OFFERING MEMORANDUM

TURNKEY DENTAL
PRACTICE + REAL ESTATE

1801-1805 W 24th Street
Yuma, Arizona 85364

$1,995,000

Established dental practice with 1,500+ patients, fully built-out clinical space, and an income-producing second suite.

EXCLUSIVELY MARKETED BY

Linda Gerchick, CCIM

Gerchick Real Estate | 602.688.9279

Investment Snapshot

A combined practice acquisition and owner-user real estate opportunity

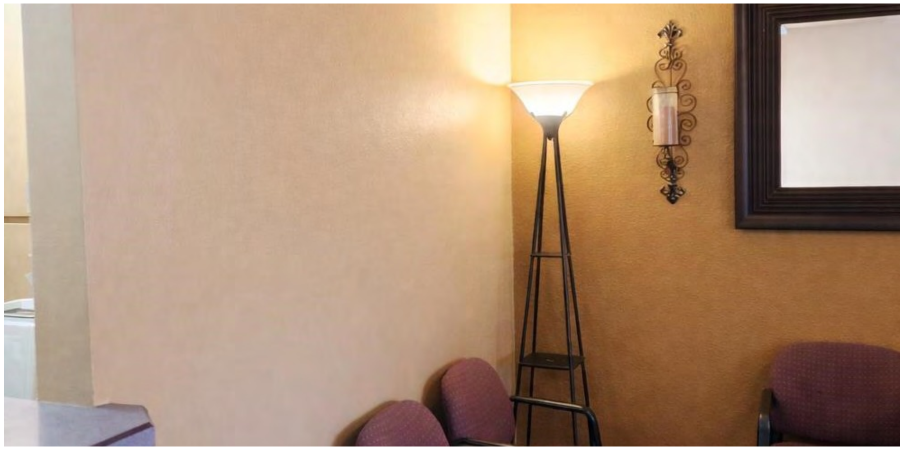
ASKING PRICE	BUILDING	SITE	PATIENT BASE
$1,995,000	**3,400 SF**	**0.452 Acres**	**1,500+**
Combined opportunity; allocation subject to definitive agreements.	Two-suite, one-story commercial building.	19,690 SF parcel with 21 parking spaces.	Seller-provided active patient count.

Full Five-Day Hygiene Schedule | Two Hygienists

Per the owner, an additional hygienist now works Thursdays and Fridays, providing full hygiene coverage five days a week.

Why This Opportunity Stands Out

- **Immediate operating platform.** Acquire an established dental practice with documented collections and existing clinical infrastructure.
- **Own the real estate.** Replace lease uncertainty with control of a strategically located two-suite building.
- **Current income offset.** The second suite produces $2,500 per month in rent through the current lease term.
- **Flexible end-of-lease strategy.** Re-lease at market, negotiate new terms, or expand the dental practice into the full building.
- **Potential SBA fit.** The owner-user structure may align with SBA financing, subject to lender underwriting.



Positioning: This is not simply a dental practice sale and not simply an office building. It is a business, income, and real estate control strategy in one acquisition.

Transaction Overview

Designed for a dentist seeking continuity, control, and room to grow

Combined Opportunity

The offering combines an established dental practice with fee-simple ownership of the real estate at 1801-1805 W 24th Street. The operating practice occupies the primary suite; a second suite is leased to a dog-grooming business, creating an immediate occupancy-cost offset.

Hygiene staffing update

The owner reports two hygienists supporting a full five-day hygiene schedule; the additional hygienist works Thursdays and Fridays.

