

# Mission

PET HEALTH

South Elgin, IL | Geneva, IL | Algonquin, IL

## Healthcare Portfolio Investment Opportunity

Offering Memorandum

Veterinary Portfolio (3) | Mission Pet Health | NNN Leases | 2% Annual Escalators | ±9.7 Years Remaining | Chicago MSA

1881 S Randall Road, Geneva, IL



230 Stonegate Road, Algonquin, IL



477 Briargate Drive, South Elgin, IL



Exclusively Listed By

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Table of Contents

**04** | EXECUTIVE OVERVIEW

**08** | FINANCIAL OVERVIEW

**13** | TENANT OVERVIEW

**14** | MARKET OVERVIEW

# EXECUTIVE OVERVIEW

Mission Pet Health  
Illinois Portfolio

230 Stonegate Rd, Algonquin, IL



## Offering Summary

Matthews™ Healthcare Division is pleased to exclusively offer the opportunity to acquire a three-property single-tenant veterinary portfolio located in the Chicago MSA, tenanted by Mission Pet Health. Mission Pet Health is one of the largest and most established veterinary platforms in the industry, partnering with locally led animal hospitals to preserve clinical autonomy and practice culture while supporting long-term success. Leveraging deep operational expertise, robust clinical resources, and continued investment in people and facilities, the platform empowers veterinary teams to deliver high-quality, compassionate care while sustainably expanding services across general practice, specialty, and emergency settings.

The leases have just under 10 years remaining, featuring built-in 2% annual rent increases and one (1), five (5) year renewal option. The purpose-built veterinary facilities feature functional single-tenant layouts, on-site parking, and a site configuration well-suited for long-term clinical use with limited future capital requirements. These properties offer an attractive opportunity for local or national investors seeking a stable, long-term investment in the Chicago MSA.



