



## WESTERN PRACTICE SALES

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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 &amp; 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<sup>month</sup> 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? **O<sub>2</sub>/N<sub>2</sub>O 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
<b>Front Office</b>	<b>4 days/wk</b>	<b>2008</b>	<b>Available Upon Request</b>	<b>Yes</b>

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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