1 **Acquire**

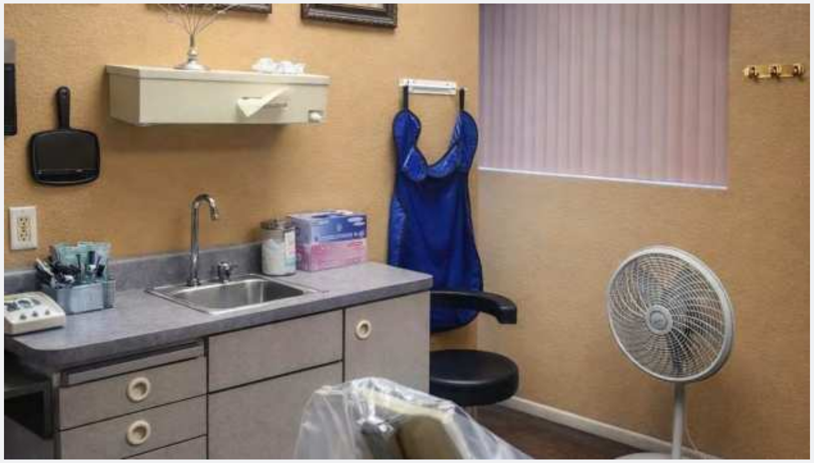
Practice, equipment and real estate documentation are coordinated through the transaction process.

2 **Operate**

Continue from a fully built-out dental office with an established local patient base.

3 **Optimize**

Use the second suite for rental income, market-rate leasing, or future clinical expansion.



Current Occupancy & Lease

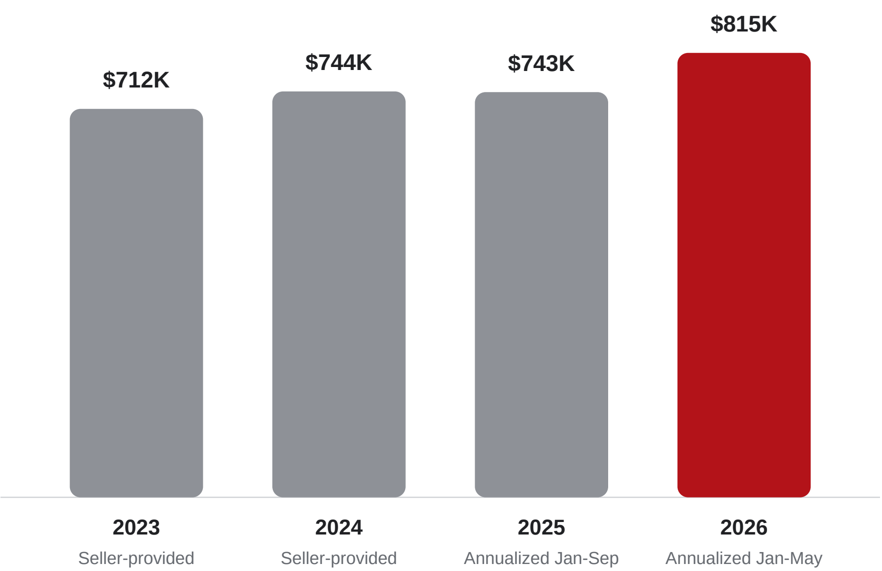
LEASE ITEM	CURRENT TERMS
Second-Suite Tenant	Dog grooming business
Monthly Rent	$2,500
Annual Rent	$30,000
Lease Term	Through November 2027
Renewal Options	None
Rent Position	Below current market, per seller

The absence of renewal options gives the buyer control over the next use of the suite after the current term.

Practice Operating Performance

Management-provided P&Ls show durable collections and positive earnings

Collections Trend



P&L Annualization

METRIC	2025 JAN-SEP	2026 JAN-MAY
Months Reported	9	5
Reported Revenue	$557,041	$339,433
Annualized Revenue	$742,721	$814,639
Reported Expenses	$377,910	$234,867
Annualized Expenses	$503,880	$563,682
Reported Net Income	$179,131	$104,566
Annualized Net Income	$238,841	$250,957

2025 ANNUALIZED NET

$238,841

Net margin 32.2%

2026 ANNUALIZED NET

$250,957

Reported run-rate; margin 30.8%

Revenue direction: the 2026 annualized run rate is 9.7% above 2025 annualized revenue. Annualized figures are simple run-rate calculations and are not forecasts.

Source: seller-provided cash-basis practice P&Ls.; Buyer and lender should verify all financial statements, tax returns, add-backs, and working-capital requirements.

