



WESTERN PRACTICE SALES

John M. Cahill Associates

#DN-1243 San Jose, California

Location, visibility, convenience and comfort are winning attributes of this practice

Newly built-out in 2014, this beautiful, spacious, modern office is conveniently located on the corner of two major thoroughfares, with quick access to both the 680 and 280 Freeways, and is near two of San Jose's busiest Express Ways, giving this practice amazing visibility and accessibility! If this was not enough, it perfectly situated in one of the most desirable and popular Retail Shopping centers, offering ample parking for patients, and retail conveniences galore!

The Doctor averages 7 patients w/ 7 Hygiene patients per day offering 2-3 days of hygiene/per week and welcomes approximately 20 - 30 new patients per month.

This office is professionally decorated in earth-tone hues and is designed for office efficiency, patient flow and comfort in mind. Its rich colors and décor elicit a warm and inviting environment. Office occupies approximately 2,204 square feet and consists of 4 fully equipped OPs with plumbing for 2 additional OPs, Reception area, Doctor's office, Business office, Sterilization, Lab, Storage and 2 Restrooms.

Full Price: \$395,000

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

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

We look forward to serving you

DN-1243

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$395,000

PRACTICE INFORMATION SHEET

OFFICE OPERATION INFORMATION

	SUN	MON	TUE	WED	THUR	FRI	SAT
Office Hours				10 - 7		9 - 6	8 - 5
Doctor's Hours				10 - 7		9 - 6	8 - 5
Associate's Hours				10 - 7		9 - 6	8 - 5
Hygienist Hours				10 - 7		9 - 6	8 - 5
Type of Practice:	General			Reason for Selling:		Personal	
Years established:	Since 2014			Days worked in 2019: ~ 290+ days			
*Office closed due to Covid from March 15 – July 15, 2020				Days worked in 2020 ~ 205+ days			

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:	120 Month		Expiration date:	April 2024			
Do you share space with another dentist?	N/A						
Rent per month	\$12,082.00/month		Common area, maintenance fees /taxes included?	Yes			
If not included, current amount paid?	Are utilities included?		No				
Is the rent considered above, below or at fair market value?	Fair Market						
Type of Building:	Condo	Free-standing	Professional	Retail Center	X		
Office Square footage:	~ 2,200 sq ft		Carpet?	No	Air conditioning?	Yes	
Number of fully equipped OPs:	4		Plumbed for additional OPs?	2			
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:	Yes	Cerec:	No	Laser:	No	Intra-oral Camera:	No
						3D Imager:	Yes
Description of office building, Location and attributes of practice (a brief description):	Corner suite in an attractive, well-maintained, popular Retail Shopping Center w/ great signage and visibility, on busy intersection of major thoroughfare, Building ~ 6 yrs old.						

PATIENT DEMOGRAPHICS

Breakdown of Service/Procedures as a percentage of Collections:

Preventative/Hygiene	10	Diagnostic	10	Adjunctive	10	Dentures
General Operative	65	Endo	5	Ortho/TMJ	10	Perio
Oral Surgery		Cosmetic		Crown/Bridge		Implant

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

NO procedures are referred out, all are performed in-house and on-site by Specialists providing care

Type of patients as a percentage of Collections:

Private Pay 40 Insurance/PPO 60 Denti-Cal _____ Capitation (HMO) _____ Other _____

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

***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"? **Yes**

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: **~ 20 – 25+**

Average number of patients per day? Per-Doctor: **~7** Per-Hygienist: **~7**

Hygiene days per week: **~ 2 - 3 days/per week**

Average age of patients: **Young – mid Family Range: ~ 35+ yrs**

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

Type of recall system used? **Internal Marketing: word-of-mouth referrals**

Number of recalls per month? **~ 200 - 300**

What types of Practice Promotions? **No**

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 Build-out in 2015**

Average age of Equipment: **~ 6 yrs**

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

PERSONNEL

Position	Days/Hrs	Date hired	Rate of Pay	Eligible for benefits
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AVAILABLE UPON REQUEST

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 Profit & Loss Statements:

2020 **\$ 501,218** *P&L* 2019 **\$ 632,387** 2018 **\$ 664,587**

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

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

What software? **Dentrix** Is software transferable? **Not included in practice Sale**

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.