

WILLIAMSPORT ANIMAL HOSPITAL



920 WASHINGTON BLVD.
WILLIAMSPORT, PA

SITE FINANCIALS

920 WASHINGTON BLVD. WILLIAMSPORT, PA

OFFERING SUMMARY

Offering Price	\$1,533,600
Cap Rate	6.50%
Net Operating Income	\$99,684
Gross Leasable Area	7,384 SF
Price / SF	\$207.69
Lot Size	0.58 Acres
Year Built	Remodeled 2022
Parking Spaces	30
Zoning	C

RENT SCHEDULE

Base Term	Start Date	End Date	Annual Rent	\$/SF	Increases	Avg. Cap Rate
Year 1	6/27/22	6/26/23	\$73,840	\$10.00	-	
Year 2	6/27/23	6/26/24	\$84,916	\$11.50	15.0%	
Year 3 (Current)	6/27/24	6/26/25	\$92,300	\$12.50	8.7%	6.50%
Year 4	6/27/25	6/26/26	\$99,684	\$13.50	8.0%	6.5%
Year 5	6/27/26	6/27/27	\$99,684	\$13.50	0.0%	6.5%
Year 6	6/27/27	6/27/28	\$109,652	\$14.85	10.0%	7.2%
Year 7	6/27/28	6/27/29	\$109,652	\$14.85	0.0%	7.2%
Year 8	6/27/29	6/27/30	\$109,652	\$14.85	0.0%	7.2%
Year 9	6/27/30	6/27/31	\$109,652	\$14.85	0.0%	7.2%
Year 10	6/27/31	6/27/32	\$109,652	\$14.85	0.0%	7.1%
Year 11	6/27/32	6/27/33	\$120,618	\$16.34	10.0%	7.9%
Year 12	6/27/33	6/27/34	\$120,618	\$16.34	0.0%	7.9%
Year 13	6/27/34	6/27/35	\$120,618	\$16.34	0.0%	7.9%
Year 14	6/27/35	6/27/36	\$120,618	\$16.34	0.0%	7.9%
Year 15	6/27/36	6/27/37	\$120,618	\$16.34	0.0%	7.9%
Options						
Option 1: Years 16-20	6/27/37	6/26/42	\$132,679	\$17.97	10.0%	8.7%
Option 2: Years 21-25	6/27/42	6/26/47	\$145,947	\$19.77	10.0%	9.5%
Option 3: Years 26-30	6/27/47	6/26/52	\$160,542	\$21.74	10.0%	10.5%





LEASE SUMMARY & DEMOGRAPHICS

920 WASHINGTON BLVD. WILLIAMSPORT, PA

LEASE SUMMARY

Tenant	NVA Golden Strip Veterinary Management
Guarantor	Corporate
Lease Type	NN
Roof and Structure	See Lease Abstract
Base Lease Term	15 Years
Lease Commencement	6/27/22
Lease/ Rent Expiration	6/26/37
Term Remaining	13.0 Years
Credit Rating	n/a

DEMOGRAPHICS

				
1 MILES	9,026 2023 Population	3,551 Households	\$66,320 Average HH Income	
	9,026 2028 Projection	3,551 2028 Projection		
3 MILES	39,287 2023 Population	16,317 Households	\$68,278 Average HH Income	
	39,194 2028 Projection	16,067 2028 Projection		
5 MILES	58,241 2023 Population	24,101 Households	\$68,940 Average HH Income	
	58,184 2028 Projection	24,077 2028 Projection		

