NEK VETERINARY SERVICES GROUP

S 1st St, Hiawatha, KS 66434

Veterinary Investment Opportunity

Offering Memorandum

AMERIVET
VETERINARY PARTNERS

MATTHEWS™

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PROPERTY OVERVIEW

Nek Veterinary Services Group
S 1st St, Hiawatha, KS 66434

INVESTMENT HIGHLIGHTS

Stable, Long-Term Investment | Options to Extend

- There are over 11 years remaining on the lease, with two five-year options to extend, providing a future owner with long -term income stability.

Comprehensive Veterinary Services

- NEK Veterinary Services is a full-service animal hospital in Hiawatha, KS, providing wellness exams, vaccinations, dental care, spay/neuter, parasite prevention, deworming, and microchipping, along with routine pet surgery and anesthesia. The hospital also offers advanced surgery, including orthopedic procedures such as cruciate ligament repair, soft tissue surgeries such as mass removals, and emergency surgical intervention, supported by pre-surgical diagnostics and personalized post-operative recovery plans. Additional services include an in-house pharmacy and medical grooming, giving pet owners a trusted destination for both routine and advanced care.

Only Full-Service Animal Hospital in Hiawatha | Irreplaceable Market Position

- NEK Veterinary Services is the only animal hospital in Hiawatha treating both large animals/livestock and companion animals, and the only local provider offering 24-hour hospitalization and emergency stabilization. This supply-constrained position, paired with a multi-doctor team and advanced diagnostic capabilities, makes the asset difficult to replicate or displace.

AmeriVet Veterinary Partners Corporate Guaranty

- The lease is guaranteed by AmeriVet Veterinary Partners, one of the fastest-growing veterinary consolidators, operating over 200 hospital locations across the United States and backed by AEA Investors.

Built-In Rent Growth

- The lease features 2.5% annual rental increases, providing a future owner with a boost in cash flow and a hedge against inflation throughout the life of their investment.

INVESTMENT HIGHLIGHTS

Strong Regional Connectivity

- The property sits roughly 18 miles south of the Nebraska border and 40 miles west of the Missouri border, with convenient access to Interstates 29 and 70, and is within 41 miles of St. Joseph, Missouri, and approximately 92 miles of Kansas City.

Established Clinical Team

- The hospital is staffed by a team of four full -time veterinarians, reflecting both the depth of services offered and the strength of patient demand.

Agriculture-Anchored Trade Area

- Brown County's economy is rooted in farming and ranching, generating consistent, non-discretionary demand for large-animal veterinary services that is largely insulated from retail and e-commerce disruption.

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.

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%.


NW
Downtown Hiawatha
±1.4 Miles Away
McDonald's
Walmart Supercenter
3rd Street Apartments
±36 Units
O'Reilly AUTO PARTS
Best Western
Hiawatha High School
±264 Students
FairBridge HOTEL
Casey's
Hiawatha Middle School
±278 Students
Ag PARTNERS
AQUATIC PARK
36
NEK Veterinary Services
Subject Property
36
73
FLATLAND

