

# DIGGITY DOG DAYCARE

## ANIMAL PSYCHOLOGY CENTER

### Overview

#### **Animal Daycare, Pet Vacations, and Behavioral Modification**

- I. **Business Overview** Diggity Dog Daycare is a canine daycare that caters to pet owners who have disposable income and the desire to provide quality care for their pets while they are at work or on vacation. It is a response to a real market need that many of our friends and family have realized because our pets play a role in our lives akin to that of our children and their care is of the utmost import. Our methods offer a new approach as a no-kennel, no-crate, homelike environment. This allows a pet to learn pack mentality which can transform them by helping each dog to learn its role. Pack order establishes normal, calm, responsible behavior. Integrating your dog into our established pack will also help them naturally adopt more appropriate actions in your own home resulting in a happier and well-adjusted animal.
  - a. **Objectives**
    - i. Provide a safe and supervised environment for various family pets to socialize and exercise in the temporary absence of their owners
    - ii. Establish a controlled environment for the socialization and rehabilitation of dogs with myriad social misbehaviors
  - b. **Mission**
    - i. Be leaders in providing a positive, healthy and safe experience for the animals that frequent our facility
    - ii. Our method of operations will instill in owners a trust in our ability to care for their pets in appropriate ways
    - iii. Increase profit as we expand, developing our business conservatively, and finance our growth through operational revenue
  - c. **Keys to Success**
    - i. Cater to the needs of the canines and their owners as much as possible with innovative ideas, open-mindedness to diversity and hard work
    - ii. Instruct and gently guide owners in establishing good interactive behaviors between the owner and the animal
    - iii. Finances will be run in an organized and timely manner, reinvesting in upgrades and improvements as needs arise

## **II. Regulations of Operation**

- a. Provide proof of and maintain all proper licenses and insurances required
- b. Diggity Dog Daycare will be open to the public five days a week from 6:30 am to 6 pm allowing for convenient drop-off and pick-up times suited to clients' work schedules and be closed on weekends with the exception of extended stay or pet vacation clients
- c. Behavior assessment of new animals will be required to determine that the animal can adjust to the existing pack
- d. Animals will be required to have current vaccinations and this will be confirmed and tracked with the pet owner's veterinarian
- e. Behavior modification sessions will be by appointment only
- f. Clients will fill out an intake form imparting any personal information pertaining to their dogs and selves
- g. Dogs will be supervised by at least one employee at all times
- h. Dogs will be contained in a fenced area while outside, with pet vacation animals to be indoors for the night no later than 9:00 pm
- i. While outdoors, dogs will be constantly monitored for waste removal, noise control, and behavioral control
- j. A privacy fence will be installed to securely keep pets in and trespassers out
- k. Surrounding residents and businesses will be approached and informed of our intent upon approval as we want to continue our outstanding professional relationship with our neighbors and community
- l. The current owners of the building are fully aware and approve of our intentions with their property

## **III. Principals**

- a. **Katherine Andrews – Animal Behaviorist, Animal Psychology Center, AnimalPsychologyCenter.com - 605-390-7295**
- b. **Kandi Shape – Director, Diggity Dog Daycare - 605-209-7561**

**DIGGITY DOG DAYCARE**  
**ANIMAL PSYCHOLOGY CENTER**  
**Intake Form**

Dog's Name: \_\_\_\_\_ Breed: \_\_\_\_\_

Birth Date: \_\_\_\_\_ Color: \_\_\_\_\_ Weight: \_\_\_\_\_

Age: \_\_\_\_\_ Spayed or Neutered: \_\_\_\_\_

Veterinarian/Phone: \_\_\_\_\_

Current Vaccinations: \_\_\_\_\_

Physical Condition: \_\_\_\_\_

Allergies: \_\_\_\_\_

Medications: \_\_\_\_\_

Special Needs: \_\_\_\_\_

Likes/Dislikes: \_\_\_\_\_

Plays well with others? \_\_\_\_\_ Shy? \_\_\_\_\_

Intake Assessment/Date completed: \_\_\_\_\_

Are there any behavioral issues you would like to address: \_\_\_\_\_

Owner's name: \_\_\_\_\_

Phone 1: \_\_\_\_\_ Phone 2: \_\_\_\_\_

Address: \_\_\_\_\_

Emergency Contact: \_\_\_\_\_

Additional comments:

Arbor Daycare in Ann Arbor, MI  
Indoor square footage-2400  
Outdoor square footage-2500  
20-55 dogs per day

