VETERINARY MEDICAL CENTER

7790 S U.S. Hwy 1 | Port St. Lucie, FL 34952

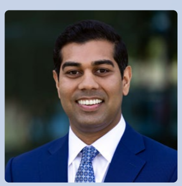
MATTHEWS™

Veterinary Investment Opportunity | Offering Memorandum

EXCLUSIVELY LISTED BY

Andrew Evans
Senior Vice President & Director
(949) 662-2256
andrew.evans@matthews.com
License No. 02055475 (CA)

Michael Moreno
Executive Vice President & Senior Director
(818) 522-4497
michael.moreno@matthews.com
License No. 01982943 (CA)



Rahul Chhajed
Executive Vice President & Senior Director
(818) 434-1106
rahul.chhajed@matthews.com
License No. 01986299 (CA)

Kyle Matthews
Broker of Record
Broker Lic. No.: BK3554632 (FL)
Firm Lic. No.: CQ1066435 (FL)

MATTHEWS™

TABLE OF CONTENTS

EXECUTIVE OVERVIEW

Alliance Animal Health
Your practice, our priority

EXECUTIVE OVERVIEW

Offering Summary

Matthews™ Healthcare Division is pleased to present the opportunity to acquire the fee-simple interest in the Veterinary Medical Center of St. Lucie County, a ±12,166-square-foot veterinary facility located at 7790 S U.S. Hwy 1 in Port St. Lucie, Florida (the "Property"). Built in 2013, the Property sits on approximately 2.76 acres and is leased to Alliance Animal Health under a 15-year NNN lease with a corporate guaranty.

The lease provides approximately 15 years of remaining term, 2.50% annual rental increases, and two additional five-year renewal options. This structure provides investors with long-term contractual income and built-in rent growth, while the corporate guaranty adds an additional layer of lease security.

At the updated list price of $5,091,490, the Property generates approximately $330,947 in annual NOI, equating to a 6.50% cap rate and approximately $418.50 per square foot. Current rent equates to approximately $27.20 per square foot. Under the NNN lease structure, the landlord remains responsible for the roof and structure.

The Property is positioned within the growing Port St. Lucie market. Within a five-mile radius, the current population is estimated at 148,820 residents and is projected to increase to 175,036 over the next five years, representing 17.62% projected growth. The five-mile trade area includes approximately 60,145 households with an average household income of $87,231.

The Opportunity

Name
Veterinary Medical Center

Property Address
7790 S U.S. Hwy 1, Port St. Lucie, FL 34952

Price
$5,091,490

Rent
$330,947

Price PSF
$418.50

Cap Rate
6.50%

Year Built
2013

INVESTMENT HIGHLIGHTS

Long-Term 13-Year NNN Lease — Approximately 13 years of remaining lease term provides long-duration contractual income with limited near-term rollover exposure.

Alliance Animal Health — The lease identifies Alliance Animal Health as the tenant, strengthening the underlying lease structure.

2.50% Annual Rental Increases — Contractual 2.50% annual rent increases provide consistent NOI growth throughout the initial lease term and help offset inflation.

Two 5-Year Renewal Options — Two additional five-year options provide the potential to extend the tenant's occupancy for up to 10 years beyond the initial term.

Attractive $330,947 NOI | 6.50% Cap Rate — At the updated $5.09 million list price, the Property offers a 6.50% cap rate based on approximately $330,947 of annual NOI.

Established Veterinary Facility — Built in 2013, the ±12,166-square-foot facility sits on a sizable ±2.76-acre parcel along S U.S. Highway 1 in Port St. Lucie.

High-Growth Port St. Lucie Trade Area — The five-mile population is projected to grow 17.62% from approximately 148,820 to 175,036 residents, while households are projected to grow 16.01%.

FINANCIAL SUMMARY

Investment Summary

List Price	$5,091,490
NOI	$330,947
Cap Rate	6.50%
Price PSF	$418.50
Rent PSF	$27.20

Property Overview

Property Name	Veterinary Medical & Emergency Center
Address	7790 S US Hwy 1, Port St Lucie, FL 34952
Property Size	±12,166 SF
Lot Size (AC)	±2.76 AC
Year Built	2013
Occupancy	100%
Property Type	Veterinary Medical & Emergency Center

Lease Abstract

Tenant Name	Alliance Animal Health
Ownership Type	Fee Simple
Lease Guarantor	Corporate
SF Leased	12,166 SF
Occupancy	100%
Initial Term	13 Years
Rent Commencement	6/5/2024
Lease Expiration	6/30/2039
Lease Term Remaining	±13 Years
Base Rent	$330,947
Rental Increases	2.50% Annually
Renewal Options	Two, 5-Year Options
Expense Structure	NNN
ROFO	30-Day Exclusive Negotiation Period
Landlord Responsibilities	Roof, Structure, Exterior Walls, Foundation