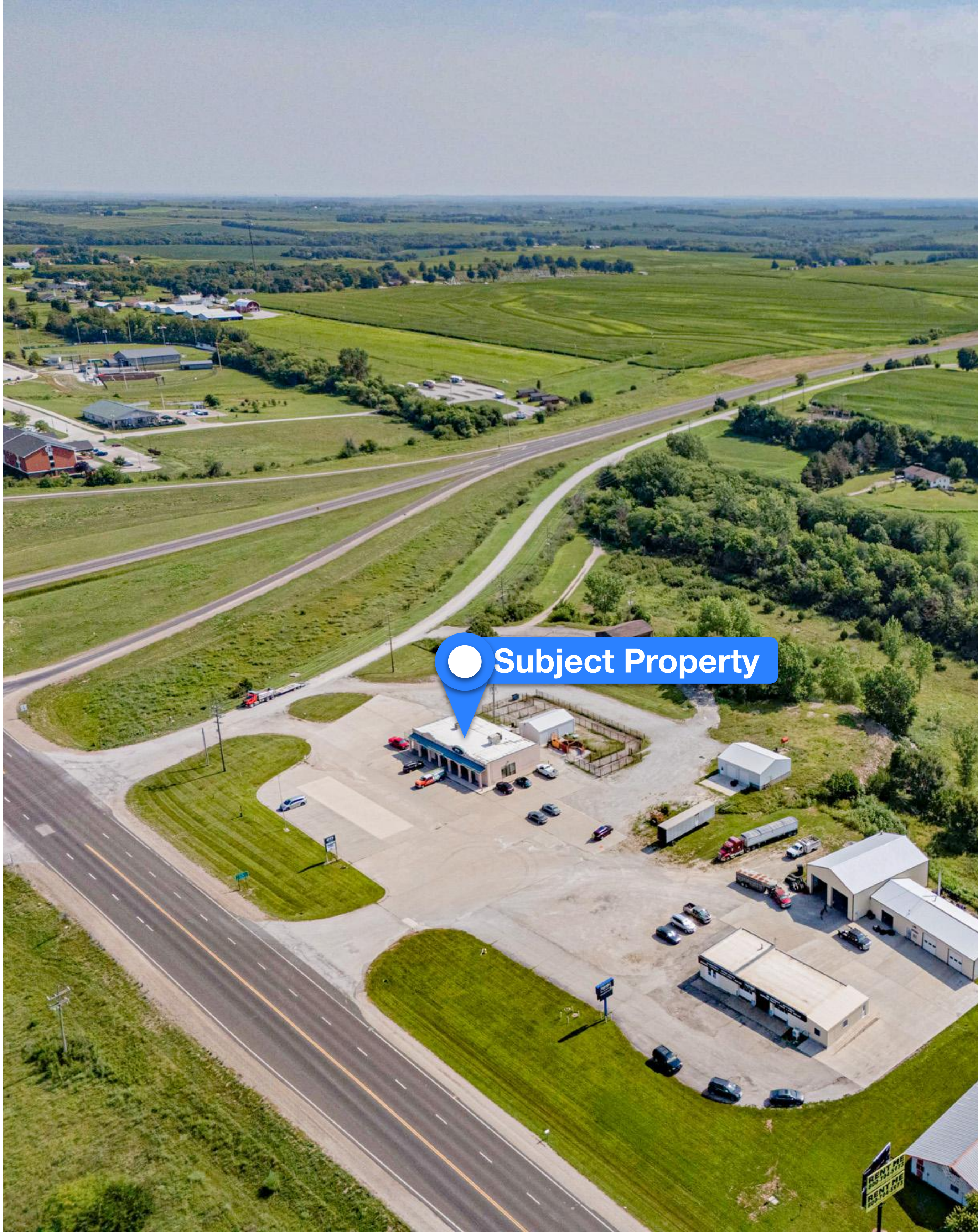
S 1st St,
Hiawatha, KS 66434

±11.39 Years
Term Remaining

2.5% Annually
Rental Increases

±6,800 SF
GLA

100%
Occupancy



FINANCIAL OVERVIEW

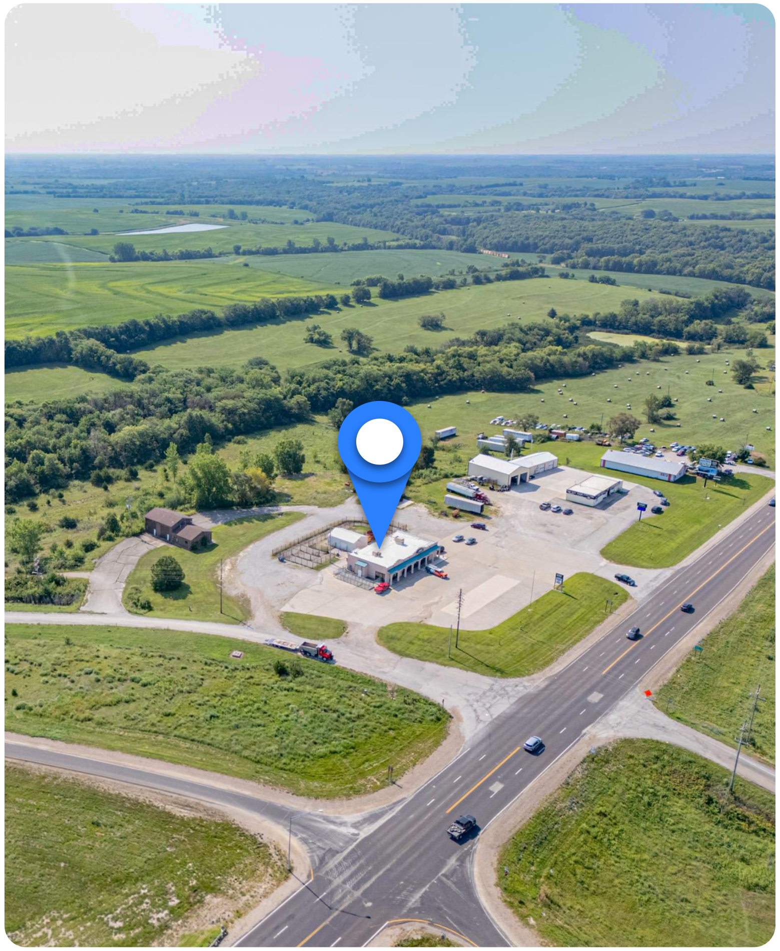
Nek Veterinary Services Group
S 1st St, Hiawatha, KS 66434

FINANCIAL OVERVIEW

$475,000	9.25%	$69.85	$43,937
List Price	Cap Rate	Price Per SF	NOI

Property Details

Tenant Name	AmeriVet Veterinary Partners
Lease Guarantor	AmeriVet Partners Management, Inc.
Rent Commencement	12/15/22
Lease Expiration	12/15/37
Lease Term Remaining	±11.39 Years
Rental Increases	2.5% Annual
Renewal Options	Two, 5-Year
Expense Structure	NN
Landlord Responsibilities	Replace roof, structure, and HVAC equipment (first 5 years only).
Tenant Responsibilities	Utilities, HVAC maintenance under an annual contract with a licensed HVAC contractor, HVAC replacement (after Year 5, or sooner if due to Tenant misuse), general maintenance and repair of the building and premises, trash and recycling, exterior/landscape maintenance, snow and ice removal, parking lot replacement, and repair of any damage caused by trade fixture removal.
Insurance	Tenant Responsible
Taxes	Tenant Responsible



