



WESTERN PRACTICE SALES

John M. Cahill Associates

EG-1061

South Auburn Vicinity, California

Come live, play and practice in the heart of equestrian and hiking trails, white water rafting, a hunting and fishing paradise. Centrally located between San Francisco and Lake Tahoe, this small, pristine town with unparalleled open spaces, beauty, tranquility and serenity, where everyone knows your name! Carry on the tradition and legacy of this stellar, family-oriented practice known for its high standard of care in a warm and caring atmosphere to a stable & loyal multi-generational patient base.

The Doctor averages 8 patients w/ 8 Hygiene patients per day, offering 4 days of hygiene/per week and welcomes approximately 12 - 15 new patients per month.

The office is conveniently located in a well-established, single-story, free-standing Building at the intersection of two major Highways. The professionally designed office with efficiency and patient comfort and flow in mind, occupies approximately 1,100 square feet and consists of 4 fully equipped Ops, Reception area, Doctor's office, Business office, Sterilization, Darkroom, Lab, Storage, and Restroom.

Full Price: \$350,000

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

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

We look forward to serving you

#EG-1061

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$350,000

PRACTICE INFORMATION SHEET

OFFICE OPERATION INFORMATION

	SUN	MON	TUE	WED	THUR	FRI	SAT
Office Hours		9 – 6	9 – 6	9 – 6	9 – 6		
Doctor's Hours		9 – 6	9 – 6	9 – 6	9 – 6		
Hygienist Hours		9 – 6	9 – 6	9 – 6	9 – 6		
Type of Practice:	General		Reason for Selling:		Retirement		
Years established:	Since 1983		Days worked past 12 months:		Mon – Thurs/ 4 days/wk		

OFFICE SPACE & LEASE INFORMATION

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:	2 yrs	Expiration date:	August 2020				
Do you share space with another dentist?	N/A						
Rent per month	\$2,250.00/month	Common area, maintenance fees /taxes included?	Yes				
If not included, current amount paid?	N/A	Are utilities included?	Yes, Water & Sewage				
Is the rent considered above, below or at fair market value?	Fair Market Value						
Type of Building:	Condo	Free-standing	X	Professional	Retail Center		
Office Square footage:	~ 1,100 sf	Carpet?	Yes	Air conditioning?	Yes		
Number of fully equipped ops:	4	Plumbed for additional ops?	No				
Reception area:	Yes	Dark room:	No	Doctor's office:	Yes	Lab:	Yes
Business office:	Yes	Restrooms:	Yes, 1	Sterilization:	Yes	Storage:	Yes
Digital X-ray:	Yes	Cerec:	No	Laser:	No	Intra-oral Camera:	Yes
						3D Imager:	No
Description of office building, Location and attributes of practice (a brief description):	Well-established, single-story, free-standing Professional building at the intersection of 2 major crossroads/highways						

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: **Interior/Exterior Paint: new in 2018**

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

PERSONNEL

Position	Days/Hrs	Date hired	Rate of Pay <i>Available Upon Request</i>	Eligible for benefits
Dental Hygiene	3 days / 8 - 6	Jan 1996		Yes
Front Desk	4 days/ 8 – 6	Aug 2003		Yes
Dental Hygiene	Tues / 8 – 6	Jan 2014		No
CDA	4 days/ 8 – 6	Oct 2016		Yes
Dental Assistant	4 days/ 8 – 6	July 2018		Yes

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

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

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

PRACTICE FINANCIAL PROFILE

Last 3 years' Gross Collections from Tax Returns:

2018 \$ 521,370 2017 \$ 537,914 2016 \$ 499,807

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

Number of statements sent each month? **~ 60+** Is pegboard or computer? **Computer**

What type of computer? **PC/Windows** What software? **Dentrix**

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.