ANNUALIZED OPERATING DATA

Alliance Animal Health
Your practice, our priority

Lease Year	Annual Rent	Monthly Rent	Rent PSF	Cap Rate
Current Year	$330,947	$27,578.90	$27.20	6.50%
Year 2	$337,566	$28,130.48	$27.75	6.63%
Year 3	$344,317	$28,693.09	$28.30	6.76%
Year 4	$351,203	$29,266.95	$28.87	6.90%
Year 5	$358,228	$29,852.29	$29.44	7.04%
Year 6	$365,392	$30,449.34	$30.03	7.18%
Year 7	$372,700	$31,058.33	$30.63	7.32%
Year 8	$380,154	$31,679.49	$31.25	7.47%
Year 9	$387,757	$32,313.08	$31.87	7.62%
Year 10	$395,512	$32,959.34	$32.51	7.77%
Year 11	$403,422	$33,618.53	$33.16	7.92%
Year 12	$411,491	$34,290.90	$33.82	8.08%
Year 13	$419,721	$34,976.72	$34.50	8.24%
Year 14	$428,115	$35,676.25	$35.19	8.41%
Year 15	$436,677	$36,389.78	$35.89	8.58%
Option 1 - Year 16	$445,411	$37,117.57	$36.61	8.75%
Option 1 - Year 17	$454,319	$37,859.93	$37.34	8.92%
Option 1 - Year 18	$463,405	$38,617.12	$38.09	9.10%
Option 1 - Year 19	$472,674	$39,389.47	$38.85	9.28%
Option 1 - Year 20	$482,127	$40,177.26	$39.63	9.47%
Option 2 - Year 21	$491,770	$40,980.80	$40.42	9.66%
Option 2 - Year 22	$501,605	$41,800.42	$41.23	9.85%
Option 2 - Year 23	$511,637	$42,636.43	$42.05	10.05%
Option 2 - Year 24	$521,870	$43,489.15	$42.90	10.25%
Option 2 - Year 25	$532,307	$44,358.94	$43.75	10.45%
Option 3 - Year 26	$542,953	$45,246.12	$44.63	10.66%
Option 3 - Year 27	$553,812	$46,151.04	$45.52	10.88%
Option 3 - Year 28	$564,889	$47,074.06	$46.43	11.09%
Option 3 - Year 29	$576,186	$48,015.54	$47.36	11.32%
Option 3 - Year 30	$587,710	$48,975.85	$48.31	11.54%

W
Dyer Road
Subject Property
± 51,000 VPD
5

N
Hutchinson Island South
±4.5 miles away
Spanish Lakes Golf Village
Golf Course
HCA Healthcare®
±282 Beds | ± 910 Employees
ExtraSpace Storage
Walgreens
ALDI
DOLLAR GENERAL
Spanish Lakes
Average Household Income: $81K
Average Home Price: $194K
Homes on Market under $250K: 17%
CASA AMIGOS
MEXICAN RESTAURANT
Mangrove Square
SUPER
JERK CITY JAMAICAN RESTAURANT
BUCK & BLADE BARBERSHOP
That Green Juice
ROYAL BAKERY
BW Best Western
TWISTEE TREAT
St Lucie Family Doctor
Family Practice Physician
Subject Property
CARS & US INC.
YOUR TRUSTED AUTO PARTNER
Dyer Road
± 51,000 VPD
5


NW
Walmart
Distribution Center
±10 miles away
Drive Times
±20 Minutes to Downtown Fort Pierce
±20 Minutes to FedEx Ship Center
±28 Minutes to Trasure Coast International Airport
7 ELEVEN
Publix
ACE Hardware
McDonald's
PLAY IT AGAIN SPORTS
CUBESMART self storage
Lucie Sliding Glass Door's Repair
Glass Industry
± 51,000 VPD
5
Subject Property
Dyer Road

TENANT OVERVIEW

Alliance Animal Health
Your practice, our priority

TENANT OVERVIEW

Veterinary Medical & Emergency Center of St. Lucie County

Veterinary Medical & Emergency Center of St. Lucie County is a full-service veterinary hospital located at 7790 S U.S. Highway 1 in Port St. Lucie, Florida. The approximately 12,000-square-foot facility provides both general practice and 24-hour emergency veterinary care, along with surgery, diagnostics, boarding, grooming, and dog daycare services. The hospital serves as a comprehensive destination for routine and urgent pet care and is identified by Alliance Animal Health as a Companion GP + Emergency practice. The facility has also expanded from six to nine exam rooms, supporting its ability to serve the growing St. Lucie County market.

