

**INVESTMENT
OPPORTUNITY**



Desert Pines Equine Medical & Surgical Center

5000 & 5010 N Jones Blvd, Las Vegas, NV 89130



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Investment Summary



Bang Realty, as exclusive investment sales advisor to seller, is pleased to offer the opportunity to acquire the fee simple interest of Desert Pines Equine Medical & Surgical Center (DPE) located in Las Vegas, NV.

This highly specialized 5,774-square-foot facility, built in 1998 on a 2.18-acre site, stands as the only large animal surgery center within a 350-mile radius. Fully leased to Avanti Equine Veterinary Partners, part of the Altano Group, this asset benefits from the stability of a global leader in equine healthcare, with Altano operating over 77 clinics across 10 countries. Altano Group is headquartered in Dulmen, Germany and has more than 1,933 employees, including 450 veterinarians that provide first-class medical care to more than 100,000 patients across the globe. Altano Group acquired Avanti Equine Veterinary Partners in March of 2023 as their entry to the US market. Desert Pines Equine Medical & Surgical Center was one of seven clinics included in the acquisition which makes this property a mission critical asset for the tenant. Additionally, in 2021, Avanti Equine Veterinary Partners purchased the adjacent parcel with plans to potentially expand the operation which further demonstrates their long term commitment to the location.

The facility includes a barn, breeding phantom, consult room, daytime pens, ICU, multiple treatment rooms, and an imaging area, and is staffed by 5 DVMs and 5 support personnel. DPE provides comprehensive services, including preventive care, emergency and critical care, sports and internal

medicine, surgery, reproduction, diagnostics, and rural services, as well as chiropractic, microchipping, nutritional or biosecurity evaluations, and herd health consultations.

Strategically positioned along N Jones Blvd, the property enjoys exposure to approximately 19,263 vehicles per day. It is just 12 miles from the Las Vegas Strip and near multiple anchored shopping centers with tenants such as Lowe's, Walmart, Smith's, Albertson's, and Costco. The site's demographics boast a 5-mile population of 425,399 people which is expected to reach 456,831 people by 2029; with an average household income of \$98,318 within a 1-mile radius. The location offers convenient access to the Las Vegas Valley area via I-11, I-15, and the Las Vegas Beltway.

Desert Pines Equine Medical & Surgical Center is also the exclusive provider of veterinary services for South Point Arena and all its equine events. Whether it's team roping, reining, cutting, horse shows, barrel racing, cowboy shooting, or any other equestrian activity, they are the on-site clinic responsible for the care and treatment of horses. During rodeos, they also provide care for all the livestock.

This investment offers a stable, income-generating asset backed by a highly reputable international tenant, with strong NOI growth potential in the sought-after Las Vegas Valley.

 **\$2,865,000**
LIST PRICE

 **6.50%**
CAP RATE

 **7.83%**
BLENDED* CAP RATE

 **\$186,272**
NOI

 **3% ANNUAL**
RENTAL INCREASES

Property Overview



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

Address: 5000 N Jones Blvd, Las Vegas, NV

List Price: \$2,865,000

Net Operating Income: \$186,272 (as of 1/1/25)

Cap Rate: 6.50%

Blended* Cap Rate: 7.83%

Price PSF: \$496.18

Tenant: Avanti Equine Nevada, LLC

Guarantor: Corporate

Primary Lease Term: 10 Years

Lease Expiration Date: 12/31/2028

Rental Increases: 3% Annually

Renewal Options: Two, 5-Year

Lease Type: NNN

Rentable Area: 5,774 SF

Land Area: 2.18 AC

Year Built: 1998

APN: 125-36-302-005

*Blended cap rate assumes all renewal options exercised

N JONES BLVD (19,263 VPD)

W LA MADRE WAY



ADMIN & SURGERY

ADMIN

TREATMENT CENTER
ON THE FLOOR



OWNED BY TENANT

COVERED CORRALS



Investment Highlights



DENSELY POPULATED TRADE AREA

Located in a densely populated area with over 425,399 people living within 5 miles with average household income of \$98,318 within 1 mile.

