

OFFERING MEMORANDUM

Pine Lakes Animal Hospital (900+ Location Operator)

5006 Palm Coast Parkway Northwest
Palm Coast, FL 32137

\$3.15M	6.73%	\$212K
PRICE	CAP RATE	NOI

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WISDOM CAPITAL GROUP

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CAP RATE

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NOI

\$211,983

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WISDOM CAPITAL GROUP

Executive Summary

5006 Palm Coast Parkway Northwest

 ASKING PRICE \$3,150,000	 NOI \$211,983	 CAP RATE 6.73%
 PRICE/SF \$462.01	 BUILDING SF 6,818	 YEAR BUILT 2020

We are pleased to present the opportunity to acquire Pine Lakes Animal Hospital, a premier single-tenant veterinary investment located at 5006 Palm Coast Parkway, Palm Coast, Florida. This 6,818 SF purpose-built/built to suit veterinary facility occupies a highly visible location along Palm Coast Parkway, strategically positioned between U.S. Highway 1 and Interstate 95 in one of the area's primary retail corridors.

The property benefits from exceptional visibility and accessibility, with approximately 24,072 vehicles passing the site daily. It is surrounded by nationally recognized retailers including Publix, Walmart, Chick-fil-A, and numerous other major retailers, providing excellent consumer traffic and strong long-term real estate fundamentals within the growing Palm Coast market.

Completed at the end of 2020, the building was specifically designed and constructed as a build-to-suit facility for the current tenant. The property features modern construction throughout, including a steel roof, providing an extended roof life and reducing future capital expenditure concerns for ownership.

The property is leased on a triple net (NNN) lease to VetCor, one of the nation's largest veterinary operators, with a network of approximately 900 locations and more than 15,000 employees. The lease has just over five and a half years of remaining term, generates approximately \$211,900 in annual net rental income, and includes 2% annual rent escalations, providing investors with stable and growing cash flow.

PROPERTY DATA

Building SqFt	6,818
Year Built	2020
Lot Size (SF)	47,459
Parcel ID	0711317013RPN0030
Zoning	COM-2
County	Flagler
Frontage	150
Coordinates	29.553735,-81.255356

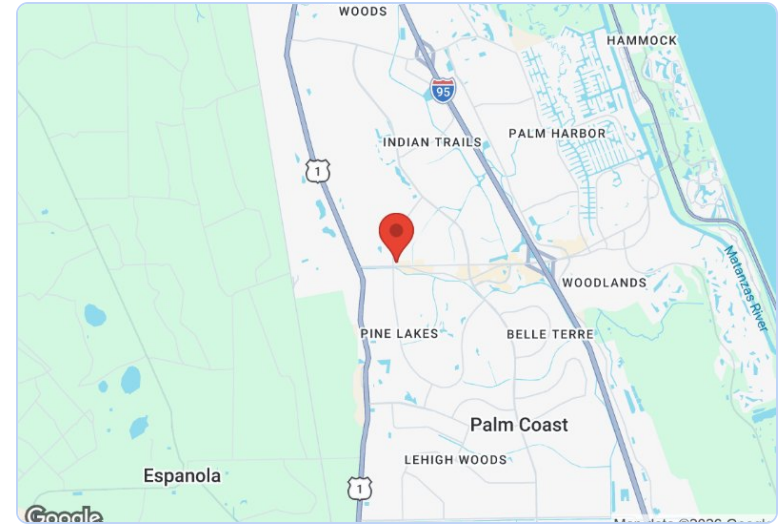
Investment Highlights

- Purpose-built 6,818 SF veterinary hospital completed at the end of 2020 specifically for Pine Lakes Animal Hospital, offering investors a modern, high-quality asset with minimal anticipated capital expenditures and a steel roof that provides an extended useful life.
- Strategically positioned at 5006 Palm Coast Parkway in Palm Coast, Florida, the property benefits from direct frontage along one of the city's primary commercial corridors between U.S. Highway 1 and Interstate 95, providing outstanding accessibility and long-term real estate fundamentals.
- Excellent visibility with approximately 24,072 vehicles passing the property daily, creating strong exposure for the tenant while supporting the long-term desirability of the underlying real estate.
- Located within a dominant retail corridor surrounded by national retailers including Publix, Walmart, Chick-fil-A, and numerous other established businesses that generate significant daily consumer traffic and reinforce the strength of the surrounding trade area.
- Leased on a triple net (NNN) basis, providing a passive investment structure where the tenant is responsible for the majority of property operating expenses, reducing landlord responsibilities and creating predictable cash flow.
- Approximately \$211,900 in annual net rental income with 2% annual rent escalations, providing investors with stable in-place income and built-in rental growth throughout the remaining lease term.
- Just over five and a half years of remaining lease term with VetCor, one of the nation's largest veterinary operators, providing dependable cash flow backed by an experienced and well-established veterinary platform.