TRAFFIC COUNT: 1.4K VPD

LEASE ABSTRACT

920 WASHINGTON BLVD. WILLIAMSPORT, PA

OFFERING SUMMARY

Tenant Legal Name:	NVA Golden Strip Veterinary Management, LLC
Guarantor:	National Veterinary Associates, Inc
Square Footage:	7,384 SF
Commencement Date:	June 26, 2022
Expiration Date:	June 27, 2037
Initial Term:	15 Years
Current Options:	3 - 5 Year Renewal Options
Option Notice:	120 days prior to expiration
Holdover:	Tenant shall pay 125% of base rent then applicable for each month Tenant shall retain possession of premises
Estoppel/SNDA:	Landlord & Tenant to provide within 15 days of request
Taxes:	Tenant is responsible for RE Taxes (LL Pays, Tenant reimburses)
Insurance:	Tenant is responsible for Insurance expenses
CAM:	Tenant is responsible for CAM expenses (LL sets up contract for services, tenant pays estimate monthly) Annual Reconciled
Utilities:	Tenant is responsible for Utilities expenses
Roof & Structure:	LL Responsible
Parking Lot:	LL Responsible
Permitted Use:	Any use permitted by applicable requirements
Right of First Offer:	If, at any time during the Term, Landlord elects to sell the Premises, Landlord shall offer to Tenant the right to submit a bona fide first offer to purchase the Premises at fair market value (the "Right of First Offer" or "ROFO" and such offer by Landlord referred to as "Landlord's ROFO Notice"). Tenant shall have the right to purchase the Premises subject to negotiation of mutually agreeable definitive agreements, provided that Tenant gives Landlord written notice of its exercise of its Right of First Offer (such notice referred to as "Tenant's Exercise Notice") within ten business days after Tenant receives Landlord's ROFO Notice.

SITE OVERVIEW

920 WASHINGTON BLVD. WILLIAMSPORT, PA

Susquehanna Beltway (31,763 VPD)

I-180 (28,453 VPD)

