
Red Dog
Pet Resort & Spa

Red Dog Pet Resort & Spa

A premier provider of world class pet resorts and animal hospitals located in Ohio and Massachusetts.









2.75 million guests
served over 15 years

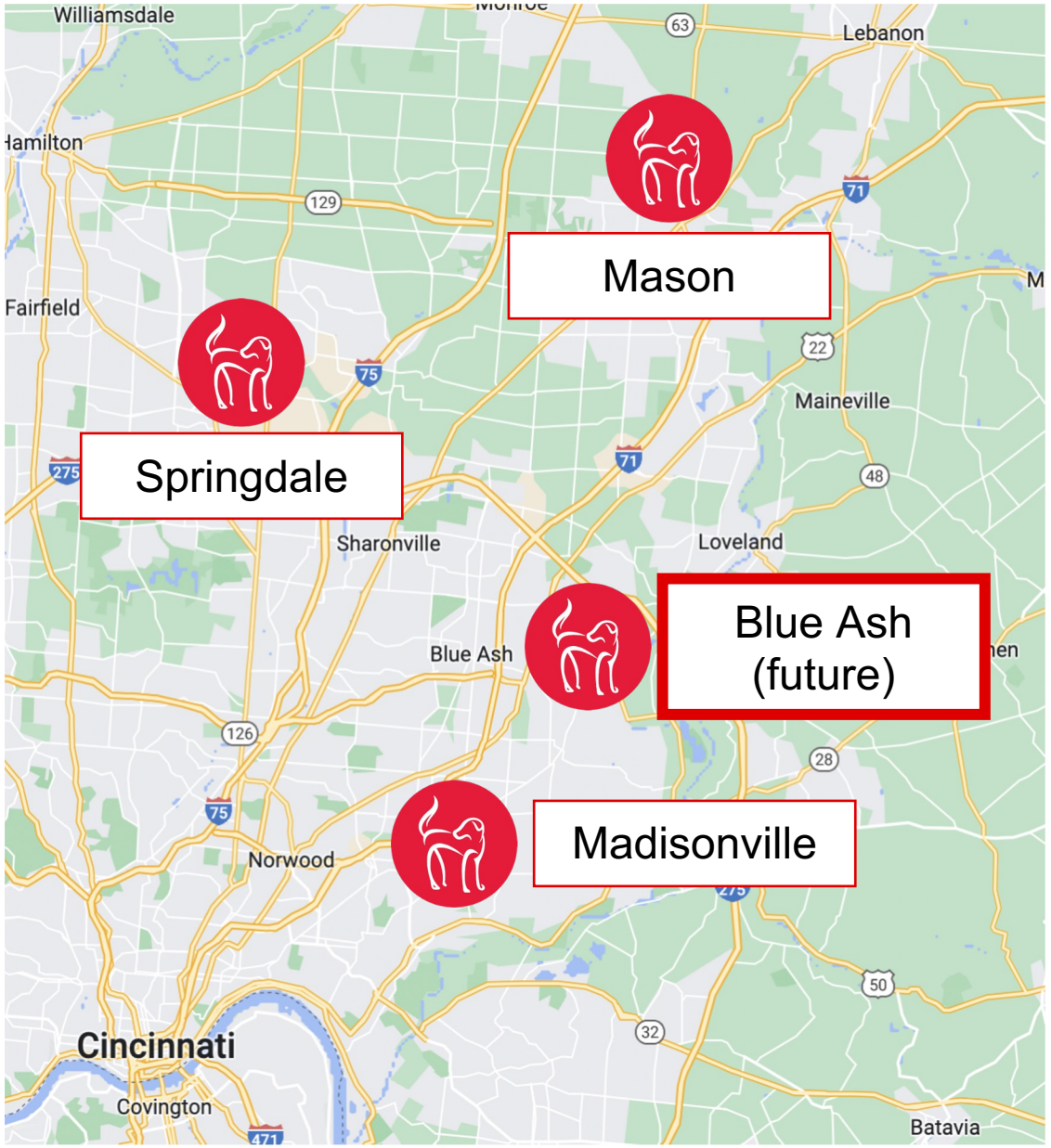
Why Red Dog Pet Resort and Spa

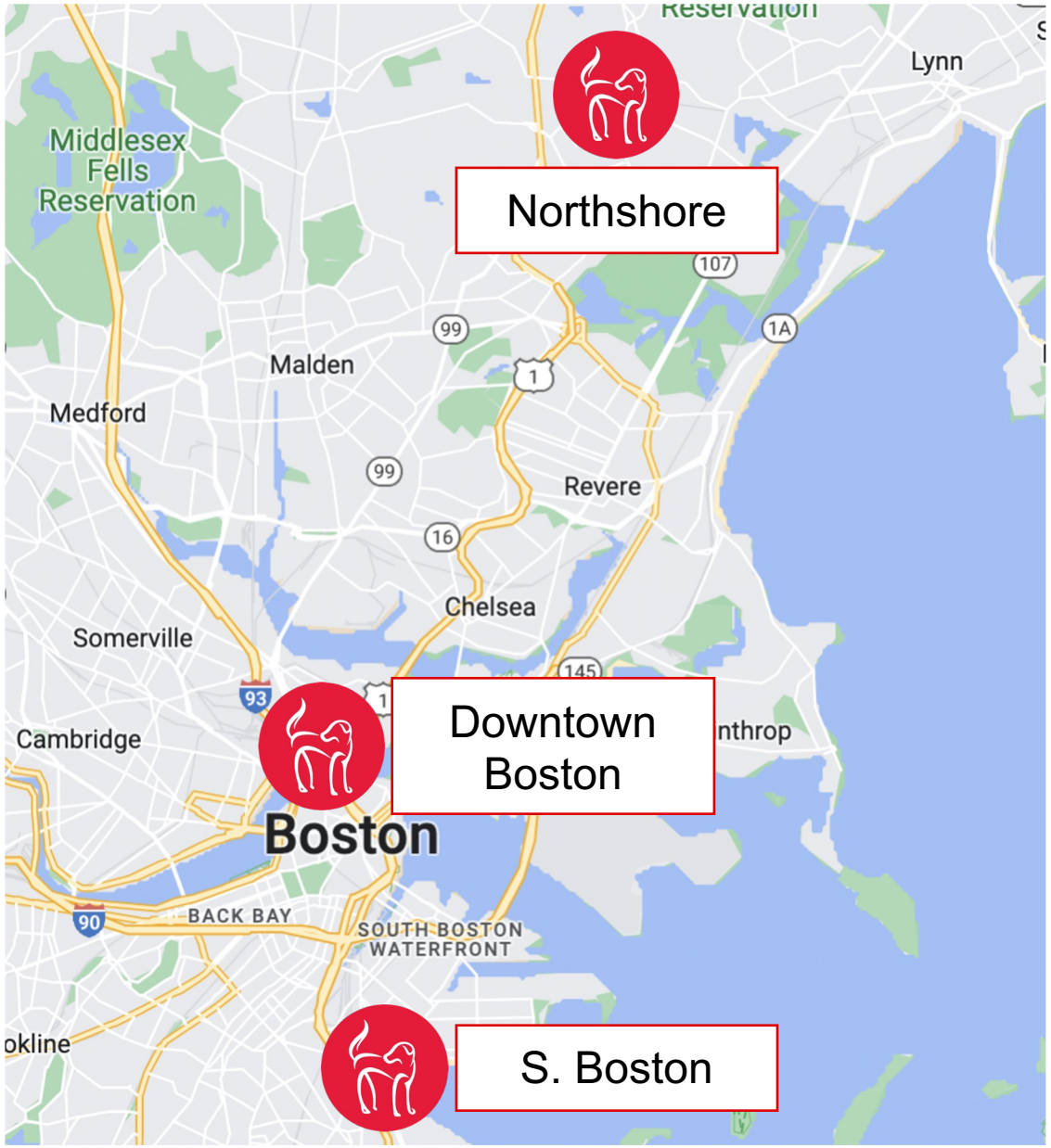
- Family-owned business started in Cincinnati in 2007
- Currently 6 location (3 in Ohio and 3 in Massachusetts)
- 24/7 staff for safety and health of all guests
- Large indoor/outdoor areas
- Air exchanged every 10 minutes to maintain fresh, clean air
- Guests staying overnight are walked outside at least 4 times a day








Williamsdale
Lebanon
Hamilton
Mason
Fairfield
Springdale
Maineville
Sharonville
Loveland
Blue Ash
Blue Ash (future)
Madisonville
Norwood
Cincinnati
Covington
Batavia


Lynn
Middlesex Fells Reservation
Northshore
Malden
Medford
Revere
Chelsea
Somerville
Cambridge
Downtown Boston
Boston
BACK BAY
SOUTH BOSTON WATERFRONT
S. Boston