MARKET LEADING TENANT

Altano Group is a leading international operator of equine clinics. Headquartered in Dulmen, Germany, Altano Group has 77 clinics with over 1,933 employees, including 450 veterinarians that provide first-class medical care to more than 100,000 patients across the globe.

MISSION CRITICAL LOCATION

This is the tenant's only location in the intermountain west and one of seven full-service hospitals they operate in North America; underscoring the site's importance.

NO COMPETITION WITH 350 MILES

This is the only large animal surgery facility in Clark County, Nye Count, and Lincoln County. These areas comprise a population of nearly 2.5 million people.

LONG TERM OPERATING HISTORY

This has been the go-to equine medical and surgical facility in Las Vegas Valley since it was built in 1998.



Investment Highlights



SIGNIFICANT INVESTMENT FROM TENANT

In 2021, Avanti Equine Veterinary Partners purchased the adjacent parcel with plans to potentially expand the operation which further demonstrates their long term commitment to the location.

EXCELLENT RETAIL SYNERGY & TRAFFIC COUNTS

In proximity to multiple anchored shopping centers with tenants such as Lowe's, Walmart, Smith's, Albertson's, and Costco. The property is situated along N Jones Blvd which sees over 19,263 vehicles per day.

STRONG ANNUAL RENTAL INCREASES

The lease features 3% annual rental increases throughout primary term and all renewal options which provides an excellent against inflation.

PASSIVE LEASE STRUCTURE

The NNN lease offers a passive income stream to the future owner with limited landlord responsibilities.

E-COMMERCE & RECESSION PROOF TENANCY

Veterinarian tenants are highly resistant to economic downturns and can provide a peace of mind during recessions.



SOUTH POINT

ARENA & EQUESTRIAN CENTER



Desert Pines Equine Medical & Surgical Center is also the exclusive provider of veterinary services for South Point Arena and all its equine events. Whether it's team roping, reining, cutting, horse shows, barrel racing, cowboy shooting, or any other equestrian activity, they are the on-site clinic responsible for the care and treatment of horses. During rodeos, they also provide care for all the livestock.

South Point Arena & Equestrian Center is a large, multi-purpose event facility located in Las Vegas, Nevada. It is part of the South Point Hotel, Casino, and Spa complex. The arena is primarily known for hosting a wide range of equestrian events, such as rodeos, horse shows, team roping, reining, and barrel racing. It also hosts other activities like cowboy shooting, livestock competitions, and various equestrian-related sports. In addition to its focus on the equine community, South Point Arena is used for a variety of entertainment events, including concerts and sports. The venue is considered one of the premier facilities for both equestrian and western sports in the United States.

The South Point Arena & Equestrian Center is rumored to have more than 40 weeks per year booked for equestrian events or rodeos.



Downtown Las Veags



North Las Vegas Airport



CLOUD NINE RANCH



N JONES BLVD
(19,263 VPD)

CARmax

SANTA FE STATION
HOTEL-CASINO

Ford
CHEVROLET



N JONES BLVD (19,263 VPD)

W LA MADRE WAY



DPE
DESERT PINES EQUINE
MEDICAL & SURGICAL CENTER

Owned by Tenant

CLOUD NINE RANCH



Los Prados Golf & Country Club

Challenger School Los Prados

Owned by Tenant



CLOUD NINE RANCH



N JONES BLVD (19,263 VPD)

W LA MADRE WAY

Equine Healthcare Industry



Equine healthcare is the practice of veterinary medicine for horses, donkeys, mules, ponies, and zebras.

- Routine check-ups
- Vaccinations
- Dental care
- Nutrition management
- Surgical procedures
- Treatment of chronic and acute illnesses
- Diagnostics
- Rehabilitation/Suspensory Issues
- Sports medicine

Equine veterinarians are large animal specialists who can work in a variety of settings, including private practices, government agencies, and research facilities. They are experts in horse behavior and can perform a range of tasks, including delivering foals, managing emergencies, and treating injuries.