## The Opportunity

### Name

Mission Pet Health

### Property Addresses

1881 S Randall Rd, Geneva, IL 60134  
230 Stonegate Rd, Algonquin, IL 60102  
477 Briargate Dr, South Elgin, IL 60177

### Portfolio GLA (SF)

±19,500

### Portfolio Land Area (AC)

±3.40

### Portfolio Price

\$7,539,300

### Portfolio Cap Rate

7.00%

### Portfolio Price/SF

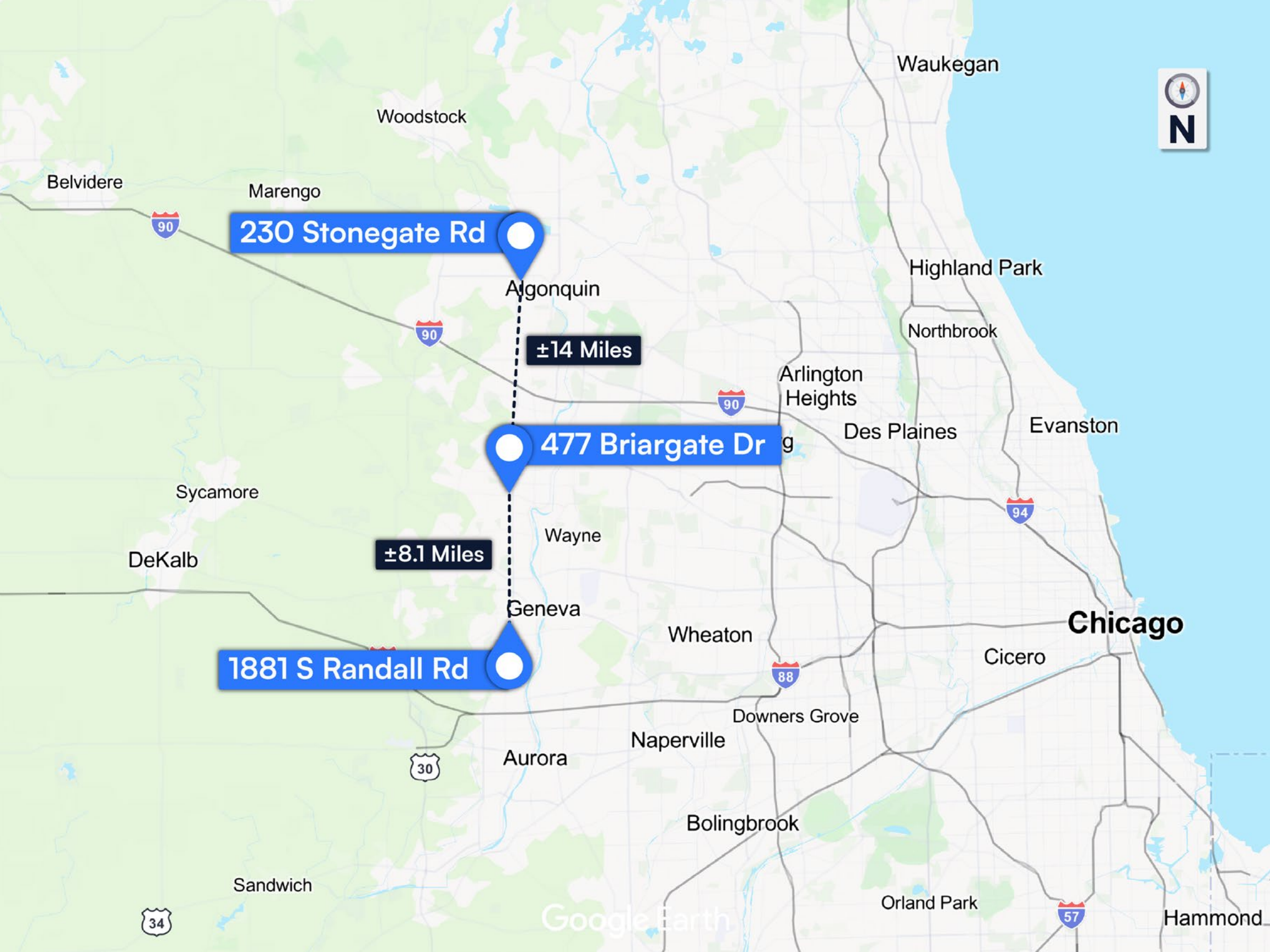
\$386.63

# Investment Highlights

- **Stable Investment** - There are just under 10 years remaining on the NNN lease featuring built-in annual rent bumps of 2% annually and one (1), five (5) year option to extend the lease.
- **Prime Location** - The ±19,500 SF veterinary portfolio is strategically positioned across three high-growth Chicago suburban communities, South Elgin, Geneva, and Algonquin, offering strong visibility, established retail corridors, and convenient access to major transportation routes, including Randall Road, Route 31, and I-90. Each location benefits from dense surrounding residential development, strong household incomes, and proximity to national retailers and daily-needs traffic drivers.
- **Scheduled Rental Increases | Built-In Inflation Protection** - The lease includes annual rent escalations of 2%, 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.
- **National Platform Operator** - Mission Pet Health is one of the largest and most established veterinary platforms in the industry, supporting locally led animal hospitals with operational expertise, clinical resources, and continued investment, driving long-term stability and high-quality patient care.
- **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.

- **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 2026, with a CAGR of 5.6% during that period.





230 Stonegate Rd

±14 Miles

477 Briargate Dr

±8.1 Miles

1881 S Randall Rd

# FINANCIAL OVERVIEW

**Mission Pet Health**  
Illinois Portfolio

1881 S Randall Rd, Geneva, IL



# Portfolio Overview

## Investment Summary

List Price	\$7,539,300
NOI	\$527,751
Cap Rate	7.00%
Price PSF	\$386.63
Rent PSF	\$27.06

## Portfolio Overview

Portfolio Name	Mission Pet Health
Portfolio Property Size (SF)	±19,500
Portfolio Lot Size (AC)	±3.40
Occupancy	100%
Property Types	Veterinary
Ownership Types	Fee Simple/ Fee Simple Condo



1881 S Randall Road, Geneva, IL



477 Briargate Drive, South Elgin, IL



230 Stonegate Road, Algonquin, IL

# 477 Briargate Drive, South Elgin, IL

## Investment Summary

List Price	\$2,012,582
NOI	\$140,881
Cap Rate	7.00%
Price PSF	\$365.92
Rent PSF	\$25.61

## Property Overview

Property Name	Mission Pet Health
Address	477 Briargate Drive, South Elgin, IL
Year Built	2005
GLA of Building	±5,500 SF
Property Type	Veterinary
Lot Size	±0.29 AC