Year Established
2013

Facility Size
±12,166 SF

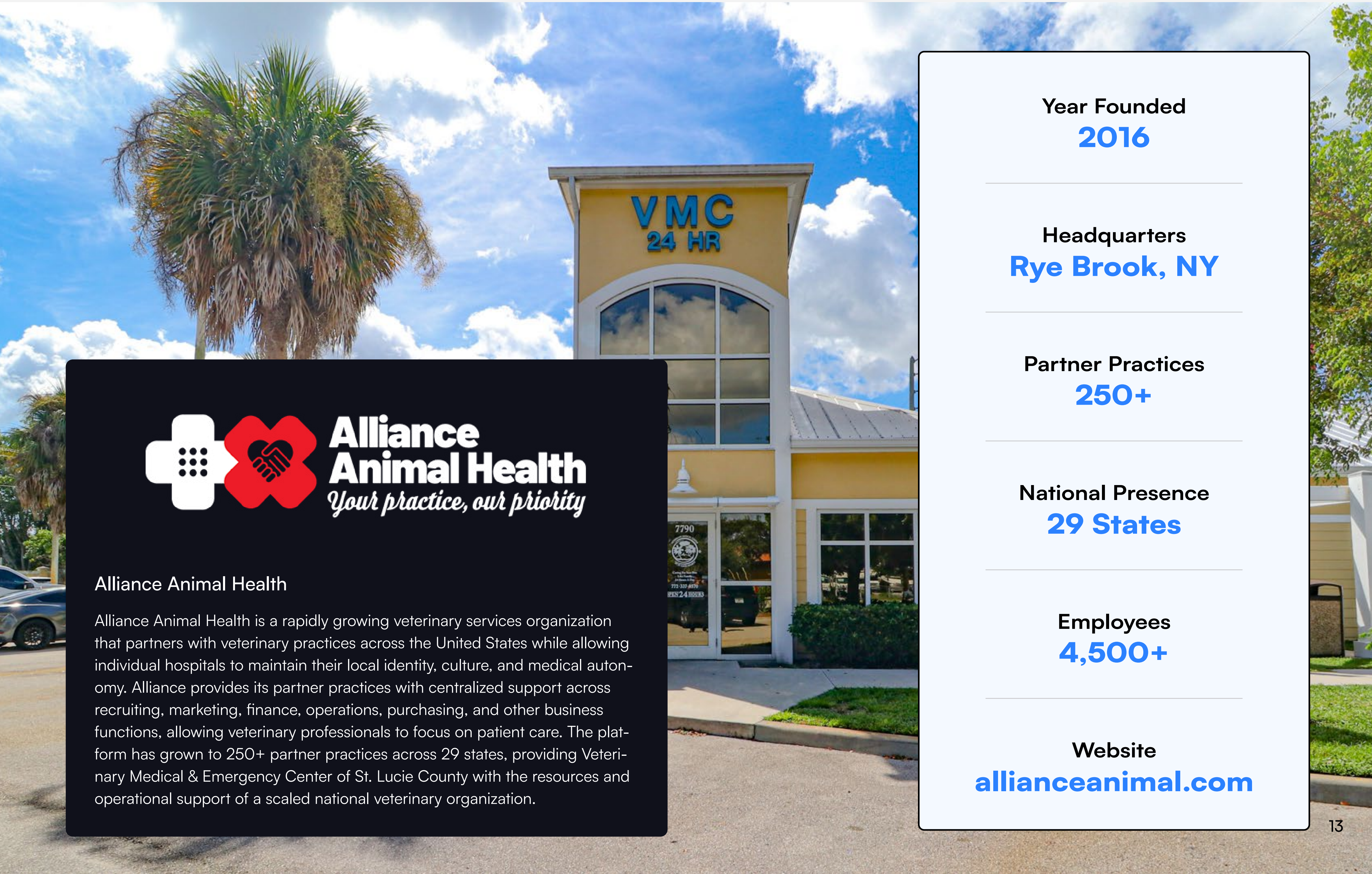
Emergency Care
Open 24/7

Exam Rooms
9 Rooms

Practice Type
GP + Emergency

Website
vetmedcenterslc.com

PARENT COMPANY OVERVIEW



Alliance Animal Health
Your practice, our priority

Alliance Animal Health

Alliance Animal Health is a rapidly growing veterinary services organization that partners with veterinary practices across the United States while allowing individual hospitals to maintain their local identity, culture, and medical autonomy. Alliance provides its partner practices with centralized support across recruiting, marketing, finance, operations, purchasing, and other business functions, allowing veterinary professionals to focus on patient care. The platform has grown to 250+ partner practices across 29 states, providing Veterinary Medical & Emergency Center of St. Lucie County with the resources and operational support of a scaled national veterinary organization.

