Community Veterinary Partners

2565 W Algonquin Rd, Algonquin, IL 60102

Veterinary Investment Opportunity

Offering Memorandum

Community Veterinary Partners | NNN Lease | 3% Annual Escalators | ±11.25 Years Remaining

MATTHEWS™

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PROPERTY OVERVIEW

Dundee Animal Hospital
2565 W Algonquin Rd, Algonquin, IL 60102

EXECUTIVE SUMMARY

The Opportunity

Matthews™ Healthcare Division is pleased to exclusively offer the opportunity to acquire a single-tenant veterinary clinic located in Algonquin, IL, tenanted by Community Veterinary Partners. Community Veterinary Partners (CVP) is a leading veterinary partnership organization dedicated to supporting locally led animal hospitals. CVP partners with veterinarians and their teams to preserve clinical autonomy and practice culture while providing the resources needed for long-term success. Through operational expertise, shared best practices, and continued investment in people, technology, and facilities, CVP empowers veterinary teams to deliver high-quality, compassionate care while sustainably growing services across general practice, specialty, and emergency medicine.

The lease has over ±11 years remaining, featuring built-in 3% annual rent increases and two (2), five (5) year renewal options. The purpose-built veterinary facility features a functional single-tenant layout, on-site parking, and a site configuration well suited for long-term clinical use with limited future capital requirements. This property offers an attractive opportunity for local or national investors seeking a stable, long-term investment in the Chicago MSA.

INVESTMENT HIGHLIGHTS

- **Stable Investment -** There are just over ±11 years remaining on the NNN lease featuring built-in annual rent bumps of 3% annually and two (2), five (5) year options to extend the lease.

- **Scheduled Rent Increase | Built-In Inflation Protection -** The lease includes annual rent escalations of 3%, ensuring steady growth in cash flow and a natural hedge against inflation for the future owner.

  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.

- **Prime Location -** The ±5,037 SF practice is ideally located along Greer Boulevard, offering excellent visibility and easy access to transportation routes, including I-90 and IL-31.

- **Comprehensive Services | Multi-Doctor Location -** Dundee Animal Hospital offers a range of veterinary services, including wellness and preventative care, dentistry, microchipping, diagnostics, surgeries, mobile vet service and 24/7 emergency care. Its diverse revenue streams provide stability and potential for growth in various service areas.

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

- **Concentrated Corridor -** The property is surrounded by a mix of residential communities, schools, parks, hospitals, and major retailers, including Target, Walmart Supercenter, Trader Joe's, Costco Wholesale, The Home Depot, Harry D Jacobs High School and Advocate Sherman Outpatient Center all just ±2 miles away.

- **Very Passive Lease Structure -** There are minimal landlord responsibilities throughout the lease term, offering a passive investment for both local and national investors.

- **Robust Growth Industry -** The global veterinary services market size is expected to reach $142 Billion by 2025, with a CAGR of 5.6% during that period.


NE
amc
EINSTEIN BROS BAGELS
at home
The Home Décor Superstore
White Castle
TACO BELL
Steak 'n Shake
Bear Paddle swim school
SUBWAY
McDonald's
DISCOUNT TIRE
jiffy lube
Chick-fil-A
LifeStorage
Firestone
Guitar Center
Huntington
McALISTER'S DELI
BMO Harris Bank
LOWE'S
DUNKIN'
FIREHOUSE SUBS
FOUNDED BY FIREMEN
COSTCO WHOLESALE
CHASE
O'Reilly AUTO PARTS
verizon
Pizza Hut
PET SUPPLIES PLUS
Moretti's
S Randall Rd ± 40,300 VPD
Algonquin Rd ± 35,200 VPD
Subject Property
PICANTE MEXICAN Grill
CODE NINJAS
Allstate
THE HOME DEPOT
Great Clips
Mobil
7 ELEVEN
Wendy's
MOD PIZZA
BURGER KING
PAPA JOHN'S

2565 W Algonquin Rd
Algonquin, IL 60102

±5,037 SF
GLA

3%
Annual Increases

±65,900
Vehicles Per Day (Signalized Corner)