Blue Ash Former *Applebee's*





Blue Ash *Surrounding Area*



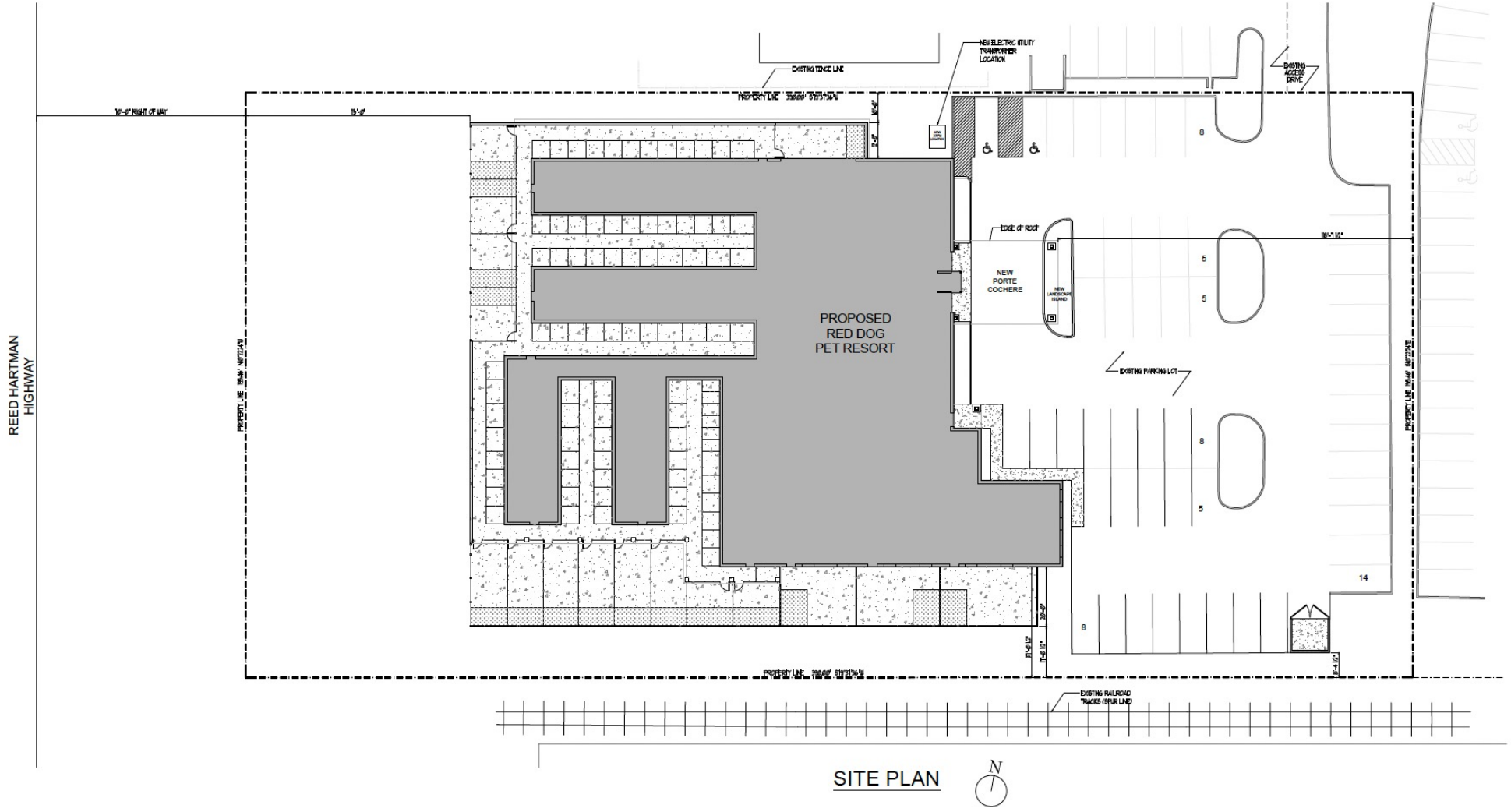
Blue Ash *Red Dog Pet Resort and Spa*







Blue Ash *Red Dog Pet Resort and Spa*



Madisonville *Red Dog Pet Resort and Spa*



Before



After

Springdale *Red Dog Pet Resort and Spa*



Before



After

North Shore Boston *Red Dog Pet Resort and Spa*

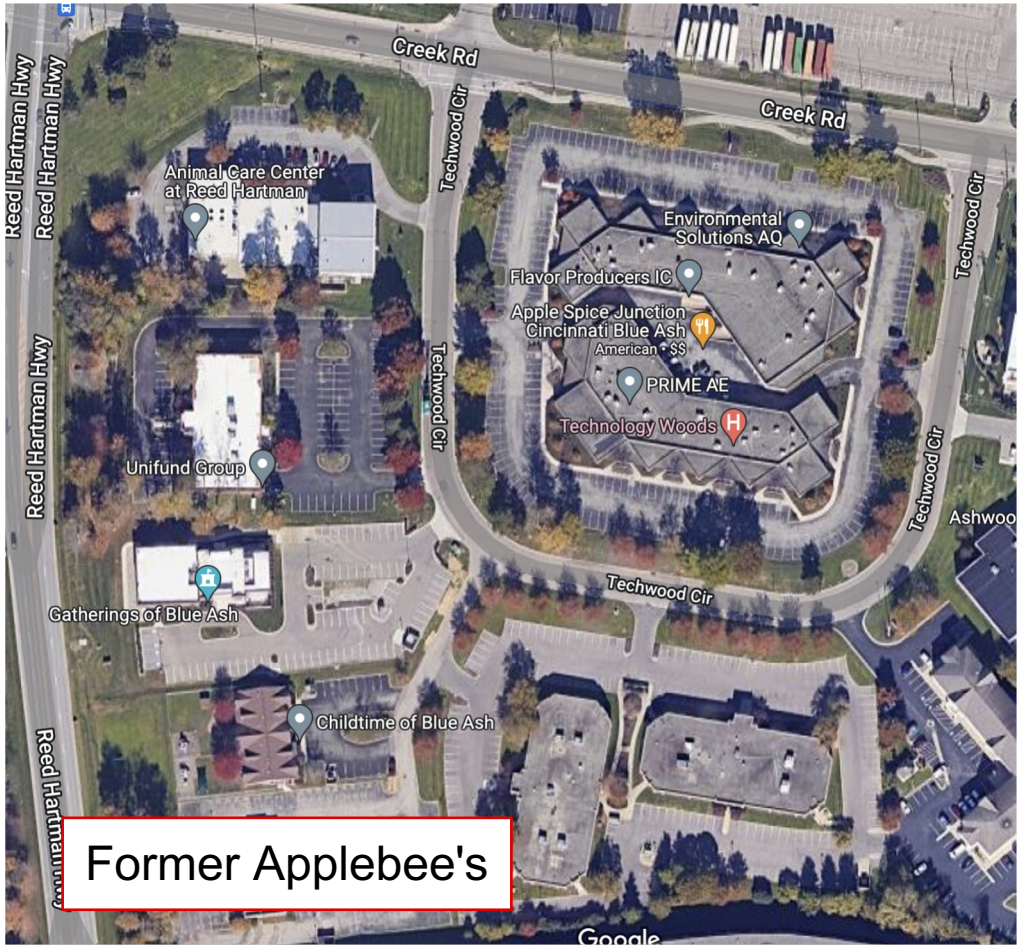


Before



After

Best Use of the Property









Current State of Office & Restaurant Leasing in Blue Ash

Office Analysis

- Approximately 1,000,000 SF of office available office space in Blue Ash
  - Class A Vacancy is 22%
  - Class B Vacancy is 26%
- Former Applebees location is not desirable for new office relocations given current other available opportunities

Retail / Restaurant Analysis

- Location has proven to be undesirable as demonstrated by failure of previous operator
- Second generation restaurant spaces are in demand for retro fit, however given poor visibility and access this location has gained no traction

