \$2,524 per year on recurring pet costs.
 - People spent \$147 billion on pets in 2023, \$152 billion in 2024, and \$158 billion in 2025.

*Source: American Pet Products Association (APPA) via MarketWatch Guides, published March 26, 2026.



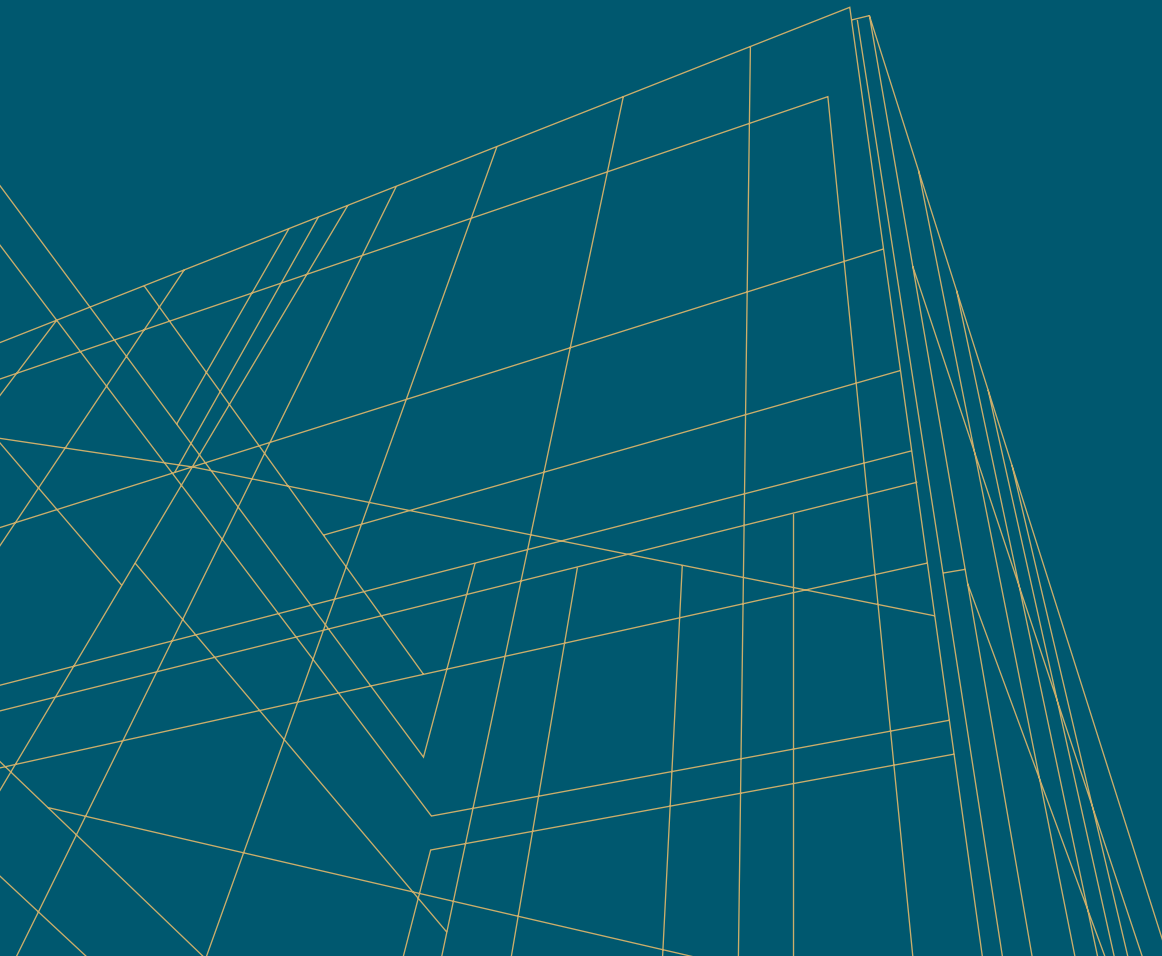
LOCATION HIGHLIGHTS

- **Located in the Heart of Texas Hill Country:** Kerrville is centrally located within the highly desirable Texas Hill Country region, one of the state's most sought-after areas known for its strong demographics, tourism, healthcare presence, and continued in-migration. Kerrville serves as a major commercial and medical hub for the surrounding Hill Country communities, supporting long-term demand for healthcare, retail, and daily-needs services.
- **Strategically Positioned for Long-Term Growth:** The City of Kerrville's 2050 Comprehensive Plan identifies the Sidney Baker corridor as a focal point for future commercial investment and economic development. As Kerrville prepares for substantial population and business growth through 2050, the property benefits from a location along one of the community's most significant commercial corridors.
- **Prime Location:** Property is strategically positioned along Sidney Baker Street (SH-16), one of Kerrville's primary commercial corridors with strong traffic counts and excellent accessibility. Hoegemeyer Animal Clinic is surrounded by major retail and healthcare destinations, including River Hills Mall, Peterson Regional Medical Center, H-E-B, and more, benefiting from strong surrounding retail and healthcare activity and consistent daily consumer traffic.
- **Affluent Demographics:** The property caters to over 48,101 residents within a 5 mile radius and the average household income within a 5 mile radius is \$90,062. Kerrville is widely recognized as one of the more affluent communities in the Texas Hill Country and has historically ranked among the highest concentrations of millionaire households in Texas.