NNN
Lease Type

±11.25 Years
Lease Term Remaining

FINANCIAL OVERVIEW

Dundee Animal Hospital
2565 W Algonquin Rd, Algonquin, IL 60102

FINANCIAL SUMMARY

$2,834,472	7.00%	3%	$198,413*
List Price	Cap Rate	Annual Increases	NOI

Property Details

Tenant Trade Name	Community Veterinary Partners
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Original Lease Term	15 Years
Rent Commencement Date	8/5/2022
Lease Expiration Date	7/31/2037
Term Remaining on Lease	±11.25 Years
Base Rent	$198,413*
Rent/SF	$39.39
Options	Two, 5-Year Options

NOI based on rental increase in July 2026

FINANCIAL SUMMARY

Annualized Operating Data

Lease Term	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Current Year	**$198,413**	**$16,534.42**	**$39.39**	**7.00%**
Year 3	$204,365	$17,030.45	$40.57	7.21%
Year 4	$210,496	$17,541.36	$41.79	7.43%
Year 5	$216,811	$18,067.61	$43.04	7.65%
Year 6	$223,316	$18,609.63	$44.34	7.88%
Year 7	$230,015	$19,167.92	$45.67	8.11%
Year 8	$236,916	$19,742.96	$47.04	8.36%
Year 9	$244,023	$20,335.25	$48.45	8.61%
Year 10	$251,344	$20,945.31	$49.90	8.87%
Year 11	$258,884	$21,573.67	$51.40	9.13%
Year 12	$266,651	$22,220.88	$52.94	9.41%
Year 13	$274,650	$22,887.50	$54.53	9.69%
Year 14	$282,890	$23,574.13	$56.16	9.98%
Year 15	$291,376	$24,281.35	$57.85	10.28%
Option 1 - Year 16	$300,117	$25,009.79	$59.58	10.59%
Option 1 - Year 17	$309,121	$25,760.09	$61.37	10.91%
Option 1 - Year 18	$318,395	$26,532.89	$63.21	11.23%
Option 1 - Year 19	$327,946	$27,328.87	$65.11	11.57%
Option 1 - Year 20	$337,785	$28,148.74	$67.06	11.92%
Option 2 - Year 21	$347,918	$28,993.20	$69.07	12.27%
Option 2 - Year 22	$358,356	$29,863.00	$71.14	12.64%
Option 2 - Year 23	$369,107	$30,758.89	$73.28	13.02%
Option 2 - Year 24	$380,180	$31,681.66	$75.48	13.41%
Option 2 - Year 25	$391,585	$32,632.10	$77.74	13.82%

TENANT OVERVIEW

Year Founded
2009

Headquarters
Philadelphia, PA

Veterinary Hospitals
140+

Employees
3,600+

Community Veterinary Partners

Tenant Overview

Community Veterinary Partners (CVP) is a rapidly expanding veterinary services platform and practice management organization headquartered in Philadelphia, Pennsylvania. Founded in 2009, CVP has built a **strong reputation within the animal healthcare sector for uniting locally led veterinary hospitals under a community-centric model that emphasizes quality care, clinical autonomy, and collaborative operational support.** Operating a diverse network of general practice, emergency/urgent care, specialty, exotic and large animal hospitals, CVP serves the growing demand for comprehensive pet care across the United States. **The company's growth reflects broader industry trends toward consolidation in the fragmented veterinary services market, driven by pet ownership increases and prosperity-linked spending on animal health.** CVP's mission centers on "bringing joy to families by providing the best care possible to the pets they love," a theme underscored by its focus on clinician empowerment and community-oriented service. Today, **CVP is backed by institutional capital and positioned as a key consolidator of independent veterinary practices.**