Asking Price	\$3,150,000
NOI	\$211,983
Cap Rate	6.73%
Price/SF	\$462.01
Building SF	6,818
Year Built	2020

Location Highlights

- Strategically located at 5006 Palm Coast Parkway in Palm Coast, Florida, the property sits along one of the city's primary commercial corridors between U.S. Highway 1 and Interstate 95, providing exceptional regional connectivity and convenient access for customers throughout Flagler County.
- Situated within a dominant retail corridor surrounded by nationally recognized retailers including Publix, Walmart, Chick-fil-A, and numerous other national and regional businesses, creating a strong commercial environment with consistent daily traffic.
- Direct frontage on Palm Coast Parkway with approximately 24,072 vehicles passing the property each day, providing outstanding visibility, accessibility, and long-term value for the underlying real estate.
- Palm Coast continues to experience steady population growth and residential expansion, driving increased demand for healthcare, veterinary, and professional services while supporting long-term commercial real estate fundamentals.
- Convenient access to Interstate 95 and U.S. Highway 1 allows the property to serve a broad trade area extending throughout Palm Coast and the surrounding communities, making it a highly accessible destination for residents and visitors alike.
- Located in one of Florida's fastest-growing regions, Flagler County continues to attract new residents and businesses due to its favorable demographics, quality of life, and proximity to major employment centers along Florida's east coast.



LOCATION

Address	5006 Palm Coast Parkway Northwest
City	Palm Coast
State	Florida
Zip Code	32137
Country	Flagler
APN / Parcel #	0711317013RPN0030
Coordinates	29.553735,-81.255356

AIRPORTS

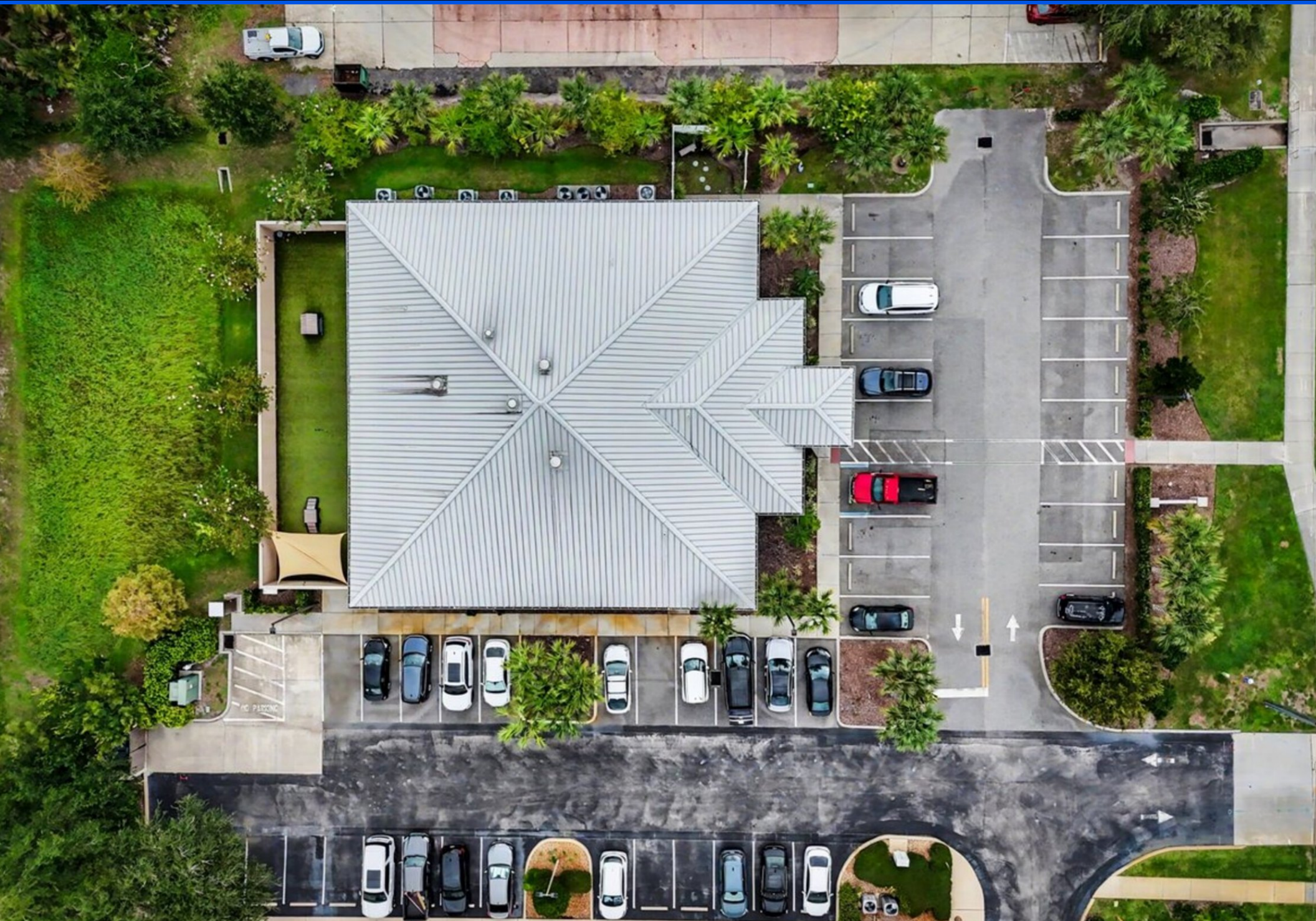
Daytona Beach International Airport	28.4 mi
Dan Rice Airstrip	21.1 mi
Flagler Executive Airport (KFIN)	6.3 mi