SITE INFORMATION

GLA: 7,384 SF

PROPERTY: .58 ACRES

PARKING: 30 SPACES

YEAR BUILT: 2007

LEASE TYPE: NN

ZONING: COMMERCIAL

NEARBY RETAILERS



BUFFALO
WILD
WINGS

weis



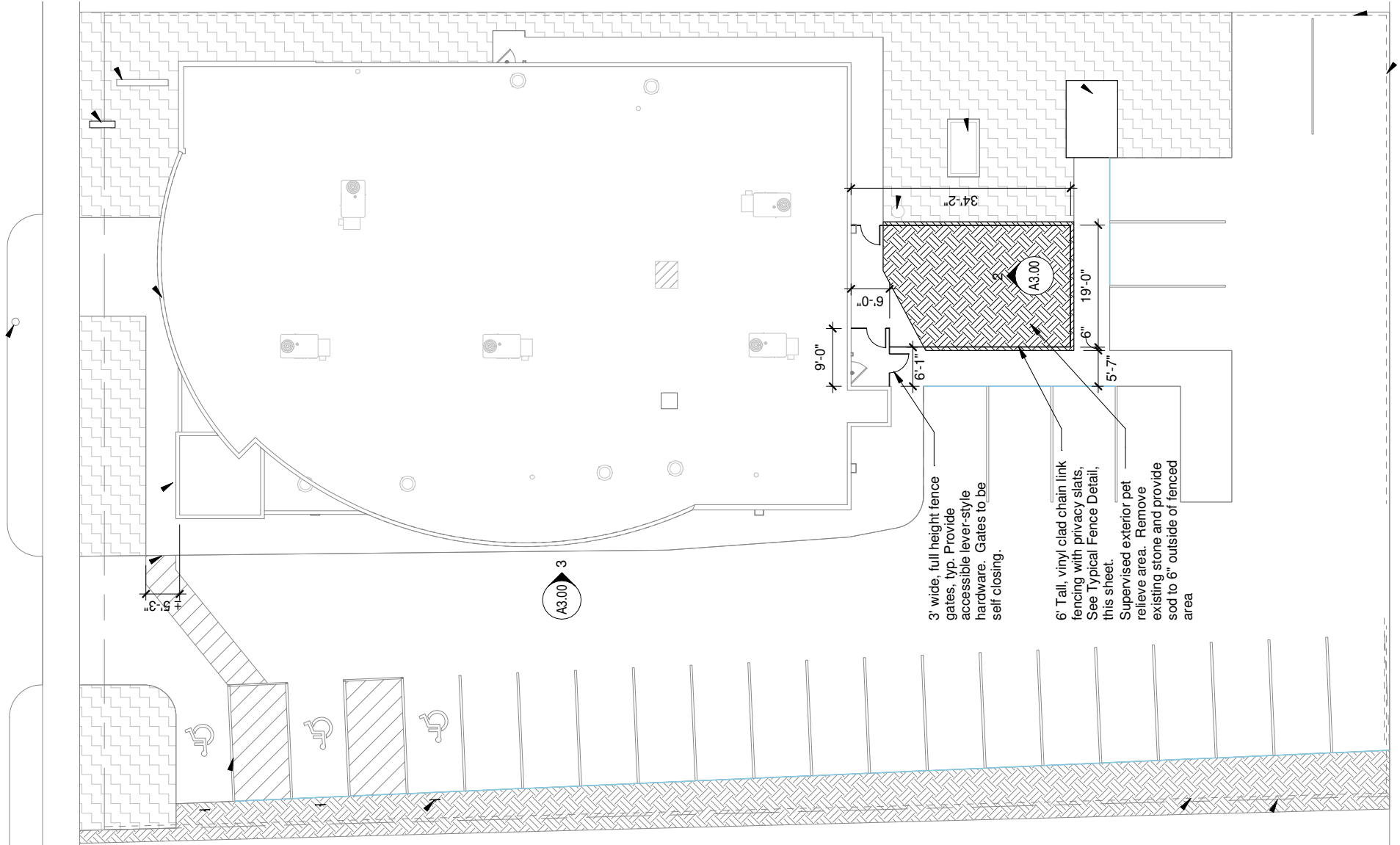
planet
fitness



SITE

SITE PLAN

920 WASHINGTON BLVD. WILLIAMSPORT, PA



TENANT OVERVIEW

920 WASHINGTON BLVD. WILLIAMSPORT, PA

A Community United by a Single Purpose

NVA is a leading global veterinary community of more than 1,400 veterinary hospitals and pet resorts united in the love of animals and the people who love them. Rooted in culture of compassion, innovation and collaboration, NVA champions the advancement of veterinary care and provides the support and opportunities veterinary and pet care teams need to deliver exceptional care to pets and their families.

At NVA, since our founding, we live by the servant leadership model. This commitment means that we prioritize our people and work diligently to ensure they have the tools, resources, and care they need to do the jobs they love with the utmost attention and quality.

Our Mission

To improve the comfort and well-being of pets by providing progressive and compassionate care. We develop a team of individual hospitals and pet resorts that share knowledge to achieve sustainable growth.



ABOUT LYCOMING COUNTY

920 WASHINGTON BLVD. WILLIAMSPORT, PA

506.4K TOTAL 2021 POPULATION

LOCAL SCHOOLS & COLLEGES

- | | |
|----------------------------------|----------------|
| 1) Pennsylvania School District | 5,465 Students |
| 2) East Lycoming School District | 1,636 Students |
| 3) Lycoming College | 1,140 Students |
| 4) Canton Area School District | 910 Students |

