

Mission

PET HEALTH

750 S Nova Rd | Ormond Beach, FL 32174

Veterinary Investment Opportunity

Offering Memorandum

±8 Year Corporate Lease | 850+ Unit Operator | 2% Annual Increases | Recent Renovation



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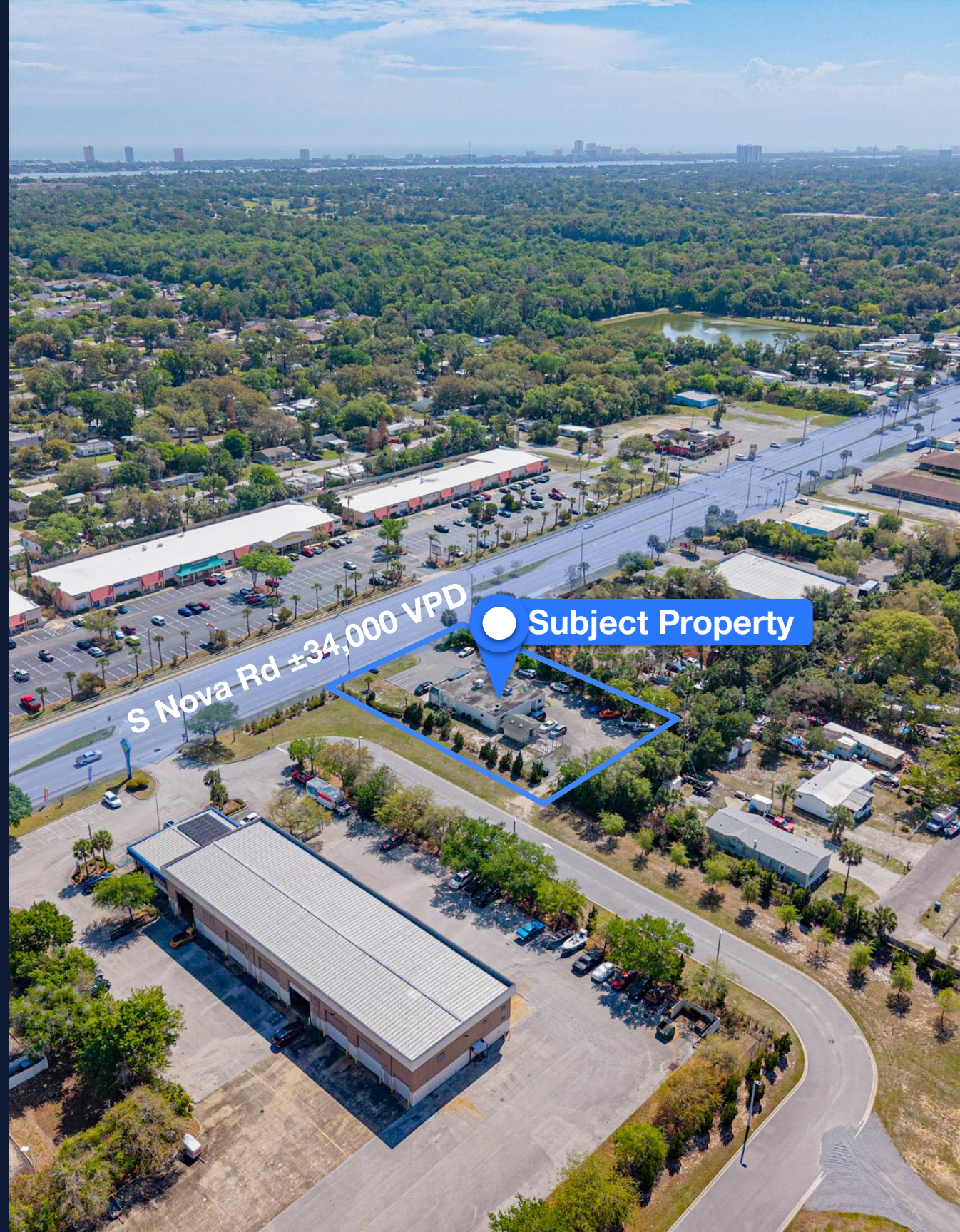
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**Table of
Contents**

