

The Dog Academy

Premium Pet Care Rent Opportunity – Katy, Texas Sale Leaseback



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Real Estate Investment Presentation

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Sale Leaseback Overview

Transaction Highlights

7% CAP Rate, \$26K NNN Monthly Rent, 15+ Year Term, Industry-Leading Tenant

Tenant Strength, The Dog Academy

- Market Leader in Houston Pet Care, 200 Competitors
- 1,500 Recurring Clients, \$100K Recurring Revenue
- Consistent Growth, 30% YoY

Market Dynamics

- Katy: Fastest-growing Texas suburb
- High-income demographics
- \$143.6B economy-resilient pet industry

Why Leaseback?

Liquidate equity to reinvest in business growth

Risk Profile

Strong tenant, industry, market, and location.

Investment Thesis

Reliable long term rent income with layered risk mitigation.



The Property

- 1.9-acre parcel with 18,600 sq ft high-quality modern facility at Clay & Mason intersection.
- High-visibility location with 43,500+ vehicles per day.
- Modern improvements include outdoor and indoor facilities with flexible design adaptable to multiple uses: pet care, retail, veterinary, childcare, fitness, and office space.



The Dog Academy – Tenant Profile



1

Market Leadership

Best-reviewed in Houston. Industry-leading KPI's, including revenue growth and retention.

2

Revenue Strength

Diversified Revenue (boarding, daycare, training, grooming, bathing). Recurring revenue through membership structures. Launching Retail in Q4 2025.

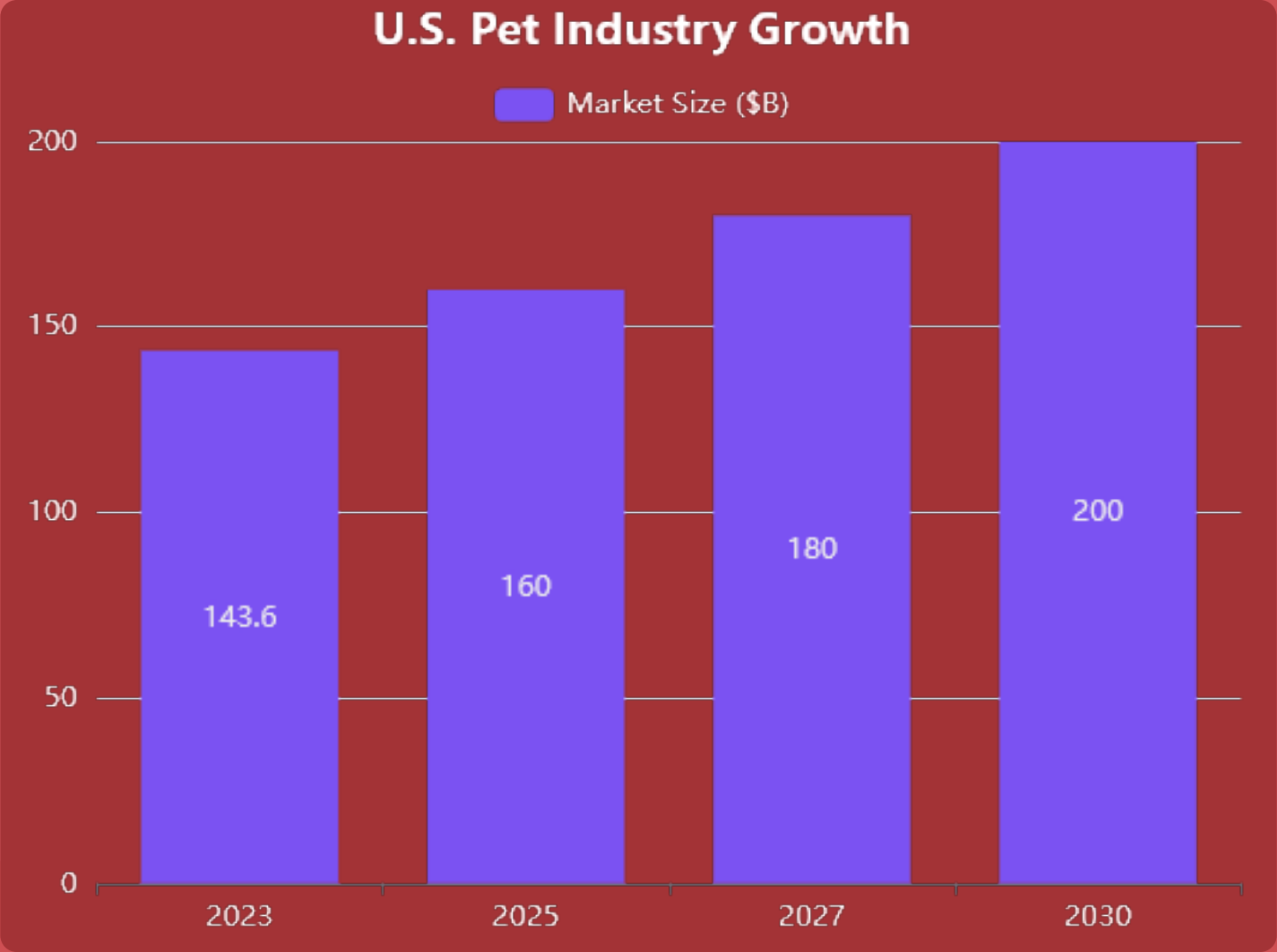
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Growth Trajectory

Current revenue \$100K/month at 60% capacity with forecast to \$165K/month at stabilization.