## Lease Abstract

Tenant Name	Mission Pet Health
Type of Ownership	Fee Simple
Lease Type	NNN
Original Lease Term	15 Years
Lease Effective Date	10/20/20
Lease Expiration Date	10/31/35
Term Remaining on Lease	±9.69 Years
Rental Increases	2% Annual
Option Periods	One, 5-Year Option
Foundation, Load-Bearing Walls and Exterior Walls	Landlord Responsible
Management	Tenant Responsible
Maintenance	Tenant Responsible
HVAC/Roof	Tenant reimburses LL monthly via Base Rent for the amortized cost (15-year straight-line basis)
Taxes/Insurance	Reimbursed by Tenant



# 1881 South Randall, Geneva, IL

## Investment Summary

List Price	\$3,003,100
NOI	\$210,217
Cap Rate	7.00%
Price PSF	\$441.63
Rent PSF	\$30.91

## Property Overview

Property Name	Mission Pet Health
Address	1881 South Randall, Geneva, IL
Year Built	2002
GLA of Building	±6,800 SF
Property Type	Veterinary
Lot Size	±2.03 AC

## Lease Abstract

Tenant Name	Mission Pet Health
Type of Ownership	Fee Simple
Lease Type	NNN
Original Lease Term	15 Years
Lease Effective Date	10/20/20
Lease Expiration Date	10/31/35
Term Remaining on Lease	±9.69 Years
Rental Increases	2% Annual
Option Periods	One, 5-Year Option
Foundation, Load-Bearing Walls and Exterior Walls	Landlord Responsible
Management	Tenant Responsible
Maintenance	Tenant Responsible
HVAC/Roof	Tenant reimburses LL monthly via Base Rent for the amortized cost (15-year straight-line basis)
Taxes/Insurance	Reimbursed by Tenant



# 230 Stonegate Drive, Algonquin, IL

## Investment Summary

List Price	\$2,523,613
NOI	\$176,653
Cap Rate	7.00%
Price PSF	\$350.50
Rent PSF	\$24.54

## Property Overview

Property Name	Mission Pet Health
Address	230/250/260 Stonegate Drive, Algonquin, IL
Year Built	1998
GLA of Building	±7,200 SF
Property Type	Veterinary
Lot Size	±1.08 AC

## Lease Abstract

Tenant Name	Mission Pet Health
Type of Ownership	Fee Simple
Lease Type	NNN
Original Lease Term	15 Years
Lease Effective Date	10/20/20
Lease Expiration Date	10/31/35
Term Remaining on Lease	±9.69 Years
Rental Increases	2% Annual
Option Periods	One, 5-Year Option
Foundation, Load-Bearing Walls and Exterior Walls	Landlord Responsible
Management	Tenant Responsible
Maintenance	Tenant Responsible
HVAC/Roof	Tenant reimburses LL monthly via Base Rent for the amortized cost (15-year straight-line basis)
Taxes/Insurance	Reimbursed by Tenant



# Tenant Overview



**#1**

**Ranked in Veterinary Care**  
in America's Most Loved Workplaces  
*by Newsweek*

## Tenant Overview

Mission Pet Health is a leading, veterinarian-led network of animal hospitals and one of the largest veterinary care organizations in the United States. The organization partners with compassionate veterinary teams to support and elevate independent practices, preserving medical autonomy while providing operational resources and strategic collaboration. Mission Pet Health's scale, clinical support framework, and partnership-driven model underscore its significance within the companion animal healthcare market.

Founded in 2014 by veterinarians with a shared vision of strengthening local practices, Mission Pet Health has expanded its community through partnerships with like-minded animal hospitals across the country. Today, the organization supports a network of 840+ locations spanning 41 states, backed by 20,000+ teammates who deliver preventive, medical, surgical, and diagnostic services in their communities. Headquartered in Birmingham, Alabama, Mission Pet Health combines clinical excellence with centralized operational infrastructure — enabling veterinarians and hospital teams to focus on patient care, expand local impact, and advance standards across the veterinary healthcare landscape.

Year Founded  
**2014**

Headquarters  
**Birmingham, AL**

States  
**41+**

Employees  
**20,000+**

Locations  
**840+**

# MARKET OVERVIEW

**Mission Pet Health**  
Illinois Portfolio

Chicago, IL MSA



# South Elgin, IL



## Local Market Overview

South Elgin, Illinois is a growing community in Kane County located along the Fox River, with development shaped by its proximity to regional transportation corridors and the broader Chicago metropolitan area. Incorporated in the late 19th century, the village evolved from a small agricultural settlement into a suburban residential community as rail access and highway infrastructure expanded throughout the 20th century. Today, South Elgin features established neighborhoods, planned residential subdivisions, and preserved open space, reflecting its steady growth and long-term municipal planning.