Some common diseases in horses include equine influenza, equine infectious anemia, rabies, West Nile fever, and Venezuelan equine encephalomyelitis. Parasitic infections are the most common type of disease in horses, affecting an estimated 76–92.5% of horses worldwide.

WHAT IS EQUINE HEALTHCARE?

EQUINE HEALTHCARE MARKET SIZE & OUTLOOK

\$3.37B

ANNUAL MARKET
REVENUE (2023)



\$5.91B

ANNUAL MARKET
REVENUE (2030)

GLOBAL EQUINE HEALTHCARE MARKET HIGHLIGHTS

The global equine healthcare market generated a revenue of USD \$3.37B in 2023 and is expected to reach USD \$5.91B by 2030.

The market is expected to grow at a CAGR (2024 - 2030) of 8.3% by 2030.

In terms of segment, pharmaceuticals accounted for a revenue of USD \$875.5 million in 2023.

In terms of region, North America was the largest revenue generating market in 2023.

The global equine healthcare market size is estimated to be USD 3.37 billion in 2023 and is expected to grow at a CAGR of 8.32% from 2024 to 2030. Key factors expected to drive the market include growing R&D initiatives, a rise in equine health complications, the rising popularity of equine-assisted therapy, and the emergence of artificial intelligence (AI) in equine health. Researchers across the veterinary field are showcasing ingenuity by conducting continuous research into including artificial intelligence (AI) in the equine veterinary practice. Global leaders in the market are encouraging such activities to address the recurring challenges in the field. This technology will revolutionize equine healthcare management by providing periodic analysis of the horses for timely health management and enhancing the accuracy of early disease diagnosis and personalized treatment.

The equine healthcare market is expected to grow in the coming years, driven by a number of factors including:

INCREASED AWARENESS: Horse owners are becoming more aware of equine health and proper nutrition.

MORE HORSES: The number of horses is increasing.

MORE SPENDING ON ANIMAL HEALTH: Spending on animal health is increasing.

MORE DEMAND FOR HORSE INSURANCE: The demand for horse insurance is increasing.

MORE EQUINE HEALTHCARE PRODUCTS: The development of equine healthcare products is increasing.

MORE DEMAND FOR PET INSURANCE: The demand for pet insurance is increasing.

MORE RESEARCH AND DEVELOPMENT: Research and development initiatives are growing.

MORE EQUINE-ASSISTED THERAPY: The popularity of equine-assisted therapy is increasing.

ARTIFICIAL INTELLIGENCE: Artificial intelligence (AI) is being used in equine health.

MORE EQUESTRIAN CONTESTS: The increase in equestrian contests and activities is fueling the need for specialist health care services.

Location

Las Vegas, NV



Las Vegas, often known simply as Vegas, is the 26th-most populous city in the United States, the most populous city in the state of Nevada, and the county seat of Clark County. The city anchors the Las Vegas Valley metropolitan area and is the largest city within the greater Mojave Desert. Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife. The Las Vegas Valley as a whole serves as the leading financial, commercial, and cultural center for Nevada. The city bills itself as The Entertainment Capital of the World and is famous for its mega casino-hotels and associated activities. It is a top three destination in the United States for business conventions and a global leader in the hospitality industry, claiming more AAA Five Diamond hotels than any other city in the world. Today, Las Vegas annually ranks as one of the world's most visited tourist destinations. The city's tolerance for numerous forms of adult entertainment earned it the title of "Sin City", and has made Las Vegas a popular setting for literature, films, television programs, and music videos. Population growth has accelerated since the 1960s, and between 1990 and 2000 the population nearly doubled, increasing by 85.2%. Rapid growth has continued into the 21st century, and according to the United States Census Bureau, the city had 641,903 residents in 2020, with a metropolitan population of 2,227,053.