SafeHaven in Rapid City, Sd  
Indoor-400  
Outdoor-1000  
30-35 dogs per day

3411 W. Main property  
Indoor, house-832  
Outbuilding-1500  
Outdoor-1680  
10-40 dogs per day



*BUILDINGS FOR SALE*

***3409 & 3411 West Main***  
*(former BES Lighting)*  
***Rapid City, South Dakota***

**Sandra Runde, CCIM, SIOR**  
**Commercial Broker**

*Prudential Kahler REALTORS®*  
2401 W Main Street, Rapid City SD 57702  
605-343-7500 or 800-658-5550

*E-mail [sandra@kahlerinc.com](mailto:sandra@kahlerinc.com)*  
*[www.kahlerinc.com](http://www.kahlerinc.com)*

*View commercial listings at*  
*[www.RapidCityCommercial.com](http://www.RapidCityCommercial.com)*

**Tom Rau**  
**Broker Associate**

*RE/Max of Rapid City*  
1240 Jackson Boulevard, Rapid City SD 57702  
605-341-4300 (office) 605-390-2735 (cell)

*E-mail [trau222057@aol.com](mailto:trau222057@aol.com)*  
*[www.tomrau.com](http://www.tomrau.com)*



## address

3409 & 3411 West Main  
Rapid City, South Dakota

## legal description

3409 West Main  
Lot A, Block 1  
Hall Subdivision  
T1N, R07E, Sec 04

3411 West Main  
Lot B, Block 1  
Hall Subdivision  
T1N, R07E, Sec 04

## tax information

3409 West Main  
Tax id# 41449  
2010 taxes payable in 2011:  
\$7,539.32

3411 West Main  
Tax id# 41450  
2010 taxes payable in 2011:  
\$3,395.58

3409 & 3411 West Main total tax:  
\$10,934.90

## land information

3409 West Main: .41 acres  
3411 West Main: .27 acres  
Total: .68 acres

## zoning

zoned General Commercial



## property description

3409 West Main  
Retail, office and warehouse building built  
in 1984 with a total of 8,800 square feet.

Main floor consists of 4,400 square feet  
and contains an open retail space with lots  
of windows, 3 small offices, 1 large office,  
work room, break room, and men's and  
women's bathrooms.

Full basement is 4,400 square feet and is a  
great warehouse/storage area. Two 10 x10  
overhead doors and concrete floors.

There is also a 13 x 15 office and  
bathroom.

Alley access, heat pump heat and air,  
21 parking spots on main level.