MAJOR HIGHWAYS

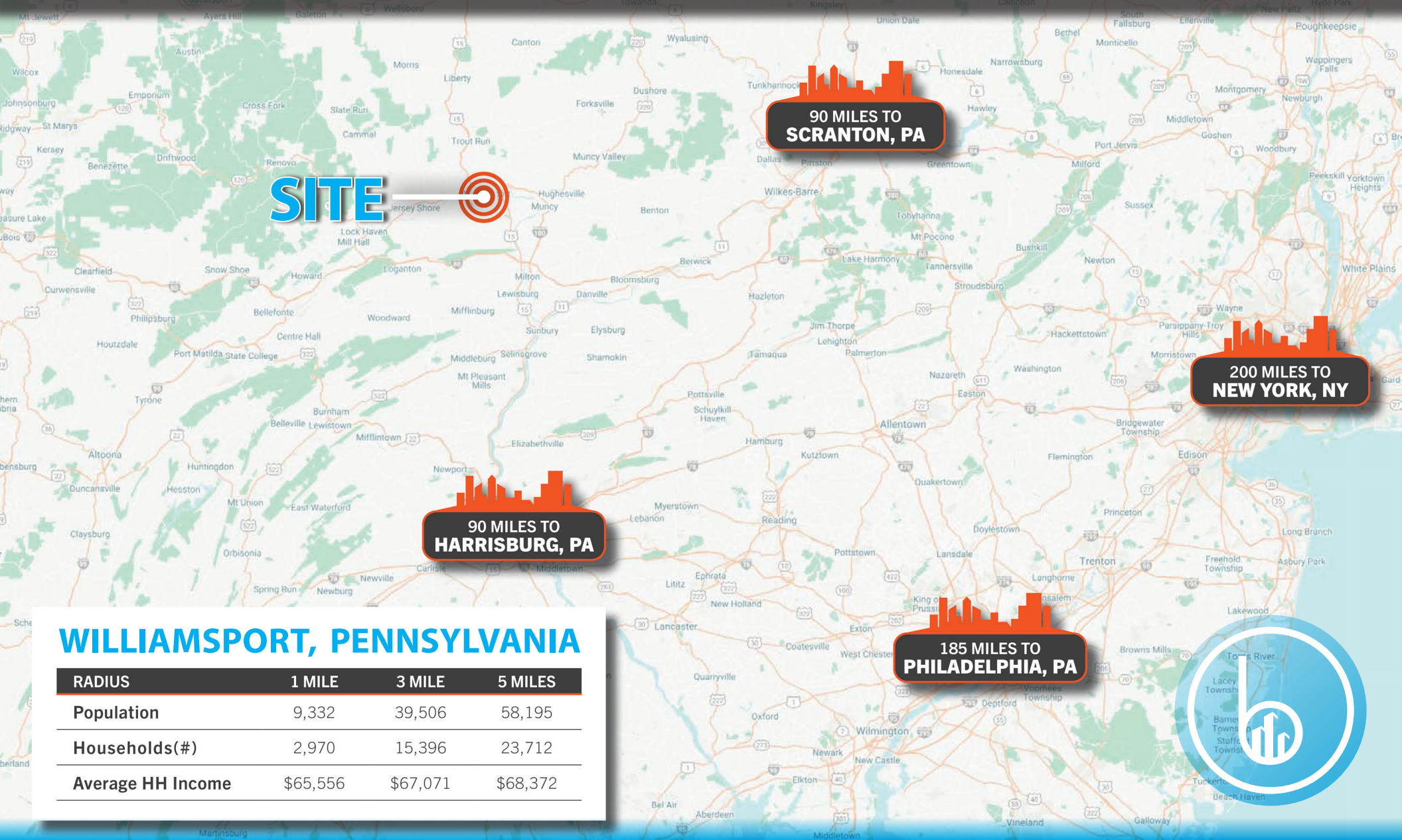


MAJOR EMPLOYERS LYCOMING COUNTY



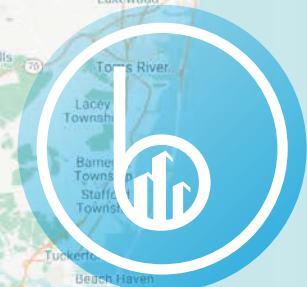
DISTANCE MAP

920 WASHINGTON BLVD. WILLIAMSPORT, PA



WILLIAMSPORT, PENNSYLVANIA

RADIUS	1 MILE	3 MILE	5 MILES
Population	9,332	39,506	58,195
Households(#)	2,970	15,396	23,712
Average HH Income	\$65,556	\$67,071	\$68,372





**FOR MORE INFORMATION CONTACT:
STEVE GARTHWAITE, VP**

215.390.4549 | STEVE@BENNETTREALTYLLC.COM



OR CONTACT:

TYLER BENNETT, CEO / FOUNDER

732.837.4153 | TYLER@BENNETTREALTYLLC.COM



BENNETT REALTY & DEVELOPMENT
LICENSED REAL ESTATE BROKERS
NJ, NY, CT, PA

NEW JERSEY
51 E. MAIN STREET
HOLMDEL, NJ 07733

PH 732.837.4060
FAX 732.963.2433
W BENNETTREALTYLLC.COM

Although all information regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal with out notice.