RECENT 5-YEAR LEASE EXTENSION CLICK HERE TO VIEW

VCA ANIMAL HOSPITAL

1287 S MAIN STREET, ATHOL, MA 01331

TRI OAK
CONSULTING GROUP

Sam Roe
Net-Lease Advisor
(678) 271-4961
Sam@Tri-Oak.com

Rutland Patterson
Net- Lease Advisor
(404) 341-7460
Rutland@tri-oak.com

Brian Brockman
License #: REB.0792373
Bang Realty-New England Inc
bor@bangrealty.com
513-898-1551

TABLE OF CONTENTS

INVESTMENT HIGHLIGHTS 4

OFFERING SUMMARY 5

TENANT OVERVIEW 10

LOCATION INFORMATION 13

CONFIDENTIALITY AGREEMENT

This Offering Memorandum is confidential and is intended solely for your limited use in assessing your interest in acquiring the Subject Property. It includes selected information about the Property but does not represent the complete state of affairs of Tri-Oak Consulting Group ("the Owner") or the Property. This document is not comprehensive and may not contain all the details prospective investors require to evaluate a real estate purchase. All financial projections and information provided are for general reference only, based on assumptions about the economy, market conditions, competition, and other factors outside the Owner's or Tri-Oak Consulting Group's control. As such, these projections and assumptions are subject to significant changes. Measurements, such as acreages and square footages, are approximations. Further information and the opportunity to inspect the Property will be available to qualified interested buyers. Neither the Owner nor Tri-Oak Consulting Group, nor their directors, officers, affiliates, or representatives, make any express or implied representations or warranties regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal obligations arise from your receipt of this document or its use; you should rely solely on your own investigations and inspections when considering a potential purchase. The Owner reserves the right to reject any or all expressions of interest or purchase offers and may terminate discussions with any party at any time, with or without notice, following the review of this Offering Memorandum. No legal commitment exists until a written purchase agreement has been fully executed, delivered, and approved by the Owner, with all conditions met or waived. By receiving this Offering Memorandum, you agree to treat its contents as confidential and not disclose it to any third party without prior written consent from the Owner or Tri-Oak Consulting Group. You also agree not to use this document in any way that could harm the interests of the Owner or Tri-Oak Consulting Group. Certain documents, such as leases, are summarized within this Offering Memorandum. These summaries do not claim to be complete or necessarily accurate representations of the full agreements. Interested parties are encouraged to independently review all summaries and related documents without relying solely on this Offering Memorandum.

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

- **Corporate Guaranty -** VCA is backed by Mars Inc., providing institutional-level credit strength and possibly the strongest in the net lease vet world today
- **Strong Retail Corridor -** National credit tenants like McDonald's, Advance Auto Parts, Family Dollar, etc. are all nearby (Walmart and TSC just down the street)
- **Low Rent Opportunity** - Low basis opportunity
- **Medical-Based Use -** Service-oriented and internet-resistant tenant profile
- **Recent Renewal -** Tenant recently extended for another 5 years
- **CPI Rent Increases -** Lease has a built-in inflation hedge at CPI
- **Stable Trade Area with Growth -** 5-mile population just over 20,000 with projected growth in 1-, 3-, & 5-mi radii (only 35-miles to Worcester & Springfield)
- **Preferable Income Levels -** 5-mile average household income is approximately $85,000