3411 West Main  
1,840 square foot home with detached  
1,560 square foot workshop building.

## 3409 West Main leasing price

**\$8.00 per square foot per year** plus  
utilities, building taxes, building insurance  
and common area maintenance

## 3409 West Main listing price

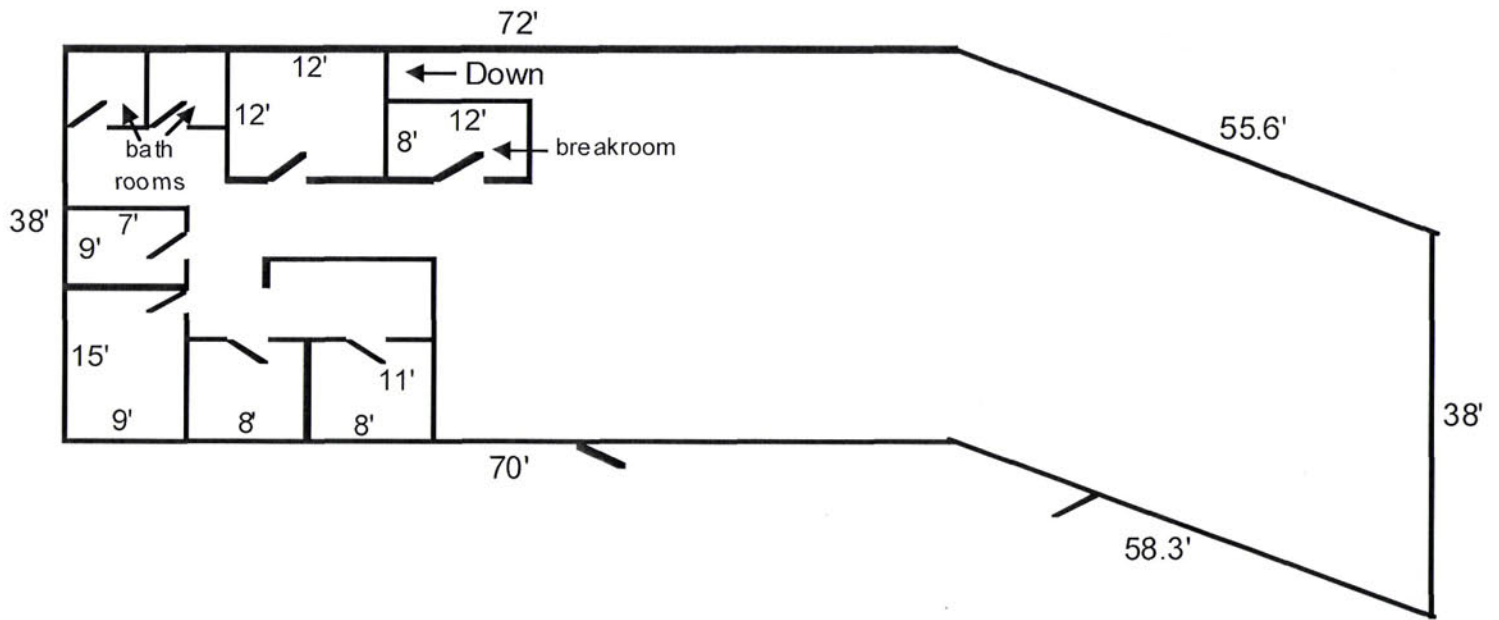
**\$489,900.00**

## 3409 & 3411 West Main listing price

**\$664,900.00**



**3409 West Main**  
**main floor plan**  
*(not to scale – drawing only to show basic layout)*



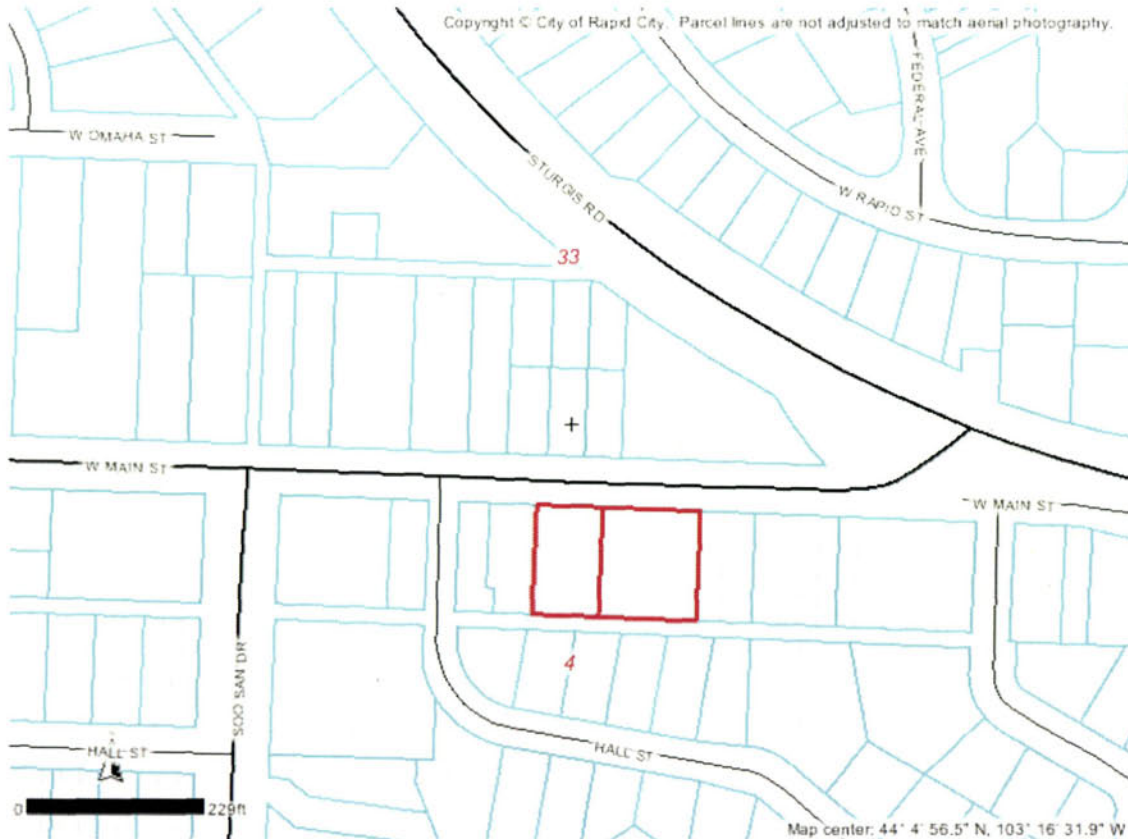
*aerial*

N  
↓  
Rotated for better view



*street map*

N  
↑





## *legal notice*

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