Property Income & Expense Schedule

Current second-suite rent provides an immediate operating-cost offset

CURRENT PROPERTY SCHEDULE	MONTHLY	ANNUAL
Second-Suite Rent	$2,500.00	$30,000.00
Property Taxes	$320.60	($3,847.20)
Building Insurance	$285.67	($3,428.00)
Total Fixed Property Expenses	$606.27	($7,275.20)
Net Rental Contribution	$1,893.73	$22,724.80

ANNUAL RENT

$30,000

Current contract rent through the lease term.

FIXED EXPENSES

$7,275.20

Taxes plus annual building insurance.

NET CONTRIBUTION

$22,724.80

Equivalent to $1,893.73 per month.

LEASE THROUGH

Nov 2027

No renewal options

Normalization treatment: management identified 2026 repairs and maintenance of $10,678.54 as one-time building repairs. They are excluded from stabilized recurring property expenses and addressed separately in the practice cash-flow normalization.

Normalized Acquisition Cash Flow

Transparent bridge from reported P&L results to owner-user cash flow

CASH-FLOW BRIDGE	REPORTED RUN RATE	NORMALIZED
2026 Practice Net Income	$250,957	$250,957
Annualized One-Time Repair Adjustment	-	$25,628
Normalized Practice Cash Flow	$250,957	$276,586
Net Second-Suite Contribution	$22,725	$22,725
Combined Cash Flow Before New Debt	$273,682	$299,311

REPORTED COMBINED

$273,682

Before new acquisition debt service and taxes.

NORMALIZED COMBINED

$299,311

Includes the one-time repair normalization.

ILLUSTRATIVE COVERAGE

1.71x - 1.87x

Against prior OM debt service of $159,703.

Important: Coverage ratios are illustrations only. Financing structure, acquisition allocation, loan amount, amortization, interest rate, borrower compensation, taxes, and lender add-backs require independent underwriting. Confirm whether building insurance is already included in the practice P&L; before final normalization to avoid double counting.

Three Buyer Pathways

Plan for the second suite after the lease term through November 2027

01

Continue Two-Suite Income

Negotiate a new lease with the existing tenant and retain the rental offset. Below-market in-place rent may support an increase, subject to market verification.

BUYER CONTROL BEGINS AFTER CURRENT TERM

02

Re-Lease at Market

Market the second suite to a medical, professional, or service user and pursue current market rent and buyer-preferred lease terms.