5 | OFFERING SUMMARY

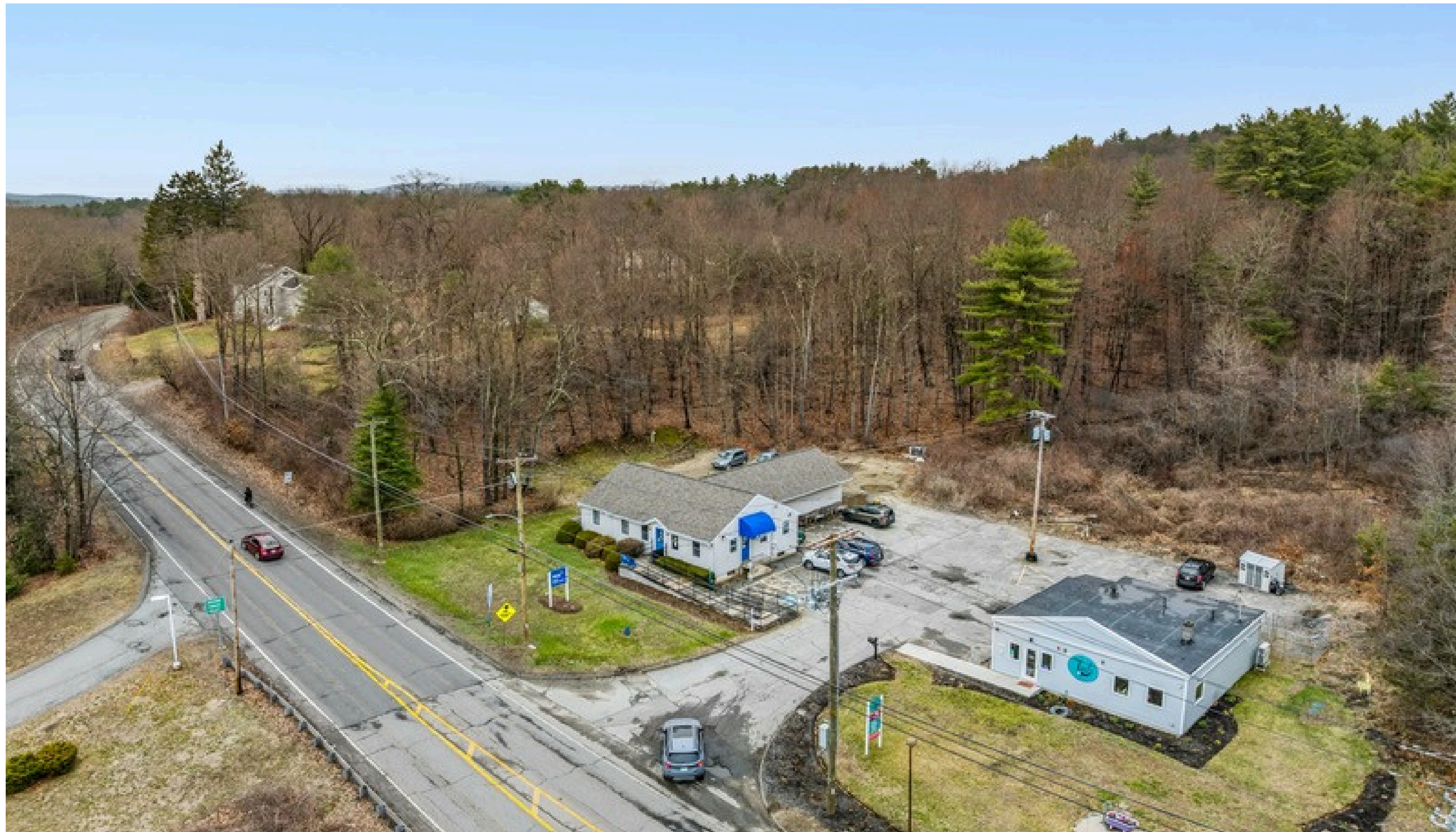
LIST PRICE:	**$955,000**
CAP RATE:	**7.79%**

NOI*:	**$74,421.54**
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:	**1965**
LEASE TYPE:	**NN**
GUARANTOR:	**Corporate**
TENANCY:	**Single-Tenant**
OWNERSHIP:	**Fee Simple**

*NOI based on predicted rental increase in July 2027
*Rental increases based on very conservative, target inflation rate (3%)
*Buyer will be credited difference in rent at closing

TRI OAK
CONSULTING GROUP



ROBUST INDUSTRY GROWTH

94M

US Households Own a Pet

7.8%

Projected CAGR [compound annual growth rate]