TENANT OVERVIEW

Year Founded
2017

Headquarters
San Antonio, TX

# of Locations
213+

# of Employees
400+

Website
amerivet.com

AMERIVET
VETERINARY PARTNERS

Tenant Overview

AmeriVet Veterinary Partners is one of the largest veterinary practice management organizations in the United States, providing operational, administrative, and business support to companion animal hospitals while allowing local veterinarians to retain clinical autonomy and community-focused identities. Founded by veterinarians, the company has established a differentiated partnership model centered on preserving practice culture, supporting long-term growth, and enhancing patient care through centralized resources.

Why Invest in Amerivet Veterinary Partners?

- **Defensive Industry Fundamentals:** Veterinary care is a non-discretionary healthcare service supported by long-term pet ownership trends, increasing spending on companion animal health, and recurring demand for preventative and emergency care.
- **Large and Growing National Platform:** AmeriVet supports more than 213 veterinary hospitals across 37 states, providing broad geographic diversification and meaningful operating scale within the fragmented veterinary services industry.
- **Experienced Institutional Ownership:** Backing from AEA Investors and the Abu Dhabi Investment Authority (ADIA) provides access to capital, strategic resources, and operational expertise that support continued expansion and long-term growth.
- **Proven Acquisition Strategy:** The company has demonstrated consistent growth through partnerships and acquisitions of independent veterinary practices, strengthening its market presence while maintaining each clinic's local identity.
- **Resilient Partnership Model:** AmeriVet's veterinarian-first approach preserves clinical autonomy and established community brands, helping attract high-quality practices and support long-term physician retention.

MARKET OVERVIEW

Nek Veterinary Services Group
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HIAWATHA, KS

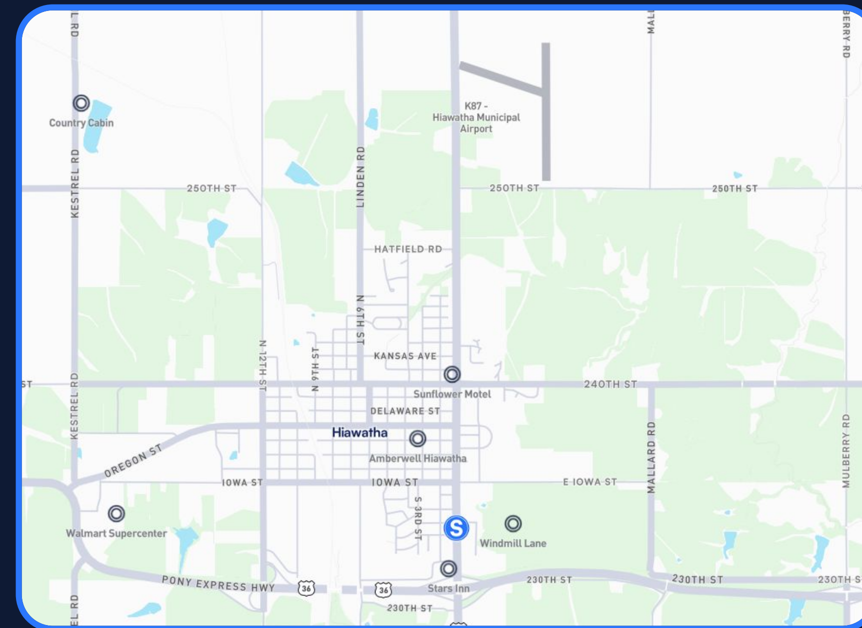
Market Demographics: 5-Mile Radius of Subject Property

3,676
Total Population

$77,511
Average HH Income

1,540
Total Households

42.9 Years
Median Age



Local Market Overview

Hiawatha, Kansas, serves as the commercial, governmental, and service center for Brown County, offering a stable economic environment supported by agriculture, healthcare, education, and local government. The community benefits from its strategic location along U.S. Highway 36, providing convenient access to regional markets across northeastern Kansas and neighboring Missouri and Nebraska. Residents enjoy a high quality of life characterized by affordable housing, well-maintained neighborhoods, and a strong sense of community, making the area attractive to families, retirees, and small business owners seeking a slower-paced lifestyle with essential amenities close at hand.

The local economy is anchored by a diverse mix of public institutions, regional healthcare providers, agricultural businesses, and locally owned retailers that collectively contribute to steady employment and consumer activity. Hiawatha's historic downtown, community events, parks, and recreational amenities reinforce its role as a regional destination for shopping, services, and civic engagement.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	3,487	3,676	5,108
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	1,464	1,540	2,097
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$76,805	$77,511	$81,030

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