



WESTERN PRACTICE SALES

John M. Cahill Associates

#DG-1141 San Jose, California

Practice collected over \$1.35M in 2021!

One of the most unique practices you will ever see! This practice is absolutely breathtaking in its design, and top-of-the-line, state-of-the-art equipment. Just over seven years old, it attracts an average of 80 new patients per month and the Doctor see approximately 14 patients per day. Amazingly, it is nowhere near reaching its potential even with the current patient base. *So...imagine purchasing a practice that is already a household name to thousands of people in your area, and all you need to do is put your stamp on it!*

The extended hours of this office accommodate the busy lifestyle and is the envy of all in a *much-coveted location in a large, upscale, nationally-owned Mall!*

Imagine Tens of Thousands of People Walking Past Your Front Door Every Day!

The office environment is a dream for Doctor, Staff and Patients to be in because of its office efficiency, patient flow, and serenity amidst all the activity of the Mall! This spacious, beautifully decorated office occupies approximately 1,450 square feet and consists of 5 fully equipped ops, Reception area, Doctor's office, Business office, Sterilization, Lab, Storage and Restroom.

Asking Price: \$845,000

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

Timothy G. Giroux, DDS
Jon B. Noble, MBA

John M. Cahill, MBA
Edmond P. Cahill, JD

800.641.4179

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

We look forward to serving you

DG-1141**WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES****\$845,000****PRACTICE INFORMATION SHEET****OFFICE OPERATION INFORMATION**

	SUN	MON	TUE	WED	THUR	FRI	SAT
Office Hours	10 – 6	9 – 6	9 – 6	9 – 6	9 – 6	10 – 7	10 – 7
Doctor's Hours	10 – 6		9 – 6	9 – 6		10 – 7	10 – 7
Associate's Hours			9 – 6	9 – 6		10 – 7	
Type of Practice:	General Dentistry		Reason for Selling:		Retirement		
Years established:	~ 8 ½ years			Days worked in 2019:	~ 250 days		
*Office closed due to Covid from March 17 – June 17, 2020				Days worked in 2020:	~ 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:	10 years			Expiration date:	01/31/2023		
Do you share space with another dentist?	Yes, shared with an Associate DDS.						
Rent per month	\$5,692.00/month		Common area, maintenance fees /taxes included?	No			
If not included, current amount paid?	\$7,550.04		Are utilities included?	Yes, Water			
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:	1,450 sf		Carpet?	No	Air conditioning?	Yes	
Number of fully equipped ops:	5		Plumbed for additional ops?	No			
Reception area:	Yes	Dark room:	No	Doctor's office:	Yes	Lab:	Yes
Business office:	Yes	Restrooms:	Yes	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):	One of the most desirable and sought-after locations with excellent visibility and accessibility						

PATIENT DEMOGRAPHICS

Breakdown of Service/Procedures as a percentage of Collections:

Preventative/Hygiene	6	Diagnostic	19	Adjunctive	2	Dentures	1
General Operative	13	Endo	2	Ortho/TMJ	1.5	Perio	26
Oral Surgery	7	Cosmetic	5	Crown/Bridge	15	Implant	2

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

Complex Endo: Molar Endo

Type of patients as a percentage of Collections:

Private Pay 20 Insurance/PPO 80 Denti-Cal _____ Capitation (HMO) _____ Other _____

Are you a Delta Provider? 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**

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

Delta Dental Premier, United Concordia Elite 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: **~ 70 – 80**

Average number of patients per day? Per-Doctor: **~ 12** Per-Hygienist: **N/A**

Hygiene days per week: **N/A**

Average age of patients: **Family range: ~ 35 yrs**

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

Type of recall system used? **Pre-scheduling**

Number of recalls per month? **~ 120**

What types of Practice Promotions? **In-house Insurance Plan, Teeth Whitening, Implants**

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-outs in Dec 2012, Dentrrix, Digital X-rays, Television Monitors in each Op

Average age of Equipment: ~ 8 yrs

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

PERSONNEL

Position	Days/Hrs	Date hired	Rate of Pay	Eligible for benefits
----------	----------	------------	-------------	-----------------------

AVAILABLE UPON REQUEST

Do family members work in the office? If yes, how much are they paid?

Has staff left the practice recently?

Is there a practice management consultant?

PRACTICE FINANCIAL PROFILE

Last 3 years' Gross Collections from Tax Returns:

2021 **\$1,355,446** *P&L 12m* 2020 **\$969,388** 2019 **\$1,326,865** 2018 **\$1,328,885**

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

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

What software? **Dentrrix**

Is software transferable: **Yes, Transfer Fee 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.