Year Founded
2016

Headquarters
Rye Brook, NY

Partner Practices
250+

National Presence
29 States

Employees
4,500+

Website
allianceanimal.com

INDUSTRY OVERVIEW

A RESILIENT INDUSTRY POSITIONED FOR

LONG-TERM GROWTH

The U.S. veterinary industry benefits from durable demographic trends, increasing consumer spending, and the continued humanization of pets. As ownership reaches record levels and **veterinary care becomes an essential household expense**, the sector continues to generate predictable, recession-resistant demand.

195M
PETS IN U.S. (CATS & DOGS)
IBISWorld, "Number of Pets (Cats and Dogs), 2025

95M
PET-OWNING HOUSEHOLDS (2025)
APPA 2026 State of the Industry Report

$37.4B
2025 INDUSTRY REVENUE (VET CARE)
Grand View Research,
U.S. Veterinary Services Market report

8.10%
CAGR THROUGH (2033)
Grand View Research,
U.S. Veterinary Services Market report

Humanization

Owners increasingly view pets as family members, driving higher spending on preventative care, diagnostics, specialty medicine, and wellness.

Recurring

Routine wellness visits, vaccinations, medications, dental care, and chronic disease management generate **consistent demand throughout economic cycles.**

Essential

Veterinary services remain a **needs-based category** with relatively low sensitivity to discretionary spending.

MARKET OVERVIEW

Alliance Animal Health
Your practice, our priority

Alliance Animal Health
Your practice, our priority

PORT ST. LUCIE, FL

Port St. Lucie is one of Florida's fastest-expanding population centers, supported by sustained in-migration, residential development and a growing base of healthcare demand. The city's population is estimated at approximately 268,000, representing growth of more than 30% from its 2020 population base. Median household income is approximately $80,600, while an 84% homeownership rate reflects the market's predominantly residential character. The city also has a meaningful senior demographic, with nearly 22% of residents age 65 or older—a particularly relevant demand driver for outpatient healthcare, specialty care and physician services.

Healthcare is deeply integrated into the local economy. Health Care & Social Assistance is Port St. Lucie's largest employment sector, accounting for more than 18,000 employed residents, while major regional providers include Cleveland Clinic and HCA Florida. The combination of rapid household formation, an aging population and continued investment in medical infrastructure strengthens the long-term outlook for conveniently located healthcare real estate.

45,000+ Pet-Owning Households

Estimated households with at least one pet

268,000+ Residents

Rapidly expanding population

84.0% Homeownership Rate

A highly owner-occupied residential market—a favorable demographic characteristic for pet ownership.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	5,954	56,484	136,453
2025 Population	6,746	62,322	153,509
2030 Population Projection	7,725	71,081	175,570
HOUSEHOLDS	**1-MILE**	**3-MILE**	**5-MILE**
2020 Households	3,161	23,506	54,454
2025 Households	3,533	25,495	60,042
2030 Household Projection	4,042	29,039	68,549
INCOME	**1-MILE**	**3-MILE**	**5-MILE**
Avg Household Income	$62,908	$77,655	$86,186

Alliance Animal Health
Your practice, our priority

ST. LUCIE COUNTY VETERINARY DEMAND AT-A-GLANCE

A Growing Customer Base for Veterinary Care

St. Lucie County combines sustained population growth with a predominantly residential, homeowner-oriented population base. Continued household formation throughout Port St. Lucie and surrounding communities expands the potential customer base for veterinary services, while the county's scale supports demand across preventative care, diagnostics, surgery, emergency treatment and specialty services.

30%+ Population Growth Since 2020

400,000+
St. Lucie County Residents

150,000+
St. Lucie County Households

520+
Veterinary Professionals
Port St. Lucie Metropolitan Area

MATTHEWS™

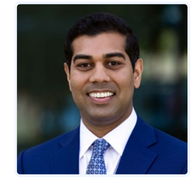
EXCLUSIVELY LISTED BY

Andrew Evans
Senior Vice President & Director

(949) 662-2256
andrew.evans@matthews.com
License No. 02055475 (CA)

Michael Moreno
Executive Vice President & Senior Director

(818) 522-4497
michael.moreno@matthews.com
License No. 01982943 (CA)



Rahul Chhajed
Executive Vice President & Senior Director

(818) 434-1106
rahul.chhajed@matthews.com
License No. 01986299 (CA)

Kyle Matthews | Broker of Record
Broker Lic. No.: BK3554632 (FL) | Firm Lic. No.: CQ1066435 (FL)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property in **7790 S U.S. Hwy 1, Port St. Lucie, FL 34952.** The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer — There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.