HIGHWAYS

I 95	2.0 mi
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Valuation Summary

INVESTMENT OVERVIEW

\$3,150,000
ASKING PRICE

6.73%
CAP RATE

\$211,983
NET OPERATING INCOME

KEY METRICS

Price/SF	\$462.01
Price/Acre	\$2,891,211
Est. GRM	9.66x

Tenant Profiles

The VetCor logo features the word "vetcor" in a green, lowercase, sans-serif font. The "v" is stylized with a curved tail.

VetCor

Veterinary Services · Norwell, MA · Est.
1997

<https://www.vetcor.com>

Lease Exp.: **2031**

Locations: **905+**

VetCor is one of the largest veterinary practice operators in the United States, owning and managing more than 905 veterinary hospitals nationwide. Founded in 1997 and headquartered in Norwell, Massachusetts, the company provides operational support including HR, accounting, marketing, recruiting, technology, and purchasing while allowing local practices to maintain their branding and clinical autonomy. With over 15,000 employees and a nationwide footprint, VetCor is recognized as a leading corporate veterinary operator and a strong, stable tenant for commercial real estate investors.

Market Overview



POPULATION 89,258	AREA 90.8 sq mi
ELEVATION 3 ft	COUNTY Flagler County
TIME ZONE Eastern Time Zone	INCORPORATED 1969
STATE Florida	

Market Overview: Palm Coast, FL

Palm Coast is one of Florida's fastest-growing communities, located along the state's northeast coast between Jacksonville and Orlando. The city has experienced consistent population growth driven by an influx of retirees, families, and professionals seeking a lower cost of living, high quality of life, and convenient access to Florida's major employment centers. Continued residential development, expanding retail corridors, and ongoing infrastructure improvements have strengthened the local economy while increasing demand for healthcare and veterinary services. The subject property benefits from its location along Palm Coast Parkway, one of the city's primary commercial corridors, with immediate access to Interstate 95 and U.S. Highway 1. Surrounded by national retailers, established residential neighborhoods, and a growing customer base, Palm Coast offers strong long-term fundamentals for commercial real estate investment and provides an attractive environment for nationally recognized tenants such as VetCor.