Red Dog Use as an Amenity

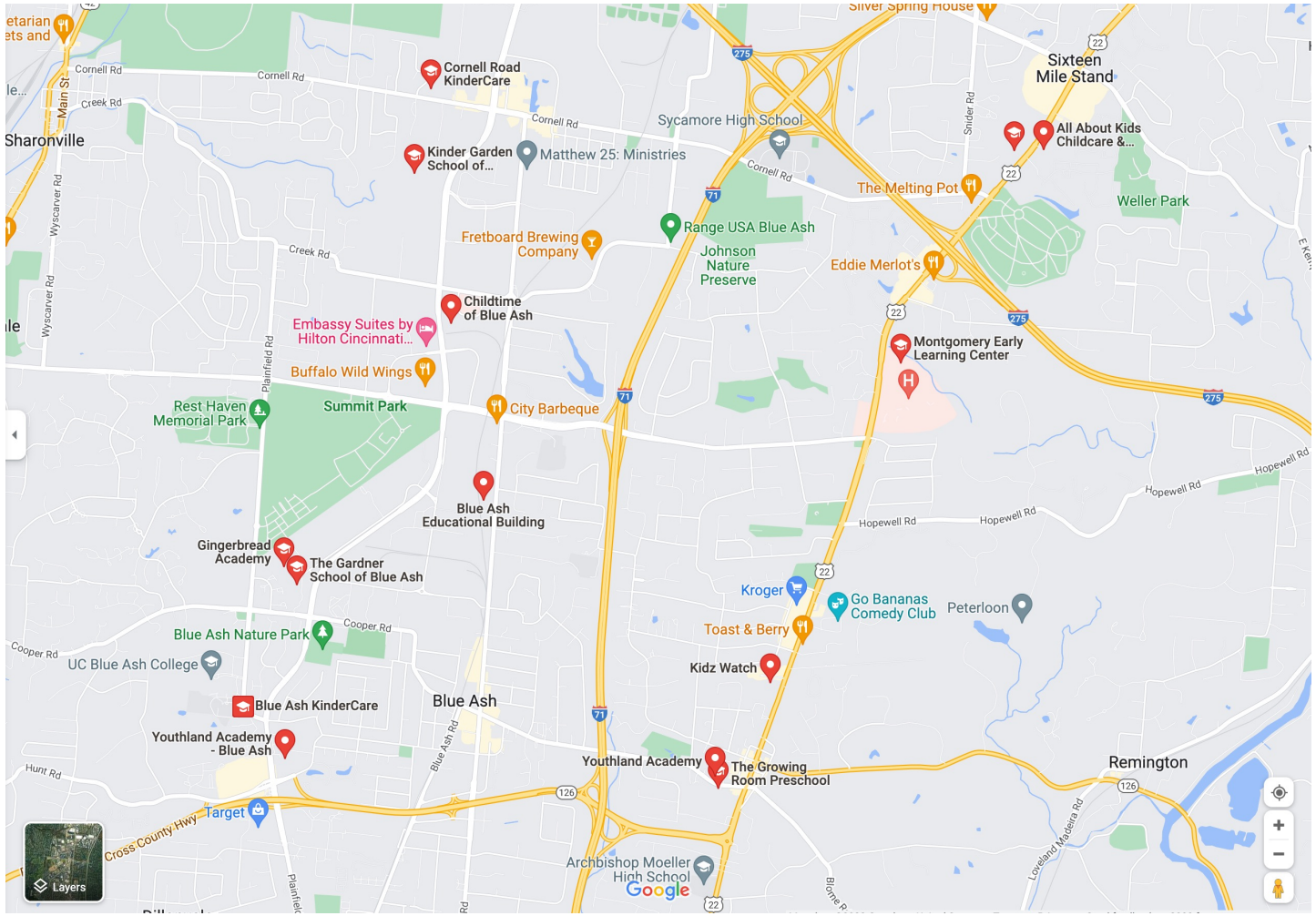
- Blue Ash has worked to help employers meet the needs of their employees, many of which are millennials
- Millennials are the largest segment of pet owners at 32% with Gen X at 24%
  - suggesting that the majority of the working population are pet owners
- A premium pet resort is an amenity non only to residence, but to the work force

Competitive Locations



- Bed N Biscuit
- Camp Bow Wow
- Animal Care Center
- Puppywood Pet Resort

A comparison: Child Daycare Centers in Blue Ash



- 10 existing childcare centers in the surrounding area
- 2 more coming soon

Economic Impact

- Up to 20 full-time employees
- Manager, assistance managers, reception, pet technicians, groomers
- Thousands of patrons serviced annually per location

- More than 23 million pets were adopted or purchased during the pandemic
- All of our facilities have reached capacity with waitlists
- Strong client demand for a Blue Ash location
- Over **1000** current Blue Ash based customers used other RED DOG locations in last 12 months
- Clients expect premium pet services

Summary

- The RED DOG at Blue Ash would deliver a much needed, desirable community amenity
- Create activity in a current under-utilized trade area
- The property currently struggles with identifying a “highest & best use” under the existing zoning as an office or retail/restaurant
- Request to approve the RED DOG’s PUD application
- Questions and Answers