04 **Executive
Overview**

07 **Financial
Overview**

10 **Tenant
Overview**

11 **Market
Overview**

Executive Overview

Mission Pet Health
Ormond Beach, FL



Investment Highlights

- **Full Service Veterinary Hospital:** This facility provides a comprehensive range of services including wellness examinations, vaccinations, surgery, spay and neuter, microchipping, laser therapy, dentistry, endoscopy, digital X-rays, ultrasound, and glaucoma testing.
- **Stable Long-Term Investment | Option to Extend:** There are just under 9 years remaining on the lease, with one (1), five (5) year option to extend.
- **Scheduled Rental Increases:** The lease features 2% annual rental increases, providing a future owner with a boost in cash flow and a hedge against inflation throughout the life of their investment.
- **High Traffic Location | Direct Frontage:** Strategically located directly off S Nova Rd, the ±3,400 SF practice offers exceptional visibility and direct street frontage along one of the area's busiest corridors, seeing over 34,000 vehicles per day.
- **Mission Pet Health Corporate Guaranty:** The lease features a corporate guaranty from Mission Pet Health, one of the largest and most reputable veterinary networks in the country. In December 2024, Southern Veterinary Partners merged with Mission Veterinary Partners, bringing together two industry leading operators. The combined group now includes over 850+ hospitals across 41 states, supported by a team of more than 20,000 professionals, significantly enhancing the credit profile and long-term stability of the tenant.
- **Extensively Renovated in 2023:** In 2023, the property underwent over \$500,000 in capital improvements, addressing both cosmetic and functional elements of the property. Work included a redesigned reception area, updated bathrooms, new flooring, paint, and electrical and plumbing upgrades, as well as a fully repaved parking lot (\$25,000) and new signage (\$15,000).
- **Over 50 Years of Trusted Service:** Founded in 1975, this practice is a well-known staple in Volusia County and reflects its longstanding commitment to providing high quality pet care to pets and their families.



Investment Highlights

- **No State Personal Or Corporate Income Tax:** Florida imposes no personal or corporate state income tax, resulting in one of the lowest overall tax burdens for businesses and owner operators nationwide.
- **Favorable Demographics:** Tomoka Pines Veterinary Hospital caters to more than 108,000 residents within a 5-mile radius with an average household income exceeding \$80,000.
- **Growing Trade Area | Built-In Patient Base:** The Deltona-Daytona Beach-Ormond Beach MSA is home to over 739,000 residents and growing at roughly 1.5% per year, with a strong employment base anchored by Halifax Health, AdventHealth, and Brown & Brown Insurance.

Ormond Crossings, a 2,924-acre master-planned community that broke ground in early 2026, will bring 2,500 Meritage single-family homes, 2.5M sq ft of commercial space, and a new K-8 school right to the immediate area. Volusia County is already averaging \$91.5M per month in residential permits, and that growth translates directly into pet-owning households. Single-family neighborhoods are the strongest driver of veterinary demand, and with over 50 years in the community, this practice is already well positioned to grow alongside the wave of incoming residents.

- **Tenant Investment In Location:** Pet hospitals rarely relocate due to difficulty retaining the same patients in a new location and the high costs associated with moving and build outs.

- **Robust Industry Growth:** The global veterinary services market, valued at \$156.5 billion in 2025, is projected to reach \$263.1 billion by 2034, growing at a compound annual rate of 5.94%.
- **Healthcare Real Estate | Recession Resistant Property:** Veterinary hospitals are extremely sought-after investments for their resistance to downturns in the economy and e-commerce trends that affect traditional retail properties.



Financial Overview

Mission Pet Health
Ormond Beach, FL



Financial Overview

\$1,748,571

List Price

7.00%

Cap Rate

\$122,400

NOI

±3,438 SF

Building Size

Investment Summary

Address	750 S Nova Rd, Ormond Beach, FL 32174
Building Size	±3,438 SF
Property Size	±0.71 AC
Year Built	1974
Occupancy	100%
Property Type	Veterinary Hospital
Ownership Type	Fee Simple

Lease Abstract

Tenant Name	Mission Pet Health
Lease Guarantor	Corporate
Rent Commencement	1/29/2025
Lease Expiration	12/31/2034
Lease Term Remaining	±8.76 Years
Increases	2% Annual
Options	One, 5-Year Option
Expense Structure	NN
Landlord Responsibilities	Repair/replace roof, structure, parking lot, and HVAC; responsible only for costs exceeding \$10,000 per repair or related series
Tenant Responsibilities	Keep premises in good condition, including ordinary wear and tear, and maintain an HVAC service agreement
Insurance	Tenant Responsible
Taxes	Tenant Responsible
ROFO	Waived

Annualized Operating Data

Lease Year	Annual Rent	Monthly Rent	Cap Rate
Current Year	\$122,400.00	\$10,200.00	7.00%
Year 3	\$124,848.00	\$10,404.00	7.14%
Year 4	\$127,344.96	\$10,612.08	7.28%
Year 5	\$129,891.86	\$10,824.32	7.43%
Year 6	\$132,489.70	\$11,040.81	7.58%
Year 7	\$135,139.49	\$11,261.62	7.73%
Year 8	\$137,842.28	\$11,486.86	7.88%
Year 9	\$140,599.13	\$11,716.59	8.04%
Year 10	\$143,411.11	\$11,950.93	8.20%
Option 1	Annual Rent	Monthly Rent	Cap Rate
Year 1	\$146,279.33	\$12,189.94	8.37%
Year 2	\$149,204.92	\$12,433.74	8.53%
Year 3	\$152,189.02	\$12,682.42	8.70%
Year 4	\$155,232.80	\$12,936.07	8.88%
Year 5	\$158,337.45	\$13,194.79	9.06%

