



WESTERN PRACTICE SALES

John M. Cahill Associates

#AG-993 SF West Portal Area, California

Practice is on track to collect \$436k in 2021 – It's a steal at \$188k!

With its quaint atmosphere and easy commute to downtown, this neighborhood is an especially great choice for young affluent families looking to build a long-term life and community with all the amenities you can ever need: bookstores, gyms, markets, diverse cuisine, etc. Carry on the proud tradition of delivering a full spectrum of the best and conservative spectrum of dentistry in a walkable neighborhood with a “small town feel”!

Desirable San Francisco Neighborhood!

Storefront location w/ excellent visibility and heavy foot traffic!

The Doctor averages 5 – 6 patients w/ 6 – 8 Hygiene patients per day offering 1-2 days of hygiene/per month and welcomes approximately 6+ new patients per month on a relaxed 3-day workweek.

The office is conveniently located in an attractive, well-maintained Professional building w/ easy accessibility and convenient parking. The office occupies approximately 1,000 square feet and consists of 3 fully equipped Ops with plumbing for an additional Op, Reception area, Doctor's office, Business office, Sterilization, Lab, Dark Room used as Storage (digital x-rays) and Restroom.

It's a steal at \$188,000!

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

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

We look forward to serving you

#AG-993

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$188,000

PRACTICE INFORMATION SHEET

OFFICE OPERATION INFORMATION

	SUN	MON	TUE	WED	THUR	FRI	SAT
Office Hours		8 – 5	8 – 5	8 – 5	8 – 5		
Doctor's Hours			8:30 – 5	8:30 – 5	8:30 – 5		
Hygienist Hours				8:30 – 5 ^{2x/month}			
Type of Practice:	General		Reason for Selling:		Personal		
Years established:	Since 1991		Days worked past 12 months:		3 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?	Transferable		
Term of Lease:	April 2017 for 6 yrs			Expiration date:	2023		
Do you share space with another dentist?	N/A						
Rent per month	\$4,048.50/month		Common area, maintenance fees /taxes included?	Yes			
If not included, current amount paid?	\$950.10 management tax included in Utilities						
Is the rent considered above, below or at fair market value?	Fair Market (average)						
Type of Building:	Condo	Free-standing	Professional	X	Retail Center		
Office Square footage:	~ 1,000 sf	Carpet?	No	Air conditioning?	Yes		
Number of fully equipped ops:	3	Plumbed for additional ops?	Yes				
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:	Lasers:	Yes	Intra-oral Camera:	Yes	3D Imager:
Description of office building, Location and attributes of practice (a brief description):	Quality family-oriented practice offering full spectrum of conservative fixed and removable dental treatment: occlusal analysis, conservative treatment and no unnecessary implants, etc						

PATIENT DEMOGRAPHICS

Breakdown of Service/Procedures as a percentage of Collections:

Preventative/Hygiene	5.26	Diagnostic	8.15	Adjunctive	5.66	Prosth, Rem	13.58
General Operative	12	Endo	0	Ortho	0.55	Perio	5.79
Oral Surgery	0.62	Max Prosth	0.12	Crown/Bridge	35	Implant	13.32

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

Refer all Complex/Most Oral Surgery-healthy pts, Endo, Perio DSRP (no perio surgery), Difficult Pedo

Type of patients as a percentage of Collections:

Private Pay ~ 36 Insurance/PPO ~ 64 Denti-Cal **0** Capitation (HMO) **0** Other _____

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

***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 ~ 2.24% / Lending Club ~ 3.13%**

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

Delta Premier, Aetna, Blue Shield, Cigna, Guardian

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: **~ 6 +**

Average number of patients per day? Per-Doctor: **~ 5 - 6** Per-Hygienist: **~ 6 - 8**

Hygiene days per month **~ 2x/month** Percentage of Production by Hygiene: **~ 6 - 8 %**

Average age of patients: **Family Range**

Does the office have Nitrous Oxide? **No**

Type of recall system used? **Pre-scheduling, Dentrix computerized tracking**

Number of recalls per month? **~ 22 +**

What types of Practice Promotions? **Online marketing: Website**

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: **Office Renovated**

Any Equipment Leases: **Carestream Oral Scanner, Digital Impression/Oral Scanner NEW**

Average age of Equipment: **Chairs>25yrs** 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? **Yes** If yes, how much are they paid? **\$25.00/hr**

Has staff left the practice recently? **No**

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

PRACTICE FINANCIAL PROFILE

Last 2 years' Gross Collections from Corporate Tax Returns:

Apr'19 – Mar'20 **\$ 500,341** *Fiscal P&L* *Apr'18 – Mar'19* **\$ 544,550** *Fiscal P&L*

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

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

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.