



WESTERN PRACTICE SALES

John M. Cahill Associates

#LV-860 *Oral Surgery* Las Vegas, Nevada

Step right into this successful, highly-esteemed Specialty practice *limited to the practice of Oral Surgery*, which comes with a tradition of providing quality treatment to patients, who are treated like family! Well supported by a strong networking base of referrals, a stellar reputation and a strong philosophy to serve all ages and demographic groups with quality care in the community, this is your moment to own and shine!

Hard to find opportunity to acquire a practice that has a long history of quality care for an affordable price due to the Seller scaling back. Practice location is extremely valuable and hard to find in this market. Act today!

The office is conveniently located in an attractive, well-maintained single-story Medical/Dental Professional building complex with ample parking on major thoroughfare in desirable professional corridor/neighborhood with excellent exposure/signage and enviable visibility and easy accessibility. The office consists of 5 fully equipped Ops with plumbing for 3 additional Ops, Reception area, Doctor's office, Business office, Sterilization, Lab, Storage and 2 Restrooms.*

Full Price: \$249,000

Real Estate Also Available through Local Nevada Real Estate Broker

For further details or on-site visit, please contact:

Timothy G. Giroux, DDS

Jared Bergquist

800.641.4179

▶ **Honesty** ▶ **Integrity** ▶ **Professionalism** ▶ **Experience**

We look forward to serving you

*Office space information provided as a courtesy only. Western Practice Sales is not a licensed Real Estate Broker in the State of Nevada, and price does not include real estate, which must be separately negotiated through licensed attorney or broker.

LV-860

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$ 249,000

PRACTICE INFORMATION SHEET

OFFICE OPERATION INFORMATION

	SUN	MON	TUE	WED	THUR	FRI	SAT
Office Hours		7:30-4:30	7:30-4:30		7:30-4:30	7:30-4:30	
Doctor's Hours		7:30-4:30	7:30-4:30		7:30-4:30	7:30-4:30	

Type of Practice: **Oral Surgery** Reason for Selling: **Personal**Years established: **~ 15 yrs** Days worked past 12 months:

OFFICE SPACE & LEASE INFORMATION

***WESTERN PRACTICE SALES IS NOT A LICENSED REAL ESTATE BROKER IN THE STATE OF NEVADA. OFFICE SPACE & LEASE INFORMATION BELOW PROVIDED TO BUYERS AS A COURTESY ONLY, AND ARE NOT INCLUDED IN PURCHASE TERMS. BUYERS ARE RESPONSIBLE FOR HIRING THEIR OWN ATTORNEY OR BROKER TO NEGOTIATE REAL ESTATE, INCLUDING LEASE TERMS.**

Is the building/suite owned? **Yes** Is building available for purchase? **Yes, through local Nevada Real Estate Broker**Is the space leased? **N/A** Is lease renewable? **N/A** Is lease assignable? **N/A**Term of Lease: **Seller owns 2 of 3 suites in building**

Rent/Mortgage per month **Seller owns the real estate. Rent estimated to be \$5,700/month (\$68k/year)**
Building available for sale through local Nevada Broker. Estimated mortgage to be \$3,750/month (\$45k/year)

Type of Building: Condo Free-standing **Professional X** Retail CenterOffice Square footage: ***See note above** Carpet? Air conditioning?Number of fully equipped ops: **5** Plumbed for additional ops? **Yes, 3 additional**Reception area: **Yes** Dark room: **No** Doctor's office: **Yes** Lab: **Yes**Business office: **Yes** Restrooms: **Yes, 2** Sterilization: **Yes** Storage: **Yes**Laser: **No** Digital X-ray: **Pano** Intra-oral Camera: **No** Cerec: **No**

3D Imager:

Description of office building, Location and attributes of practice (a brief description): **Attractive, well-maintained, single-story Professional building office complex with excellent presentation on major thoroughfare generating enviable exposure, unobstructed visibility and easy accessibility for patients**

PATIENT DEMOGRAPHICS

Breakdown of Service/Procedures as a percentage of Collections: **Practice limited to 100% Oral Surgery**

What services/procedures are referred out? (Oral Surgery, Endo, Perio, Pedo, etc.)

Specialty Practice limited to the practice of Oral Surgery

Type of patients as a percentage of Collections:

Private Pay 10 Insurance/PPO 90 Medicaid _____ Capitation (HMO) _____ NPD (Culinary) _____

Does your practice participate in "Care Credit"? **Yes, In-house 1-3^{month} financing available (occasional)**

List Preferred Provider, Health Care Provider and Capitation Plans now in place:

Estimated Number of Active Patient Files **Number to be defined by Buyer's Due Diligence Process***

***SELLER IN NO WAY WARRANTS THE EXACT ACCURACY OF PATIENT FILES. IT IS THE BUYER'S RESPONSIBILITY TO DEFINE AND VERIFY ACTIVE PATIENT FILES WITH A CHART REVIEW. PRACTICE VALUE IS PREDOMINANTLY DETERMINED BY SELLER'S COLLECTIONS. SELLER'S COLLECTIONS CAN BE INDICATIVE OF THE NUMBER OF ACTIVE PATIENTS AND TYPE OF PROCEDURES PERFORMED.**

Average number of New Patients per month for past 12 months:

Average number of patients per day? Per-Doctor: **~ 5 - 10**

Average age of patients: **Family range: ~ 16 – 70 yrs**

Does the office have Nitrous Oxide? **O₂/N₂O plumbed to surgical suites**

What types of Practice Promotions? **None**

Phone Book Advertising? * *** Phone book advertising contracts will be the responsibility of buyer after transition.**

EQUIPMENT & LEASEHOLDS

Occasionally some specialized items may be excluded from the sale, such as: Articulators, Endo and/or Implant Systems. These items will be referenced as "excluded" on Seller's Equipment list. In addition, Buyer understands that the following items may also be excluded from the sale: diplomas, certificates, cameras, photographs, artwork and miscellaneous personal items.

Describe age and characteristics of leasehold improvements: **Excellent working condition**

Average age of Equipment: **~ 12 yrs**

Any equipment leases? **No** Equipment is right/left-handed/convertible? **Convertible**

PERSONNEL

Position	Days/Hrs	Date hired	Rate of Pay	Eligible for benefits
Front Office	4 days/wk	2008	\$22.00/hr	Yes

Do family members work in the office? **No** If yes, how much are they paid?

Has staff left the practice recently? **No**

Is there a practice management consultant? **No**

PRACTICE FINANCIAL PROFILE

Last 3 years' Gross Collections from Corporate Tax Returns:

2017 (P&L) \$ 402,491 2016 \$ 469,538 2015 \$ 546,406

***Collection amounts are approximate and should be verified by Buyer**

Number of statements sent each month? **~ 10 - 15** Is pegboard or computer? **Computer**

What type of computer? **Windows PC** What software? **Windent Carestream OMS**

Is software transferable? **Yes, Transfer Fee, if applicable, to be paid by Buyer**

Fees Schedule: **Available upon request**

NOTE: The Seller has furnished the preceding information to WESTERN PRACTICE SALES/JOHN M. CAHILL ASSOCIATES. This information has not been verified. A potential Buyer should verify the accuracy of all information to his/her own satisfaction.

WESTERN PRACTICE SALES/JOHN M. CAHILL ASSOCIATES are agents of the Seller and therefore represent the interest of the Seller. We strongly advise a potential purchaser to seek independent counsel to represent his/her interests. Counsel may be, but is not limited to, an attorney, accountant, appraiser, broker or management consultant. Fees of such counsel are the sole responsibility of the purchaser.

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