Year Founded
2024

Headquarters
Birmingham, AL

Ownership Status
Private

Locations
850+

of States
41

Tenant Overview

Mission Pet Health is a leading U.S. veterinary care platform formed in 2024 through the strategic merger of Southern Veterinary Partners and Mission Veterinary Partners. The newly unified brand represents one of the largest veterinary networks in the country, with over 850 locations across 41 states and a workforce exceeding 20,000 employees. Headquartered in Birmingham, Alabama, Mission Pet Health is privately held and backed by private equity, positioning it for continued aggressive growth through acquisitions. The organization is led by Dr. Jay Price, DVM, and a seasoned executive team, with a focus on operational scale, clinical excellence, and employee engagement. Its veterinarian-led structure and emphasis on local autonomy are central to its brand identity.

Why Invest in Mission Pet Health?

- **Unified Brand Strategy:** Launched the “Mission Pet Health” brand in 2025 to consolidate two legacy platforms. (SVP and MVP) under a singular, national identity—enhancing brand recognition, cultural alignment, and operational efficiency.
- **Veterinarian-Led Autonomy Model:** Emphasizes local clinic leadership with centralized support, enabling individualized community engagement while maintaining consistent quality across its 850+ locations.
- **Aggressive Growth via Acquisition:** Pursues a disciplined M&A strategy focused on acquiring independent veterinary practices nationwide, scaling its footprint while preserving local relevance.
- **Investment in Talent Development:** Operates a proprietary veterinary technician school and mentorship programs to attract, train, and retain top veterinary talent, strengthening brand loyalty and service quality.
- **Digital & Client-Centered Experience:** Leverages technology to improve patient scheduling, communications, and telehealth integration—prioritizing convenience, pet owner engagement, and long-term client relationships.

Market Overview

Mission Pet Health
Ormond Beach, FL

Daytona Beach, FL MSA





Pet Super market

CVS pharmacy

BIG!LOTS

ZAXBY'S



Walgreens

Walmart Supercenter

Complete Health
Patients first... always.

Florida Health Care Plans
An Independent Licensee of the Blue Cross and Blue Shield Association

DUNKIN'

LOWE'S

Subject Property

Cracker Barrel
McDonald's
DUNKIN'

FAMILY DOLLAR

Ormond Towne Square

Neighboring Healthcare

Publix
ROSS DRESS FOR LESS
DOLLAR TREE
Chick-fil-A
Denny's
bealls OUTLET
Jersey Mike's
tropical SMOOTHIE CAFE
TRUIST

ORMOND BEACH DERMATOLOGY & AESTHETICS CENTER
305 Clyde Morris Blvd., Suite 150
Ormond Beach, FL 32174
(386) 615-1771
Granada Animal Hospital
COMMUNITY PHARMACY OF ORMOND BEACH
AdventHealth Daytona Beach

Walmart Neighborhood Market

S Nova Rd ± 34,000 VPD

Holly Hill Plaza

Winn-Dixie
Advance Auto Parts
PAPA JOHN'S
Care-A-Lot
cricket wireless

AdventHealth Daytona Beach
±466 Beds

DOLLAR GENERAL

SUBWAY

Encompass Health Rehabilitation Hospital of Daytona Beach
±50 Beds

Walgreens

I-95 ± 14,100 VPD

Google Earth

82,000
Total Population

6.5%+
Population Growth
(2020-2025)