LAS VEGAS
MOTOR SPEEDWAY

Walmart TARGET SPROUTS FARMERS MARKET
COSTCO WHOLESALE petco Walgreens
WinCo FOODS HOBBY LOBBY Ashley HOMESTORE BEST BUY

DPE
DESERT PINES EQUINE
MEDICAL & SURGICAL CENTER

604 **EMBRY-RIDDLE**
Aeronautical University

Shadow Creek Golf Course

CAESARS PALACE LAS VEGAS
MAIN STREET STATION CASINO RESORT HOTEL LAS VEGAS
THE VENETIAN Resort & Casino Las Vegas
Aria Resort & Casino Las Vegas
MGM GRAND
QUEENS HOTEL & CASINO LAS VEGAS
GOLDEN NUGGET LAS VEGAS
Plaza HOTEL • CASINO • RINCO
CALIFORNIA HOTEL - CASINO - LAS VEGAS
BELLAGIO
THE COSMOPOLITAN OF LAS VEGAS
Binion's Gambling Hall & Hotel
Wynn LAS VEGAS
FREMONT HOTEL & CASINO

BJ's BLOWOUT LOWE'S BEST BUY ROSS DRESS FOR LESS Olive Garden
COSTCO WHOLESALE Marshalls Office DEPOT

MountainView Hospital

North Las Vegas Airport

LAS VEGAS NORTH PREMIUM OUTLETS
A SIMON CENTER

Columbia NIKE FOREVER 21 POLO RALPH LAUREN ARMANI
GUESS MICHAEL KORS BANANA REPUBLIC DOUCE & GABBANA VANS
Calvin Klein Levi's UNDER ARMOUR adidas GAP

University of Phoenix

UNLV
UNIVERSITY OF NEVADA LAS VEGAS

allegiant stadium

GALLERIA AT SUNSET
JCPenney Buckle E macy's
VICTORIA'S SECRET Dillard's ZALES THE DIAMOND STORE
DICK'S SPORTING GOODS H&M AMERICAN EAGLE OUTFITTERS Bath & Body Works

LAS VEGAS SOUTH PREMIUM OUTLETS
A SIMON CENTER

ARMANI EXCHANGE KARL LAGERFELD Polo & Ralph Lauren COLE HAAN PERRY ELLIS
BOSS DKNY COACH OUTLET Hurley MICHAEL KORS OUTLET
Calvin Klein CITIZEN U.S. POLO ASSN. SINCE 1890 new balance DANIEL'S

Harry Reid International Airport
57.6 M Travelers in 2023

160

Southern Highlands Golf Club

146

SOUTH POINT
ARENA & EQUESTRIAN CENTER



TARGET

COSTCO WHOLESALE

Walmart

sam's club

Michael's Home Goods petco
SEPHORA maurices LANE BRYANT
SALLY BIG FIVE
BEAUTY LOTS! BEL'W
RAM TOYOTA HYUNDAI DODGE BUICK CHRYSLER HONDA
Jeep

petco Walgreens
HOBBY LOBBY Ashley HOMESTORE BEST BUY

Joseph Neal STEAM Academy

TARGET

SPROUTS FARMERS MARKET

Walmart

THE HOME DEPOT

TRADER JOE'S SPORTSMANS HARBOR FREIGHT
Total Wine Walgreens Party City
SPIRITS BEER & MORE QUALITY TOOLS LOWEST PRICES

