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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.



Recent Renewal

Tenant recently extended for 5 years + added a 5 year option

Medical-Based Use

Service-oriented and internet-resistant tenant profile

Annual CPI Rent Increases

Lease has a built-in inflation hedge (2.87% avg annual increase over the past 3 years)

Strong Retail Corridor

National credit tenants like McDonald's, Advance Auto Parts, Walmart, Tractor Supply Co are all nearby

Corporate Guaranty

VCA is backed by Mars Inc., providing institutional-level credit strength and possibly the strongest in the net lease vet world today

Low Rent Opportunity

Future rent growth potential with built in upside

Proven Operating History

47 years as a veterinary clinic

Preferable Income Levels

5-mile average household income is ~\$85,000

5 | OFFERING SUMMARY

LIST PRICE:	\$955,000
CAP RATE:	7.49%
NOI*:	\$71,535
LEASE START:	7/1/2026
LEASE END:	6/30/2031
TERM REMAINING:	5.25 Years
OPTIONS:	One, 5-Year Option
INCREASES:	Annual % Change in CPI
BUILDING SIZE:	2,430 SF
LOT SIZE:	0.41 AC
YEAR BUILT / RENO:	1965 / 1996, 2012
LEASE TYPE:	NN+
GUARANTOR:	Corporate, MARS, Inc.
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple

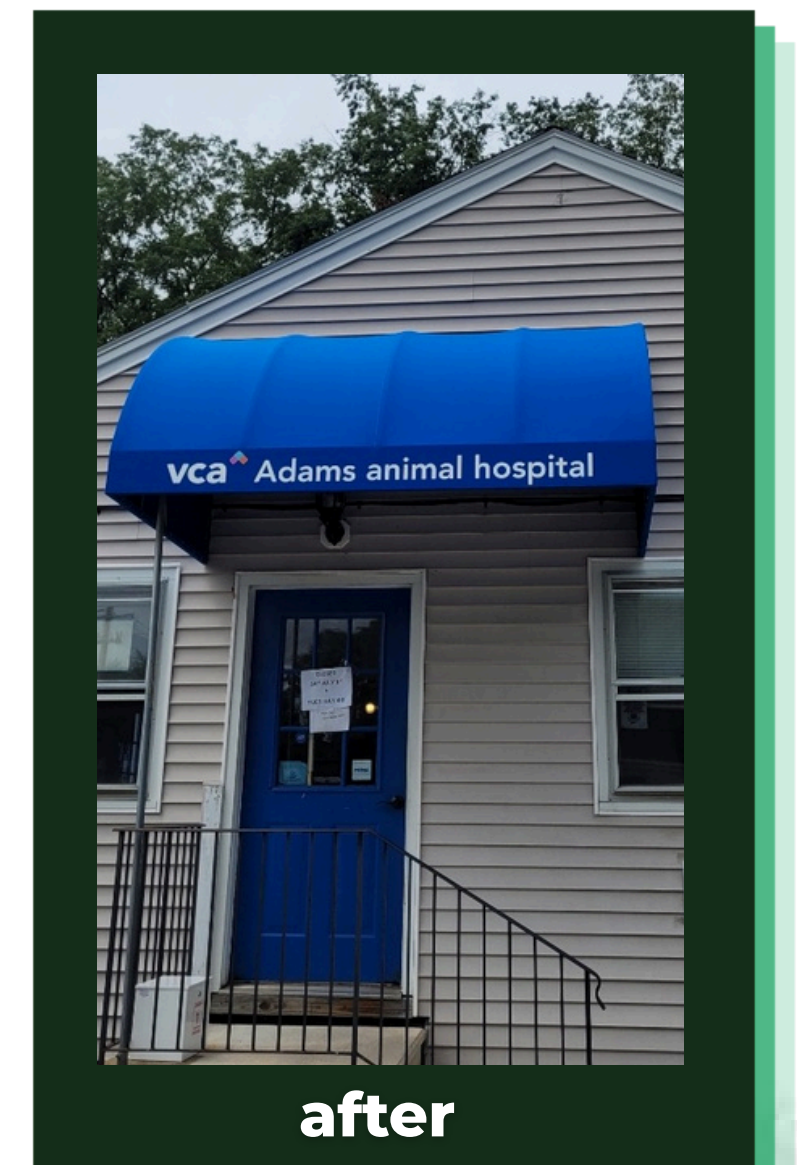
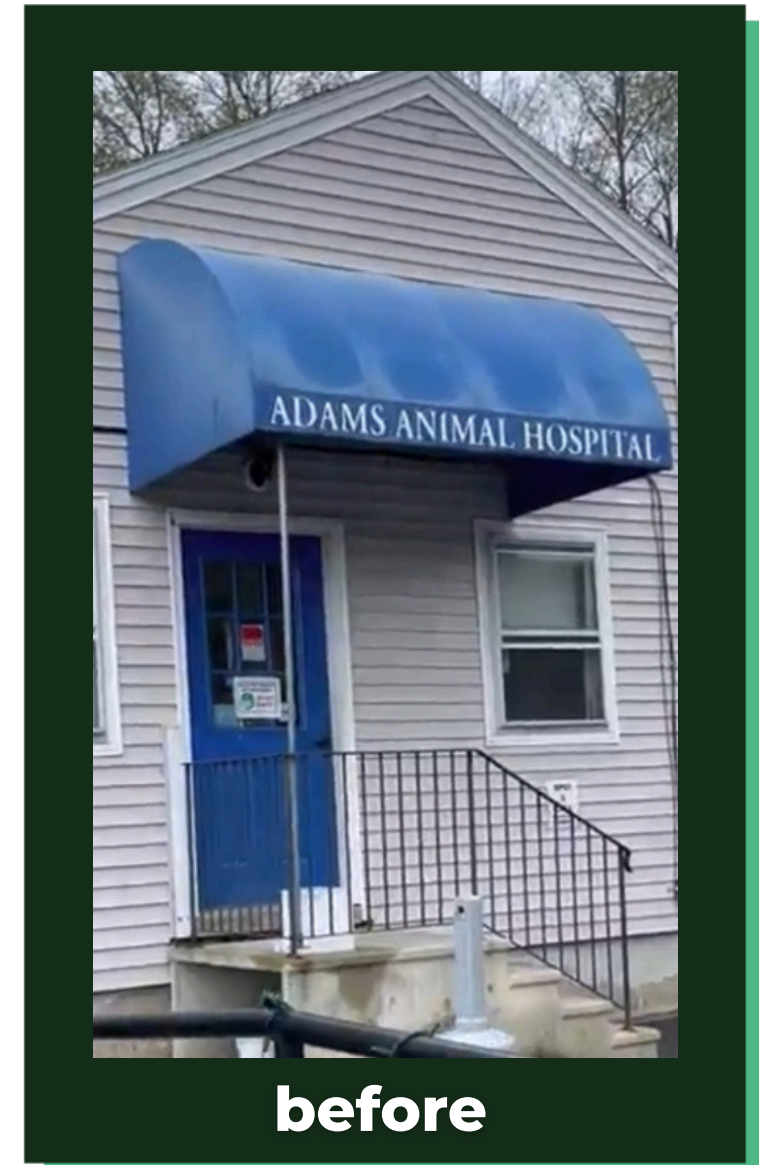
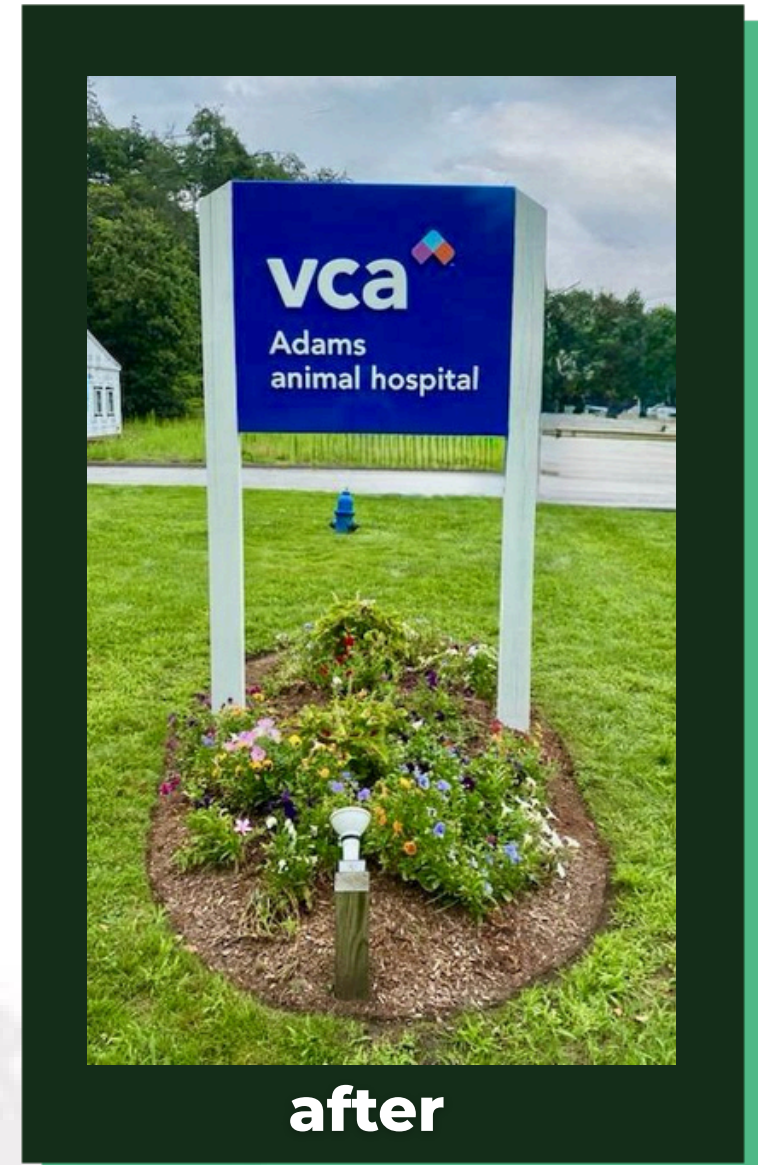


LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
7/1/2023	\$66,013	2.97%	N/A
7/1/2024	\$67,975	2.97%	N/A
7/1/2025	\$69,789	2.67%	N/A
7/1/2026*	\$71,535*	2.5%*	7.49%
7/1/2027**	\$72,966**	2%**	7.64%
7/1/2028**	\$74,425**	2%**	7.79%
7/1/2029**	\$75,914**	2%**	7.95%
7/1/2030**	\$77,432**	2%**	8.11%
7/1/2031**	\$78,981**	2%**	8.27%

*NOI based on conservative 2.5% predicted rent increase in July 2026 (2.87% avg annual increase past 3y)

**Rent increases based on very conservative, target inflation rate (2%)

6 | NOTABLE PROPERTY UPGRADES



2023

- New tenant signage (pictured above)

2022

- Heating components replaced: furnace smoke pipe, burner motor, fan & power venter controls
- Septic pump replaced

2020

- AC unit replaced

2017

- Roof replaced



**Main St
~ 8,000VPD**


vca animal hospitals

Approximate Property Lines

In 2023, the former 25-year Practice Manager purchased and renovated this property to start a grooming business

8 | SUBJECT PROPERTY





VCA Animal Hospitals, headquartered in Los Angeles, CA, is one of the largest providers of veterinary care services in North America, operating more than 1,000 small animal hospitals across the United States, Canada, and Japan. The network is staffed by over 4,500 veterinarians, including more than 600 board-certified specialists across key disciplines such as oncology, cardiology, surgery, and emergency care. VCA provides a full range of services, from preventive care to advanced diagnostics and specialty treatment, and was acquired by Mars, Inc. through its Mars Veterinary Health division in 2017.

Company	VCA Animal Hospitals
Year Founded	1986
Locations	1,000 Animal Hospitals (US, Canada, Japan)
Annual Sales	\$6.1B
Headquarters	Los Angeles, CA
Guarantor	Mars, Inc
Guaranty	Corporate



Mars, Inc. is a \$55 billion, family-owned global company founded in 1911, with operations in over 130 countries and a workforce of approximately 150,000 associates. The company produces some of the world's most recognized brands, including PEDIGREE, WHISKAS, ROYAL CANIN, M&M'S, SNICKERS, and BEN'S ORIGINAL. Through its Petcare division, Mars operates over 3,000 veterinary clinics and hospitals, including VCA Animal Hospitals, BANFIELD Pet Hospitals, and BLUEPEARL Specialty & Emergency Pet Hospitals. Mars has achieved approximately 69% growth since 2015 and was named to the inaugural list of the World's Best Companies in 2025.