30% YoY Growth. Fully committed team with a long-term focus.

Pet Industry Strength



Industry Insights

The \$143.6B U.S. pet industry demonstrates remarkable recession resistance with projected growth to \$200B+ by 2030. Services segment shows 6% CAGR with grooming and boarding at \$14.7B.

- Recession-resistant spending patterns
- Services segment 6% CAGR
- Demographic tailwinds support growth

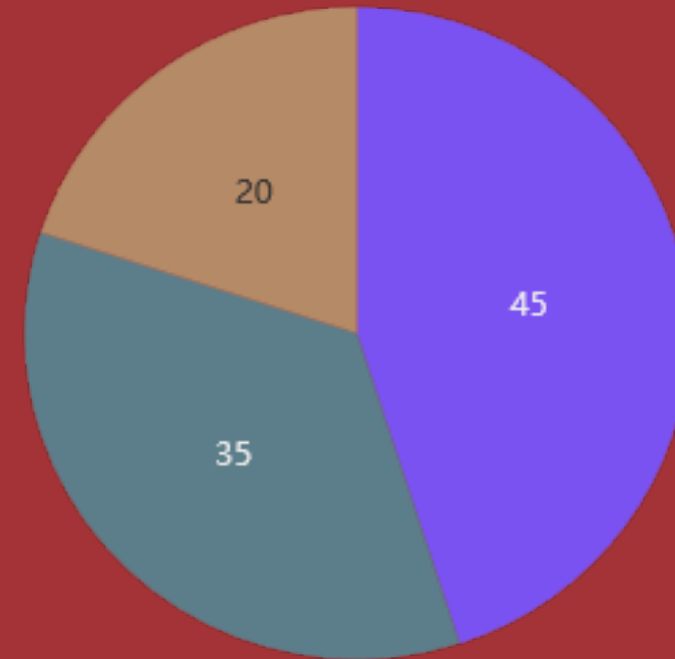
Katy Market Demographics

Market Fundamentals

Katy has experienced 50% population growth since 2014 with median household income exceeding \$90K within 5-mile radius. Cinco Ranch area shows \$157K median income with 6,000 new homes under construction.

258,000 residents within 5-mile radius provide strong consumer base for premium pet services

Income Distribution



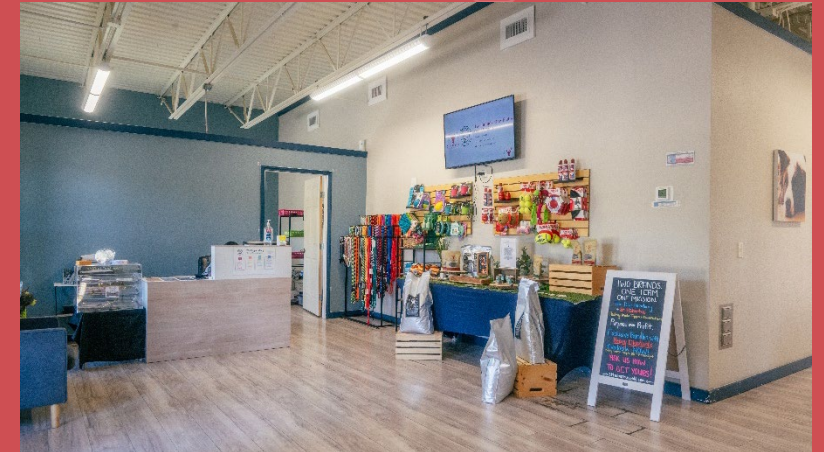
■ \$90K+ Household Income ■ \$120K+ Household Income
■ \$150K+ Household Income

Prime Location Advantages



Growth Corridor

0.5 miles to Grand Parkway 99 (35,000 VPD) surrounded by residential, retail, and schools in expansion area



Corner Visibility

Signalized intersection at Clay & Mason with 43,537 vehicles per day providing exceptional visibility and access



Demographics

Affluent suburban market with strong housing demand and premium service spending patterns

High Quality Development, Flexible Repurposing



Quality Infrastructure

18,600 sq ft modern campus on 1.9 acres with well-maintained improvements and turnkey condition.



Flexible Use Cases

Easy conversion to child care, office space, fitness, veterinary care, and retail.

Investment Case. Reliable Long-Term Rent Income.



Market Leading Tenant

Top-reviewed pet care operator in Houston with industry-leading performance metrics



Resilient Industry and Region

Growing and resilient Pet Care industry, located inside of fastest growing suburb in Texas (Katy).



Prime Real Estate

Located near Grand Pkwy 99, on the corner of Mason Road and Clay Road, 43K+ daily traffic count



High Quality and Flexible Construction

Durable high-quality construction, flexible and adaptable for alternative uses.



Lease Structure Overview

Component	Year 1	Year 5	Year 10	Year 20
Base Rent	\$26,000	\$28,700	\$31,700	\$35,000
Annual Escalation	2.0%	2.0%	2.0%	2.0%
Lease Type	NNN	NNN	NNN	NNN

15+ Years

Primary Lease Term

2%

Annual Escalation Rate





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