$110.72B

Projected Market Valuation

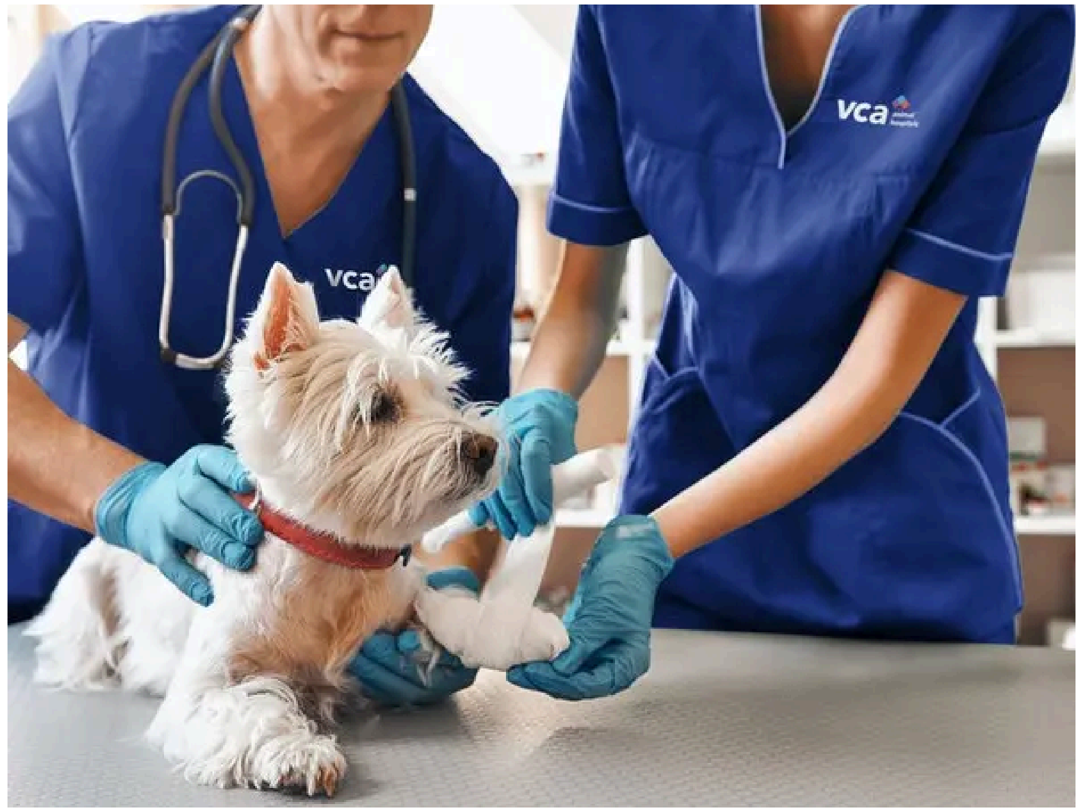
Renovations & Upgrades (2024)

Before

After

<u>Recent Capital Expenditure:</u>

- **2020: Air Conditioning was replaced**
- **2017: Roof was Replaced**
- **Interior Renovations 2022: furnace smoke pipe, burner motor, fan and power venter controls were replaced (there is an above ground oil tank for the heating, this is typical in this area)**
- **Other Renovations 2022: septic pump replaced**