FINANCIAL OVERVIEW

Section 02

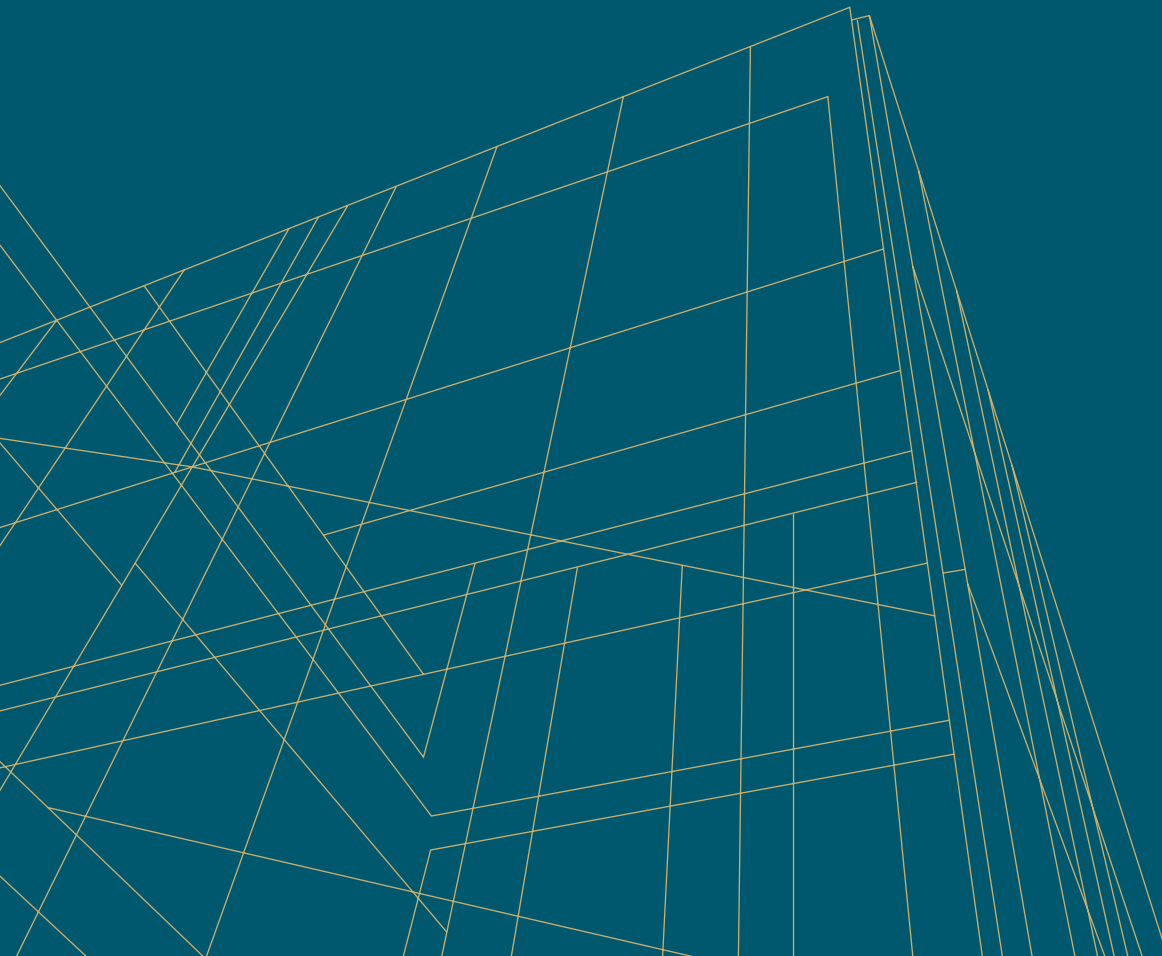
FINANCIAL OVERVIEW

INVESTMENT SUMMARY

TENANT	Mission Pet Health
ADDRESSES	1516 Sidney Baker St & 615 Marion Dr Kerrville, TX 78028
APN(S)	26934, 26937
TOTAL BUILDING SF	± 3,232 SF
LOT AREA	± 21,810 SF (0.50 ACRES)
LEASE COMMENCEMENT DATE	8/1/2017
LEASE END DATE	7/31/2032
LEASE TERM REMAINING	± 6 Years Remaining
LEASE TYPE	NNN
TENANT RESPONSIBILITIES	Taxes, Utilities, Insurance, Maintenance of the Parking Lot, HVAC, Electrical, Mechanical, and Plumbing Systems, Etc.
LANDLORD RESPONSIBILITIES	Repair and Replacement of Roof, Foundation, Structure. Replacement of Parking Lot, HVAC, Building Systems
RENTAL INCREASES	Annual Increase of 2% or CPI, Whichever Is Greater
OPTIONS	1, 5 Year Options Remaining
GUARANTY	Corporate - Mission Pet Health
YEAR BUILT	1982 / Renovated 2019
RENTAL RATE/SF	\$32.91
MONTHLY BASE RENT	\$9,218.23
YEARLY BASE RENT	\$110,619
CAP RATE	7.15%
PRICE	\$1,547,115



Lease & Financial Information Disclaimer: All lease and financial details are provided for informational purposes only and are believed to be accurate, but are not guaranteed. Buyers are advised to independently verify all information through their own due diligence. The Broker and Seller / Landlord assume no liability for any errors or omissions. 1st & 2nd Option Periods are not guaranteed.



TENANT OVERVIEW

Section 03

TENANT OVERVIEW



OVERVIEW

Mission Pet Health is one of the leading veterinary care organizations in the U.S., formed by the merger of Southern Veterinary Partners and Mission Veterinary Partners. We were founded by veterinarians who believe local practices thrive when autonomy, collaboration, and medical excellence lead the way. At Mission Pet Health, we are reimagining excellence in veterinary care by providing world-class support to hospital teams on a hyper-local basis. Driving our award-winning culture are our WAG values – Work Together, Amaze, and Grow. These values allow us to drive a tangible, lasting impact for our teams, the communities we serve, and the pets we care for.

OUR MISSION

We are committed to delivering exceptional service, personalized medicine, and innovative experiences to our clients while empowering our team members with medical autonomy and unparalleled opportunities for personal and professional development.

