



WESTERN PRACTICE SALES

John M. Cahill Associates

#BN-1103 Berkeley, California

Seller is retiring from this beloved practice whose philosophy is to value the patient's time and options by delivering the best treatment to its educated and knowledgeable patient base, at reasonable fees. A proven success at this location, it awaits your talent and skill to take it to the next level!

1/3 interest in Real estate also available for Purchase!

The Doctor averages 4 patients w/ 3 Hygiene patients per day offering 3 days of Hygiene/per week and welcomes approximately 2-4 new patients per month based on word-of-mouth referrals, the best kind of marketing!

The office is conveniently located in an attractive, well-maintained, single-story free-standing building w ample parking, off major thoroughfare, in well-known popular, busy corridor of highly desirable commercial neighborhood. Its street level entry and signage offer unparalleled accessibility and enviable visibility.

This shared office occupies approximately 1,500 square feet and consists of 7 fully equipped Ops, Reception area, Doctor's office, Business office, Sterilization, Lab, Storage, and 2 Restrooms.

Full Price: \$110,000

1/3 Interest - Real Estate: \$400,000

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

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► **Honesty** ► **Integrity** ► **Professionalism** ► **Experience**

We look forward to serving you

BN-1103**WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES****\$110,000****PRACTICE INFORMATION SHEET****OFFICE OPERATION INFORMATION**

	SUN	MON	TUE	WED	THUR	FRI	SAT
Office Hours		8 - 5	8 - 5	8 - 5	8 - 5	8 - 5	8 - 12
Doctor's Hours			8 - 5	8 - 5		8 - 5	8 - 12
Hygiene Hours			1 - 5	8 - 5	8 - 5	8 - 5	8 - 12
Type of Practice:	General			Reason for Selling:		Retirement	
Years established:	Since 1964			Days worked past 12 months:		~ 120 days	

OFFICE SPACE & LEASE INFORMATION

Is the building/suite owned?	Yes	Is building available for purchase?	Yes, 1/3 Interest				
Is the space leased?	N/A	Is lease renewable?	N/A	Is lease assignable?	N/A		
Term of Lease:	Seller owns 1/3 Interest in building			Expiration date:			
Do you share space with another dentist?	Yes, separate OPs						
Rent per month	Seller owns building		Common area, maintenance fees /taxes included?				
If not included, current amount paid?			Are utilities included?				
Is the rent considered above, below or at fair market value?							
Type of Building:	Condo	Free-standing	X	Professional	Retail Center		
Office Square footage:	~ 1,500 sq. ft.	Carpet?	Yes	Air conditioning?	Yes		
Number of fully equipped ops:	7	Plumbed for additional ops?	No				
Reception area:	Yes	Dark room:	No	Doctor's office:	Yes	Lab:	Yes
Business office:	Yes	Restrooms:	Yes, 2	Sterilization:	Yes	Storage:	Yes
Digital X-ray:	No	Cerec:	No	Laser:	No	Intra-oral Camera:	No
3D Imager:		No					
Description of office building, Location and attributes of practice (a brief description):		Attractive, well-maintained, long-established, single-story Dental Professional building w/ ample parking, in well-known professional/commerical corridor, just off busy thoroughfare					

PATIENT DEMOGRAPHICS

Breakdown of Service/Procedures as a percentage of Collections:

Preventative/Hygiene	15	Diagnostic	3	Adjunctive	Dentures	5	
General Operative	29	Endo	5	Ortho/TMJ	Perio	5	
Oral Surgery	3	Cosmetic	2	Crown/Bridge	30	Implant	3

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

Refer Complex Oral Surgery: 3rd molars, Endo-molar endo, Advanced Perio, Difficult Pedo

Type of patients as a percentage of Collections:

Private Pay 35 **Insurance/PPO** 65 Denti-Cal _____ Capitation (HMO) _____ Other _____

Are you a **Delta Provider**? Premier Only _____ Premier + PPO Y

***Delta Premier:** Dentists enrolling for the first time in the Premier Network are also being required to enroll in the PPO network. The requirement to sign with both networks will result in treatment provided to those Delta PPO patients within the practice being reimbursed at the PPO level, without the ability to balance bill those patients to Premier rates. This could result in a reduction in the practice collections that could lower the buyer's projected income depending on the amount of Delta DPO patients in the practice who have actually paid the difference between the fee schedules.

Does your practice participate in "Care Credit"? **No**

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

Delta, Anthem, Guardian, Cigna

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: **~ 4**

Average number of patients per day? Per-Doctor: **4** Per-Hygienist: **3**

Hygiene days per week: **3 days**

Average age of patients: **Full Family Range: 18y – 80y**

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

Type of recall system used? **Postcard Reminders**

Number of recalls per month? **~ 20 – 30**

What types of Practice Promotions? **None**

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: **Shared Sterilizer, Compressor, fairly new Units**

Average age of Equipment: ~ **10 – 50 yrs**

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	Wed & Thurs	5 yrs		
Dental Hygiene	Tues pm / Thurs all day	7 yrs		
Front Desk	M – F	12 yrs		
Front Desk	F pm / Sat am	3 yrs		

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 Tax Returns:

2019 **\$126,301** 2018 **\$ 160,818** 2017 **\$ 202,592**

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

Is pegboard or computer? **Computer** What type of computer? **HP**

What software? **Open Dental** 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.