WinCo FOODS

Smith's

Painted Desert Golf Club

Albertsons
McDonald's Pizza Hut Valvoline

DPE
DESERT PINES EQUINE MEDICAL & SURGICAL CENTER

CVS pharmacy

Ford CHEVROLET

CARmax

Los Prados Golf & Country Club

Legacy Traditional School - North Valley

SANTA FE STATION
HOTEL CASINO

CANYON RIDGE
CHRISTIAN CHURCH

7 ELEVEN

Appliances & Furniture

Leavitt Middle School

B/H BlvdHome planet fitness
O'Reilly DOLLAR TREE TACO BELL Wendy's Arby's

LOWE'S

Walmart
Neighborhood Market

Albertsons

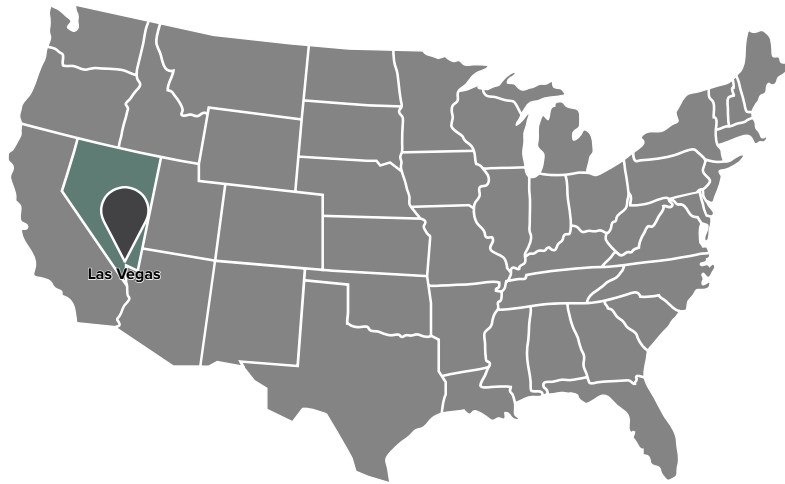
Albertsons POPEYES
CVS pharmacy McDonald's Jack in the Box Starbucks Denny's

MURPHY USA McDonald's
BURGER KING Starbucks PAULIE'S

Shell Dunkin' verizon
Auto Zone

Walgreens
DOLLAR TREE CITI TRENDS

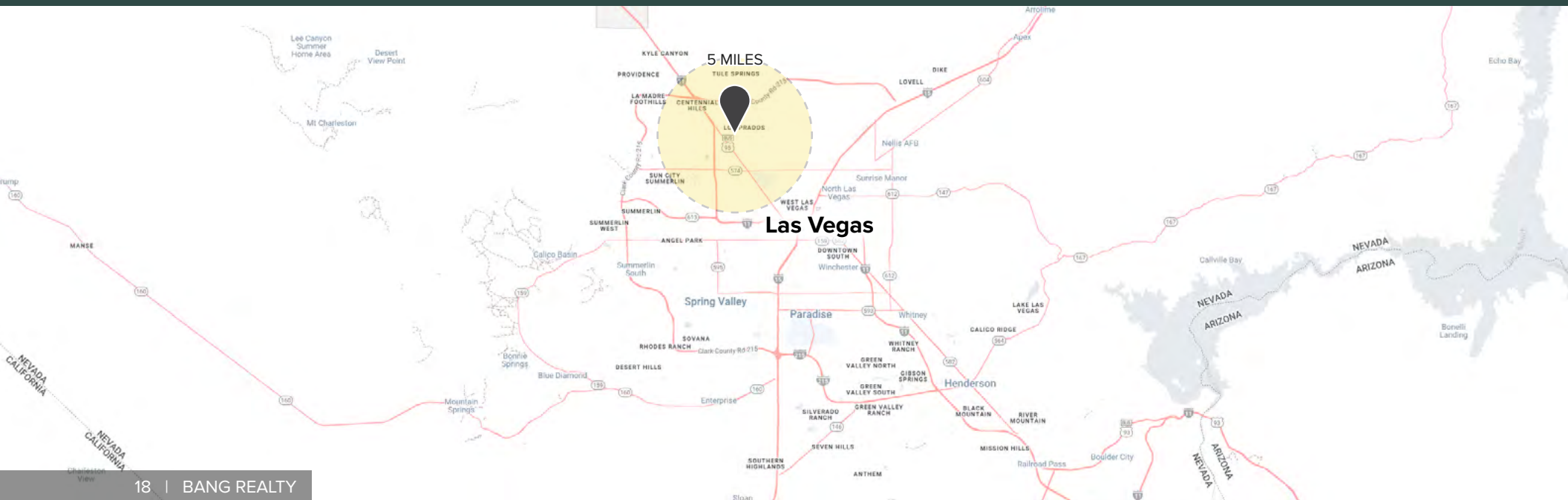
Location Highlights



POPULATION	1 mile	3 mile	5 mile
2020 Population	13,821	143,181	414,980
2024 Population	13,915	142,764	425,399
2029 Population Projection	14,898	152,577	456,831