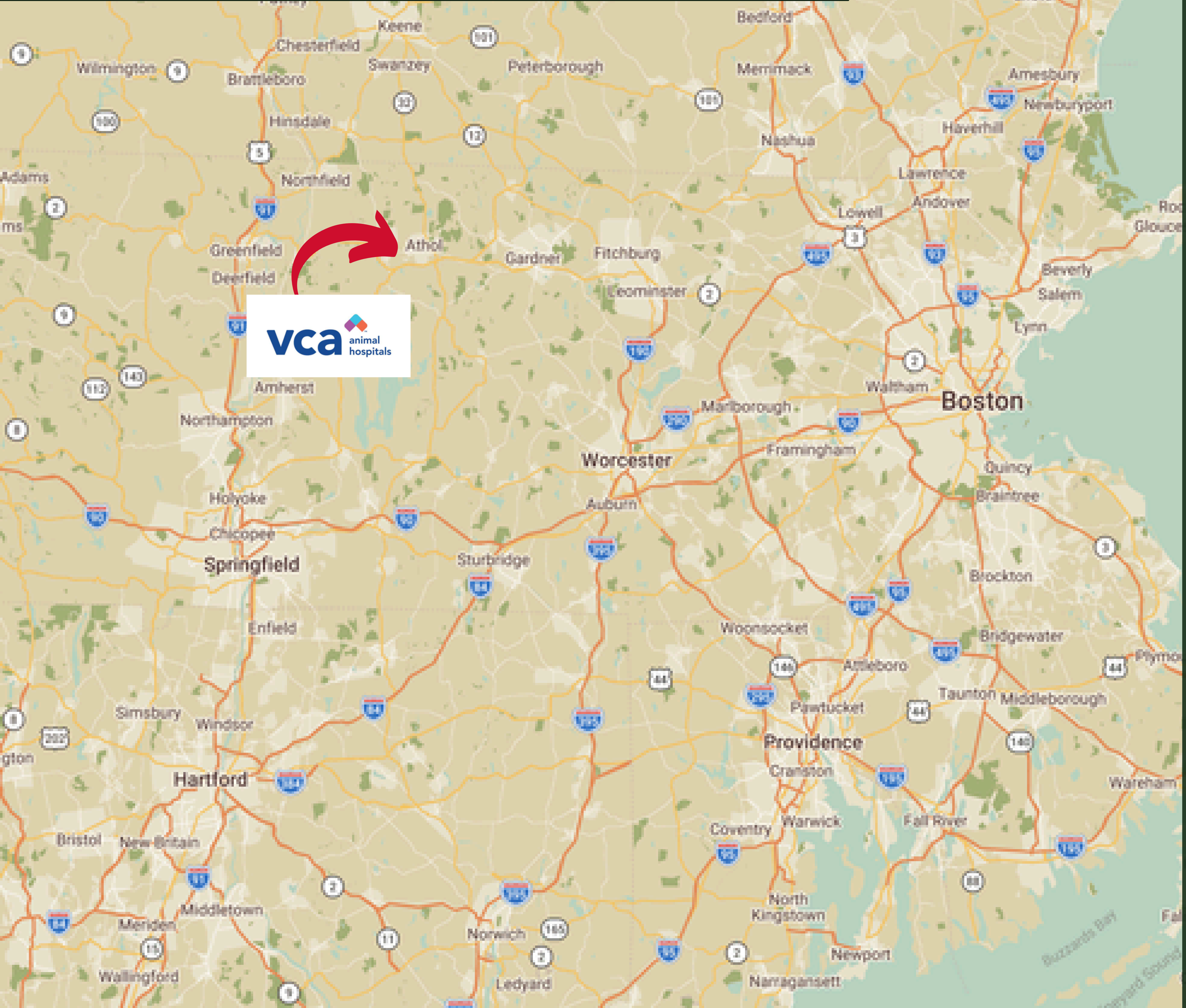


Company:	**VCA, Inc. (d/b/a VCA Animal Hospitals)**
Year Founded:	**1986**
Locations:	**~1,000+ animal hospitals (U.S. & Canada)**
Annual Sales (2023):	**6.1 billion**
Website:	**https://vcahospitals.com**
Headquarters:	**Los Angeles, CA**
Guarantor:	**Corporate**

Based in Los Angeles, CA, VCA Animal Hospitals is one of the largest providers of veterinary care services in North America, offering comprehensive medical services for pets through a nationwide network of animal hospitals. The company operates hundreds of locations across the United States and Canada, serving millions of pet owners each year with services ranging from routine checkups and vaccinations to advanced diagnostics, surgery, and emergency care.

With a team of highly trained veterinarians, technicians, and support staff, VCA is committed to delivering compassionate, high-quality care while advancing the field of veterinary medicine. Their hospitals provide a wide range of services, including preventive wellness care, dental services, specialty treatments, boarding, and pet wellness plans designed to support lifelong health.

LOCATION INFORMATION



TRI OAK
CONSULTING GROUP

DEMOGRAPHICS

	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

O'Reilly AUTO PARTS
Walmart Supercentre
TRACTOR SUPPLY CO
Spectrum
Cumberland FARMS
the YMCA
bp
AMOCO
Athol Public Library
Athol Town Hall
SUBJECT PROPERTY
CVS pharmacy
Orange Municipal Airport - KORE
Hannaford
DUNKIN'
FAMILY DOLLAR
Advance Auto Parts
Western Union

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.

TRI OAK
CONSULTING GROUP

Sam Roe

Net-Lease Advisor
(678) 271-4961
Sam@Tri-Oak.com

Brian Brockman

License #: REB.0792373
Bang Realty-New England Inc
bor@bangrealty.com
513-898-1551

Rutland Patterson

Net- Lease Advisor
(404) 341-7460
Rutland@tri-oak.com

vca animal hospitals

1287 S MAIN STREET, ATHOL, MA 01331