



WESTERN PRACTICE SALES

John M. Cahill Associates

#LV-856

Las Vegas, Nevada

Act today on this one-of-a-kind family practice with a strong, loyal patient base, on the border of Henderson. Located conveniently on a well-traveled, major thoroughfare, this highly visible practice is seen by many passersby and easily accessible by patients. The office is well laid-out, designed with office efficiency and patient flow in mind and offers state-of-the-art equipment for the Buyer.

The Doctor averages 8-10 patients w/ 10 - 14 Hygiene patients per day offering 5 days of hygiene/per week and generates approximately 5-6 new patients per month.

The office is conveniently located in an attractive, well-maintained, single-story, mixed tenant building on major thoroughfare in desirable neighborhood. The office consists of 5+ fully equipped Ops, Reception area, Doctor's office, Business office, Sterilization, Lab, Storage and 2 Restrooms.*

Full Price: \$425,000

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-856

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$425,000

PRACTICE INFORMATION SHEET

OFFICE OPERATION INFORMATION

	SUN	MON	TUE	WED	THUR	FRI	SAT
Office Hours		8 – 6	8 – 5	8 – 5			
Doctor's Hours		8 – 6	8 – 5	8 – 5			
Hygienist Hours		8 – 6	8 – 6	8 – 6			

Type of Practice: **General** Reason for Selling: **Personal**

Years established: ~ 32+ yrs Days worked past 12 months: ~ 125 days

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?	No	Is building available for purchase?	N/A
Is the space leased?	Yes	Is lease renewable?	Yes
		Is lease assignable?	Yes
Term of Lease:	5 yrs	Expiration date:	2021
Do you share space with another dentist?	N/A		
Rent per month	\$3,877.00/month	Common area, maintenance fees /taxes included?	Yes
If not included, current amount?		Are utilities included?	Yes, Water, Sewage, Waste not Electric
Is the rent considered above, below or at fair market value?	FMV		
Type of Building:	Condo <input checked="" type="checkbox"/>	Free-standing	<input type="checkbox"/>
		Professional	<input type="checkbox"/>
		Retail Center	<input type="checkbox"/>
Office Square footage:	*See note above	Carpet?	Partial
		Air conditioning?	Yes
Number of fully equipped ops:	5+	Plumbed for additional ops?	Yes, 1
Reception area:	Yes	Dark room:	No
		Doctor's office:	Yes
		Lab:	Yes
Business office:		Restrooms*:	Yes
		Sterilization:	Yes
		Storage:	Yes
Laser:	No	Digital X-ray:	Yes
		Intra-oral Camera:	Yes
		Cerec:	NO
3D Imager:		*Employee Lockers (keyed):	Yes

Description of office building, Location and attributes of practice (a brief description):

Attractive, well-maintained, highly visible, easily accessible, single-story, mixed tenant building on major thoroughfare, in desirable neighborhood

PATIENT DEMOGRAPHICS

Breakdown of Service/Procedures as a percentage of Collections:

Preventative/Hygiene	27	Diagnostic	39	Adjunctive	4	Dentures	3
General Operative	7	Endo	0.5	Ortho/TMJ	1	Perio	6
Oral Surgery	0.5	Cosmetic	2	Crown/Bridge	10		

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

Complex Oral Surgery, Difficult Endo, Perio, Implant Placement

Type of patients as a percentage of Collections:

Private Pay 100 **Insurance/PPO** **Medicaid** 0 **Capitation (HMO)** 0 **NPD (Culinary)** 0

Does your practice participate in "Care Credit"? **Yes**

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

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: **~ 5 – 6**

Average number of patients per day? Per-Doctor: **11** Per-Hygienist: **8**

Hygiene days per week: **~ 5** Percentage of Production by Hygiene:

Average age of patients: **Family Range**

Does the office have Nitrous Oxide? **Yes**

Type of recall system used? **Practice Works**

Number of recalls per month? **~ 40/ wk or ~ 160/month**

What types of Practice Promotions? **Social Media / Top Dentist 7 yrs**

Phone Book Advertising? * **No** * *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: **New A/C units x2: ~ 2017 & 2018, New Countertops, Sterilization Room, Front Counter ~ 2017**

Average age of Equipment: ~ 10 – 12 yrs

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

PERSONNEL

Position	Days/Hrs	Date hired	Rate of Pay	Eligible for benefits
Front Office	33 hrs/wk	2007	\$20.00/hr	Yes
Sterilization	28 hrs/wk	2017	\$16.00/hr	Yes
RDH	25 hrs/wk	2017	\$46.00/hr	No
RDH	17 hrs/wk	2018	\$46.00/hr	No
CDA	30 hrs	2018	\$20.00/hr	No
Dental Assistant/Front	24 hrs/wk	2018	\$18.00/hr	No
Insurance	12 hrs	2015	\$25.00/hr	No

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

Has staff left the practice recently? **Yes**

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

PRACTICE FINANCIAL PROFILE

Last 3 years' Gross Collections from Corporate Tax Returns:

2017 \$ 755,234 2016 \$ 656,203 2015 \$ 687,308

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

Number of statements sent each month? **< 50** Is pegboard or computer? **Computer**

What type of computer? **PC** What software? **PracticeWorks**

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.

***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.**