\$23B+
Gross Domestic Product

8M+
Annual Visitors

Daytona Beach, FL MSA



Top Employers



HALIFAX HEALTH




Advent Health



EMBRY-RIDDLE
Aeronautical University

Ormond Beach, FL

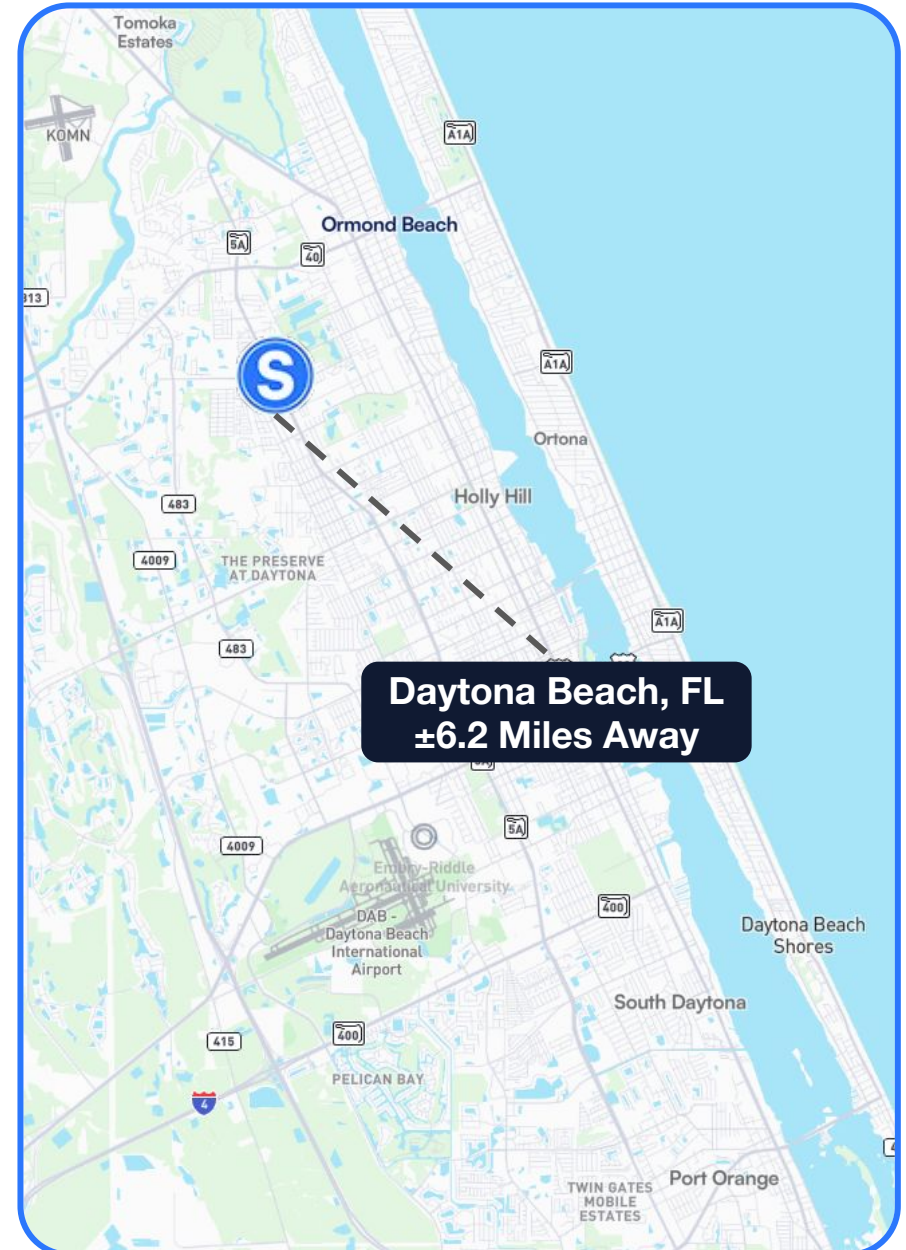
Local Market Overview

Ormond Beach, Florida is a coastal community located along the Atlantic Ocean in Volusia County, just north of Daytona Beach. The area benefits from steady population growth driven by retirees, second-home buyers, and families seeking a quieter alternative to larger Florida metros. Its proximity to major transportation corridors such as Interstate 95 and U.S. Highway 1 provides convenient regional connectivity, while access to scenic beach fronts, parks, and recreational amenities supports a high quality of life. The local economy is supported by a mix of tourism, healthcare, retail, and professional services, contributing to a stable and diverse economic base.

The city's appeal is further enhanced by its balance of residential neighborhoods and commercial development, with continued investment in infrastructure and community planning. Ormond Beach attracts residents with relatively attainable housing options compared to larger coastal markets, along with strong household incomes and a growing base of educated professionals. Its location within the broader Daytona Beach metropolitan area allows it to benefit from regional employment hubs while maintaining a more suburban, relaxed environment.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	67,112	136,454	242,331
Current Year Estimate	62,367	125,653	223,516
2020 Census	56,881	108,759	195,165
Growth Current Year-Five-Year	1.5%	1.7%	1.7%
Growth 2020-Current Year	1.9%	3.1%	2.9%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	30,011	60,286	108,259
Current Year Estimate	27,866	55,444	99,698
2020 Census	25,504	48,034	87,277
Growth Current Year-Five-Year	1.5%	1.7%	1.7%
Growth 2020-Current Year	2.0%	2.5%	2.0%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$75,744	\$79,654	\$79,629



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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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