HOUSEHOLDS	1 mile	3 mile	5 mile
2020 Households	5,521	51,846	147,115
2024 Households	5,547	51,689	150,465
2029 Household Projection	5,935	55,245	161,529

INCOME	1 mile	3 mile	5 mile
Avg Household Income	\$98,318	\$89,071	\$89,108
Median Household Income	\$85,876	\$71,855	\$70,489



Rent Schedule



Lease Year	Monthly Rent	Annual Rent	Rental Increases	Cap Rate	Rent PSF
Current - 12/31/24	\$15,070.50	\$ 180,846.00		6.31%	\$ 31.32
1/1/25 - 12/31/25	\$15,522.67	\$ 186,272.00	3.00%	6.50%	\$ 32.26
1/1/26 - 12/31/26	\$15,988.35	\$ 191,860.16	3.00%	6.70%	\$ 33.23
1/1/27 - 12/31/27	\$16,468.00	\$ 197,615.96	3.00%	6.90%	\$ 34.23
1/1/28 - 12/31/28	\$16,962.04	\$ 203,544.44	3.00%	7.10%	\$ 35.25
1/1/29 - 12/31/29	\$17,470.90	\$ 209,650.78	3.00%	7.32%	\$ 36.31
1/1/30 - 12/31/30	\$17,995.03	\$ 215,940.30	3.00%	7.54%	\$ 37.40
1/1/31 - 12/31/31	\$18,534.88	\$ 222,418.51	3.00%	7.76%	\$ 38.52
1/1/32 - 12/31/32	\$19,090.92	\$ 229,091.06	3.00%	8.00%	\$ 39.68
1/1/33 - 12/31/33	\$19,663.65	\$ 235,963.80	3.00%	8.24%	\$ 40.87
1/1/34 - 12/31/34	\$20,253.56	\$ 243,042.71	3.00%	8.48%	\$ 42.09
1/1/35 - 12/31/35	\$20,861.17	\$ 250,333.99	3.00%	8.74%	\$ 43.36
1/1/36 - 12/31/36	\$21,487.00	\$ 257,844.01	3.00%	9.00%	\$ 44.66
1/1/37 - 12/31/37	\$22,131.61	\$ 265,579.33	3.00%	9.27%	\$ 46.00
1/1/38 - 12/31/38	\$22,795.56	\$ 273,546.71	3.00%	9.55%	\$ 47.38

Tenant Overview



AVANTI EQUINE VETERINARY PARTNERS, LLC (ALTANO GROUP)

is an equine veterinary practice network that provides management and operational strategy by investing resources in equine practices to help with forward-thinking growth. Unlike other companies, Avanti's sole focus is on the equine industry and working with equine veterinarians to tailor a plan to meet their goals while supporting their staff and clients. To learn more about Avanti, visit

<https://altano-group.vet/>

<https://desertpinesequine.com/>



In 2023, Altano Group acquired Avanti Equine Veterinary Partners, LLC as their entry to the US market. With around 1,933 employees and more than 77 locations across 10 countries, Altano is one of the world's leading operators of equine clinics. Altano North America's national network includes seven full-service hospitals, one imaging center and eight ambulatory practices.



PRIVATE
COMPANY TYPE

2017
YEAR FOUNDED

77+
OF CLINICS

1,933+
OF EMPLOYEES

DULMEN, GERMANY
HEADQUARTERS



BANG[®]
REALTY

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