Currently, South Elgin serves as a residential and service-oriented community within the Fox Valley, benefiting from convenient access to major employers throughout Kane, DuPage, and Cook Counties. The area is supported by strong school districts, neighborhood retail centers, and nearby healthcare providers serving the western suburbs. Access to Randall Road’s commercial corridor, regional highways, and nearby commuter rail stations enhances connectivity for residents and businesses. Continued residential development, infrastructure improvements, and investment in parks and community amenities position South Elgin as a stable and expanding market within the greater Chicago suburban region, supporting sustained demand for healthcare and essential services.

## Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	8,285	44,589	122,964
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	2,649	15,675	42,664
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$176,093	\$138,386	\$131,642

# Geneva, IL



## Local Market Overview

Geneva, Illinois is a city in Kane County and serves as the county seat, with a history rooted in its strategic location along the Fox River and its early role as a center for government, commerce, and transportation. Established in the 19th century, Geneva developed as a regional hub supported by rail access and a strong civic foundation, influences that remain evident in its preserved downtown, established residential neighborhoods, and well-maintained public spaces. The city’s historic architecture, riverfront setting, and longstanding community institutions contribute to its identity as one of the Fox Valley’s most established municipalities.

Today, Geneva functions as a key service and employment center within the western Chicago suburbs, supporting surrounding communities with healthcare, professional services, retail, and education. The area benefits from direct commuter rail access to Chicago, proximity to major transportation corridors, and a highly educated residential base. Its mix of stable residential neighborhoods, active commercial districts, and access to parks and recreational amenities along the Fox River supports sustained demand for essential services, including medical care. Ongoing investment in infrastructure, downtown preservation, and community amenities continues to reinforce Geneva’s long-term economic stability and its role within the broader Fox Valley region.

## Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	6,815	54,810	112,087
2025 Population	7,097	54,711	111,651
2030 Population Projection	7,117	54,425	111,022
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	2,450	20,834	42,261
2025 Households	2,525	20,840	42,209
2030 Households Projection	2,527	20,735	41,987
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$169,118	\$144,679	\$141,605

# Algonquin, IL



## Local Market Overview

Algonquin, Illinois is a growing community primarily located in McHenry County, with a portion extending into Kane County, positioned along the Fox River in the northwest suburbs of Chicago. Originally established in the 19th century as a riverfront settlement, Algonquin developed around agriculture, local commerce, and transportation routes connecting it to neighboring communities. Over time, expansion of regional highways and suburban growth transformed the village into a well-established residential market characterized by planned subdivisions, preserved natural areas, and a defined historic district near the riverfront.

Today, Algonquin functions as a residential and commercial center within the northwest suburban corridor, supported by strong household incomes, quality schools, and access to major retail and employment hubs along Randall Road and nearby Interstate 90. The community benefits from proximity to regional healthcare systems, business parks, and corporate campuses throughout McHenry, Kane, and Cook Counties. Extensive parks, trail systems, and Fox River recreation enhance quality of life and attract long-term residents. Continued residential development, retail investment, and infrastructure improvements reinforce Algonquin's position as a stable and expanding suburban market, supporting sustained demand for healthcare services and medical office facilities.

## Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	9,282	62,452	152,310
2030 Population Projection	9,286	62,365	152,216
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	3,394	22,098	52,623
2030 Households Projection	3,395	22,072	52,591
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$119,782	\$126,598	\$124,051

# CHICAGO, IL MSA

Chicago is one of the nation's most important commercial real estate and logistics hubs, supported by a diversified economy spanning finance, manufacturing, healthcare, technology, and professional services. The metro sits at the center of the U.S. freight network, ranking as North America's largest rail hub and

benefiting from direct access to major interstate highways and inland waterways. O'Hare International Airport—ranked among the top five busiest airports in the world—anchors national distribution and corporate connectivity, sustaining long-term demand for industrial, logistics, and office assets.

Total Population  
**±9.1 Million**

Annual Visitors  
**±55 Million**

Tourism Economic Impact  
**\$20.6 Billion**

GDP  
**\$923.1 Billion**



# Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1881 S Randall Rd, Geneva, IL 60134, 230 Stonegate Rd, Algonquin, IL 60102, 477 Briargate Dr, South Elgin, IL 60177** ("Property"). 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.

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## Exclusively Listed By

### Point of Contact



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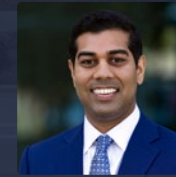
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