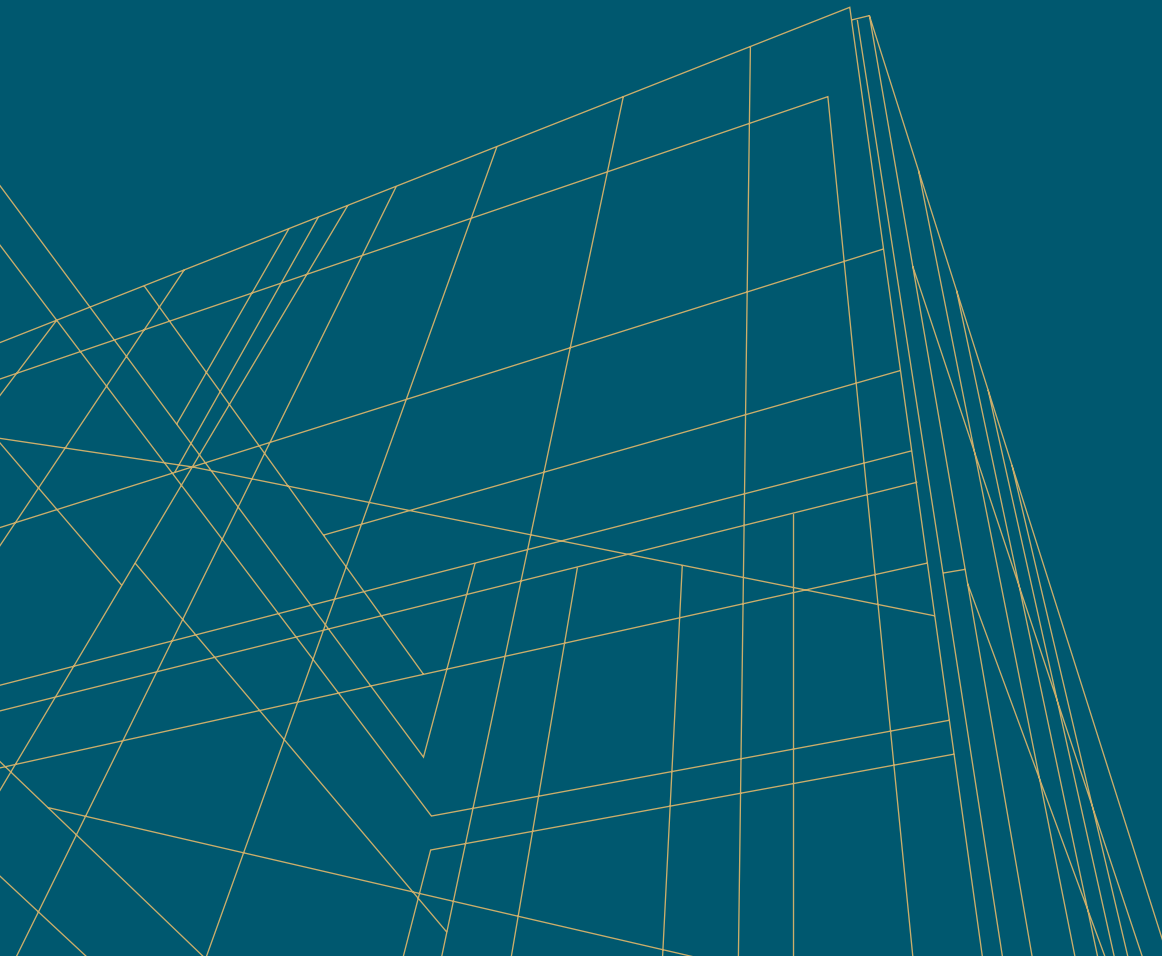
Southern Veterinary Partners and Mission Veterinary Partners Join Together as Mission Pet Health

July 21, 2025 / in Announcements, News

New Brand Underscores Commitment to Leadership in Driving the Future of Veterinary Care

Birmingham, AL – July 21, 2025 – Southern Veterinary Partners and Mission Veterinary Partners, two of the nation's most respected and innovative veterinary organizations, today announced that they have joined together as Mission Pet Health. Following the formal merger of the two organizations late last year, launch of the new brand marks a transformative moment in veterinary care, spotlighting the combined company's industry-leading operational infrastructure, shared culture of excellence, and bold vision for the future of pets, clients, and care teams.

"We are excited to launch the next chapter of our combined company, Mission Pet Health, which represents our legacy and our future," said Dr. Jay Price, CEO of Mission Pet Health. "SVP and MVP each built incredible reputations over the last decade. We wanted to honor that history while demonstrating our clear mission now as a united entity: to become the best veterinary care company in the world, grounded in care and driven by passion. This next chapter brings together our talent, resources, and values to accelerate our ability to deliver better care for the communities we serve and better experiences for our people."



LOCATION OVERVIEW

Section 04

KERRVILLE, TEXAS *GREATER SAN ANTONIO*

Kerrville is centrally located within the highly desirable Texas Hill Country region and serves as a major commercial, healthcare, and tourism hub for the surrounding Hill Country communities. Known for its strong quality of life, natural amenities, and increasing regional appeal, Kerrville benefits from continued in-migration and sustained demand for healthcare, retail, and daily-needs services. The city's economy is supported by a diverse mix of healthcare, tourism, hospitality, retail, and professional services, with Peterson Health serving as one of the region's primary healthcare providers and largest employers.

Positioned along Interstate 10 approximately 65 miles northwest of San Antonio, Kerrville offers strong regional connectivity throughout Central and South Texas while maintaining the character and appeal of a Hill Country community. The area attracts residents, businesses, and visitors seeking a lower cost of living, outdoor recreation, and access to healthcare services, contributing to steady residential and commercial development throughout the region. Kerrville's established retail corridors, medical facilities, and tourism-driven economy continue to support long-term economic stability and investment activity.

PROPERTY SPECIFIC DEMOGRAPHICS

48K

2025 POPULATION
10 MI RADIUS

13K

HOUSEHOLDS
5 MI RADIUS

\$90K

AVG HH INCOME
5 MI RADIUS

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