MARKET OVERVIEW

Dundee Animal Hospital
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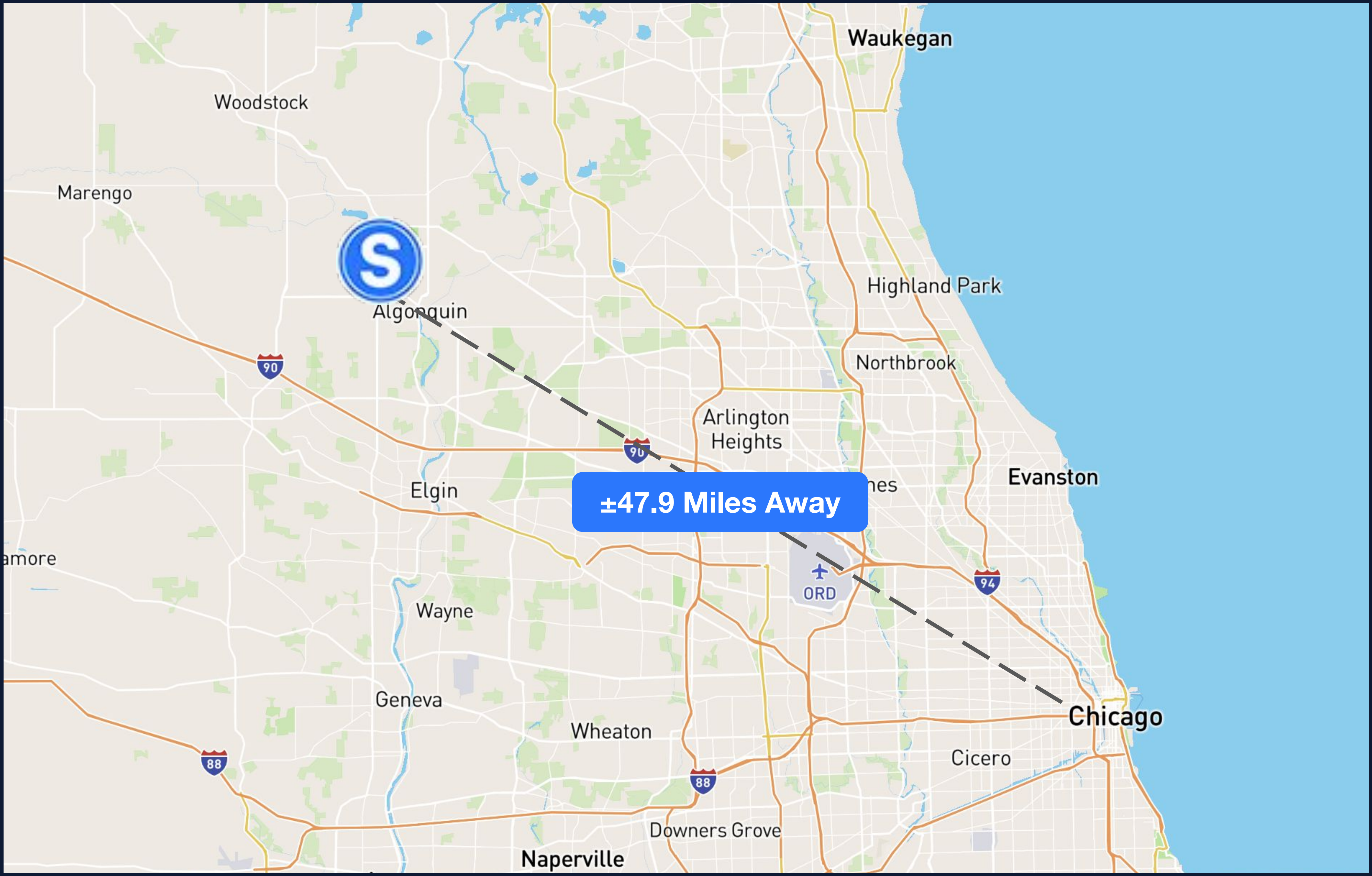