94M

US Households Own a Pet

7.8%

Projected CAGR [compound annual growth rate]

\$110.72B

Projected Market Valuation

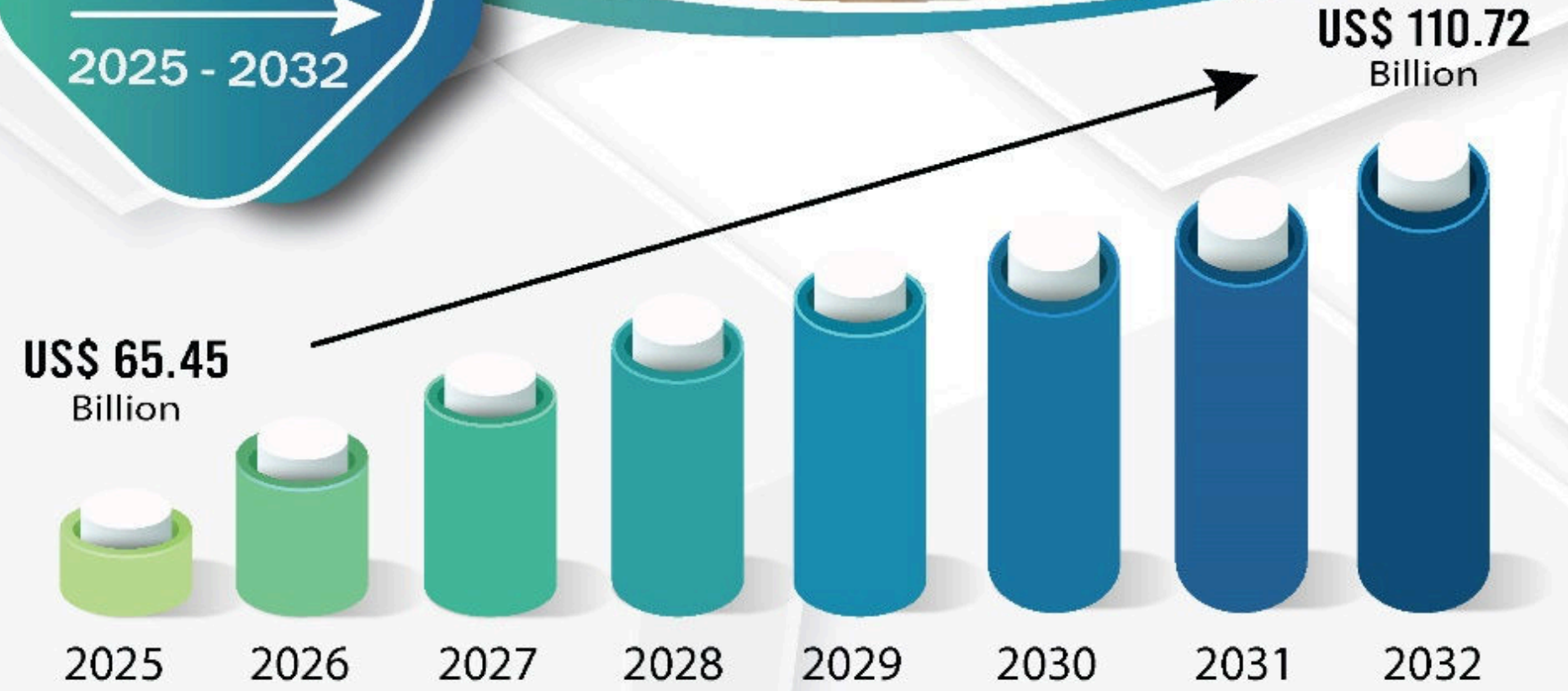
COHERENT MARKET INSIGHTS

VETERINARY HOSPITAL MARKET

Key Players



CAGR 7.8%
2025 - 2032



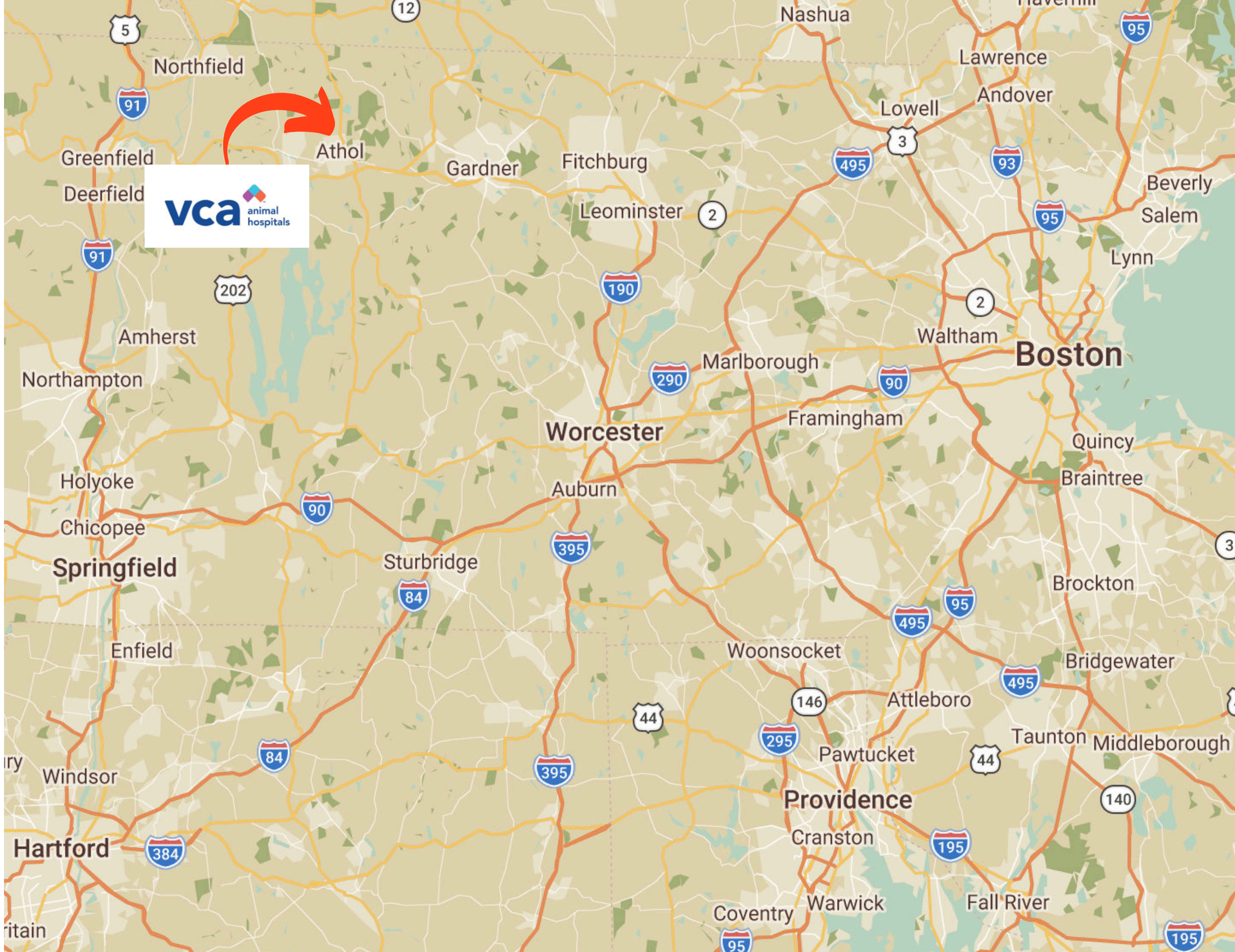
Source :- www.coherenetmarketinsights.com



Athol, Massachusetts, located in Worcester County along the Millers River, is a small New England town known for its rich industrial heritage and close-knit community. Historically referred to as “Tool Town,” Athol developed in the 19th and early 20th centuries as a manufacturing hub, particularly for precision tools and machinery. Today, the town retains its small-town charm while offering access to nearby natural attractions such as the Quabbin Reservoir and numerous state forests, making it appealing for residents who value both history and outdoor recreation.

The local economy has evolved from its manufacturing roots into a more diversified base. While some light manufacturing and precision machining businesses still operate in the area, healthcare, education, and retail have become key economic drivers. Athol Hospital is one of the largest employers, providing essential healthcare services and jobs to the region. Additionally, small businesses, local services, and regional commuting to larger employment centers contribute to the town’s economic stability, reflecting a blend of traditional industry and modern service-oriented growth.

12 | ATHOL, MA LOCATION & POPULATION



POPULATION

	1-Mile	3-Mile	5-Mile
POPULATION			
2025 Population	1,756	15,442	20,234
2030 Projection	1,760	15,496	20,305
Annual Growth 2020-2025	0.38%	0.17%	0.12%
Annual Growth 2025-2030	0.05%	0.07%	0.07%

HOUSEHOLDS			
2025 Households	742	6,613	8,561
2030 Projection	753	6,721	8,699

INCOME			
AVG. Household Income	\$82,881	\$81,286	\$85,307



8,000+ VPD
along S Main St



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