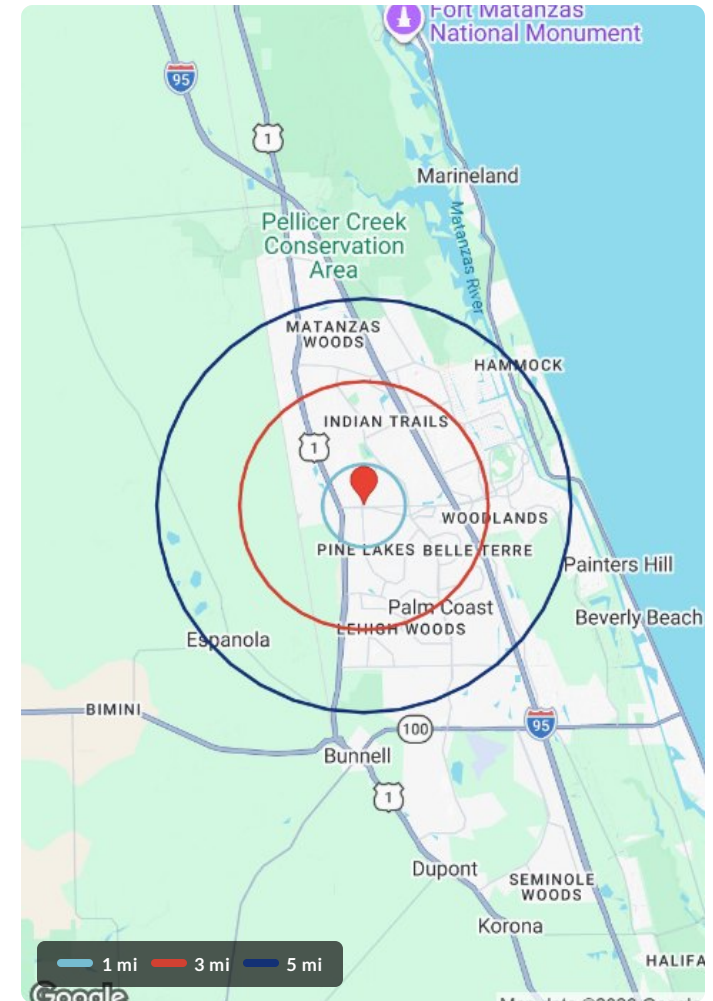
DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	7,208	Population	48,245	Population	89,751
Median HH Income	\$82,171	Median HH Income	\$85,763	Median HH Income	\$87,687
Households	2,963	Households	20,104	Households	37,836

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,269	19,691	31,324
2010 Population	5,201	35,005	65,030
2026 Population	7,208	48,245	89,751
2031 Population	8,030	53,792	99,150
2026-2031 Growth Rate	2.18 %	2.20 %	2.01 %
2026 Daytime Population	6,465	44,386	76,187
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,311	8,113	13,101
2010 Total Households	2,096	14,018	25,862
2026 Total Households	2,963	20,104	37,836
2031 Total Households	3,353	22,732	42,426
2026 Avg. Household Size	2.42	2.39	2.36
2026 Owner Occupied Housing	2,036	16,061	30,376
2031 Owner Occupied Housing	2,228	18,139	34,399
2026 Renter Occupied Housing	927	4,043	7,460
2031 Renter Occupied Housing	1,125	4,593	8,027
2026 Vacant Housing	267	1,714	3,906
2026 Total Housing	3,230	21,818	41,742
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	216	1,277	2,322
\$15,000-\$24,999	184	1,333	2,463
\$25,000-\$34,999	132	903	2,025
\$35,000-\$49,999	288	1,680	3,206
\$50,000-\$74,999	482	3,257	5,677
\$75,000-\$99,999	495	3,168	5,570
\$100,000-\$149,999	677	4,340	7,805
\$150,000-\$199,999	214	1,618	3,711
\$200,000 or greater	274	2,528	5,057
Median HH Income	\$82,171	\$85,763	\$87,687
Average HH Income	\$99,289	\$120,408	\$120,652



\$82,171 MEDIAN HH INCOME (1-MI)	\$99,289 AVG HH INCOME (1-MI)
68.7% OWNER OCCUPIED (1-MI)	31.3% RENTER OCCUPIED (1-MI)
8.3% VACANCY RATE (1-MI)	2.18 % 2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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