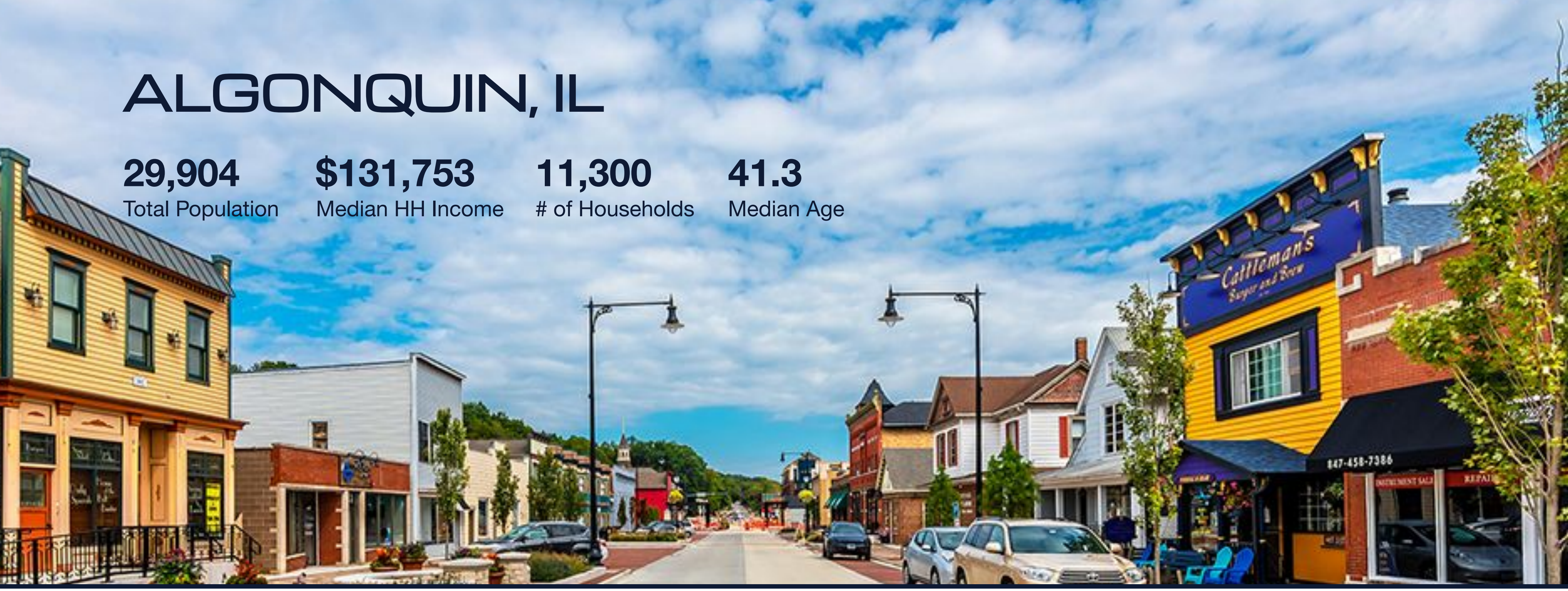

ALGONQUIN, IL

29,904
Total Population

$131,753
Median HH Income

11,300
# of Households

41.3
Median Age

Local Market Overview

Algonquin, Illinois, is a picturesque village located along the scenic Fox River, offering a blend of suburban comfort and small-town charm. The area is known for its extensive park system, recreational trails, and proximity to outdoor amenities, making it appealing for residents seeking an active lifestyle. Local commerce is well-supported by a mix of retail centers, professional services, and dining options, while community events foster a strong sense of civic engagement. Algonquin's convenient access to major roadways provides seamless connections to the broader Chicago metropolitan area, enhancing both residential and business appeal.

The village has cultivated a balanced mix of residential, commercial, and light industrial development, creating a stable economic environment. Algonquin benefits from thoughtful municipal planning and investment in infrastructure, ensuring quality public services, well-maintained roads, and efficient utilities. Cultural and recreational opportunities, including festivals, riverfront activities, and nearby conservation areas, enhance the quality of life and support a family-friendly atmosphere. Combined with its strategic location and community-oriented initiatives, Algonquin remains an attractive option for new residents, businesses, and investors alike.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	67,262	151,504	351,892
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	23,933	53,574	127,822
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$149,589	$146,809	$143,809

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