BUYER CONTROL BEGINS AFTER CURRENT TERM

03

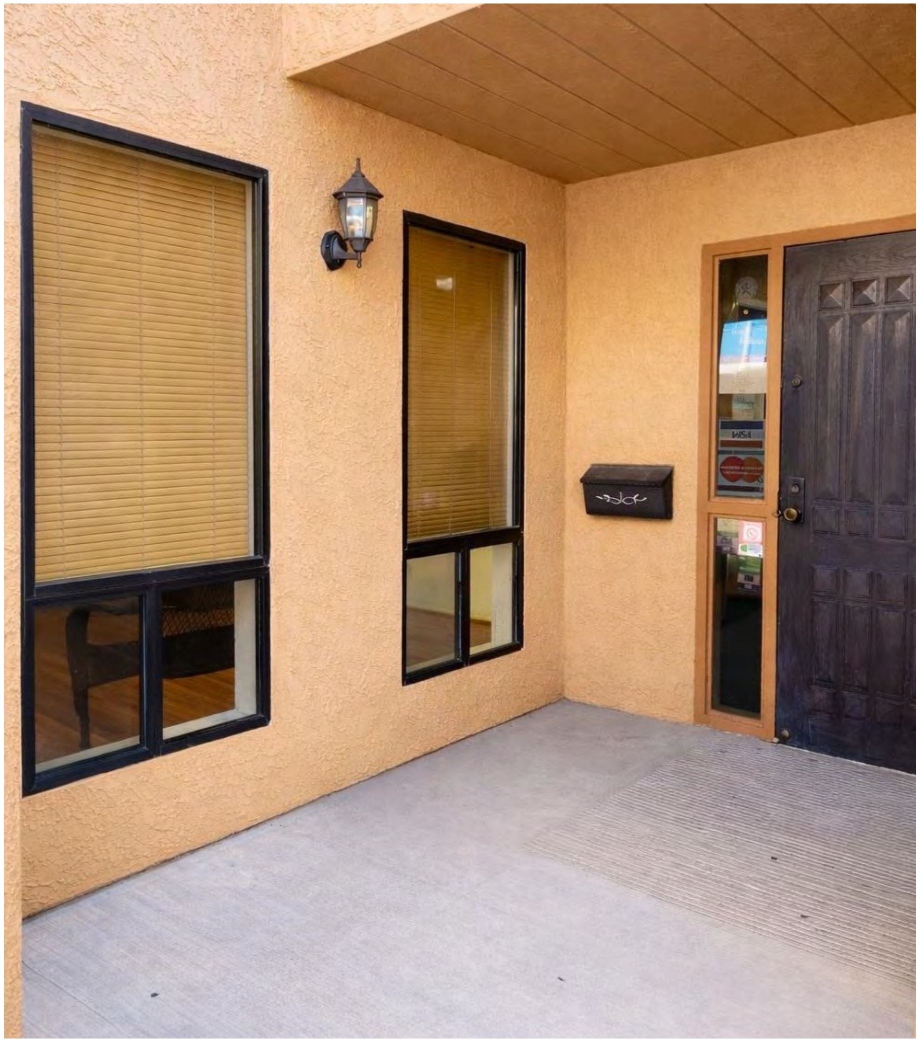
Expand the Dental Practice

Use the full 3,400 SF building to add operatories, specialty services, administrative space, or other practice-growth functions.

BUYER CONTROL BEGINS AFTER CURRENT TERM

Property Facts

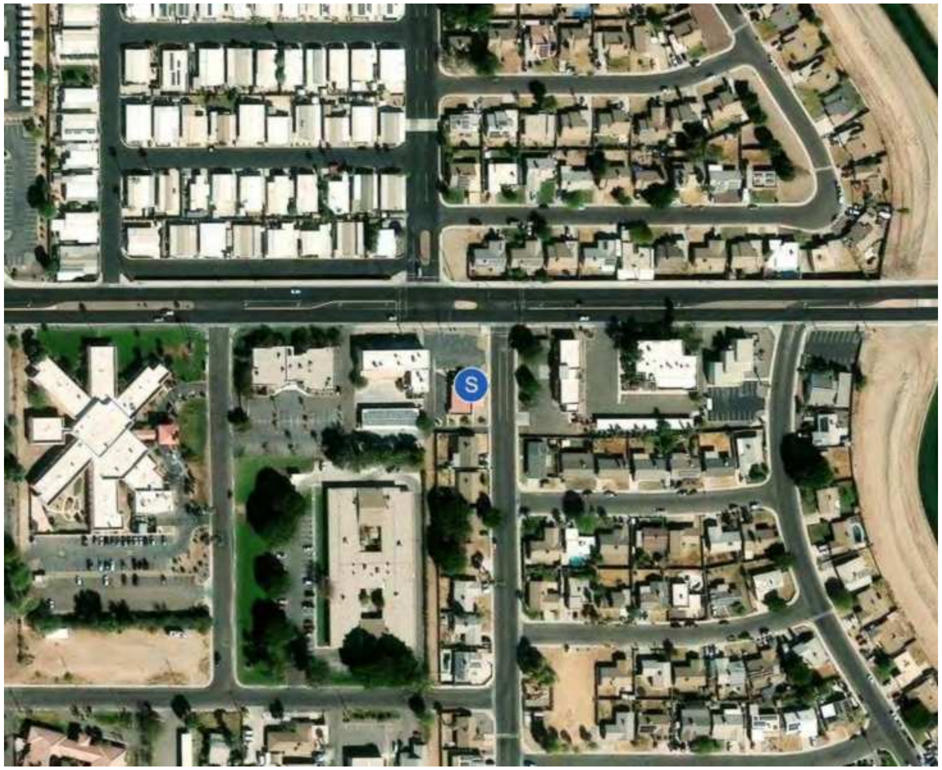
Two-suite owner-user building on a visible Central Yuma corridor



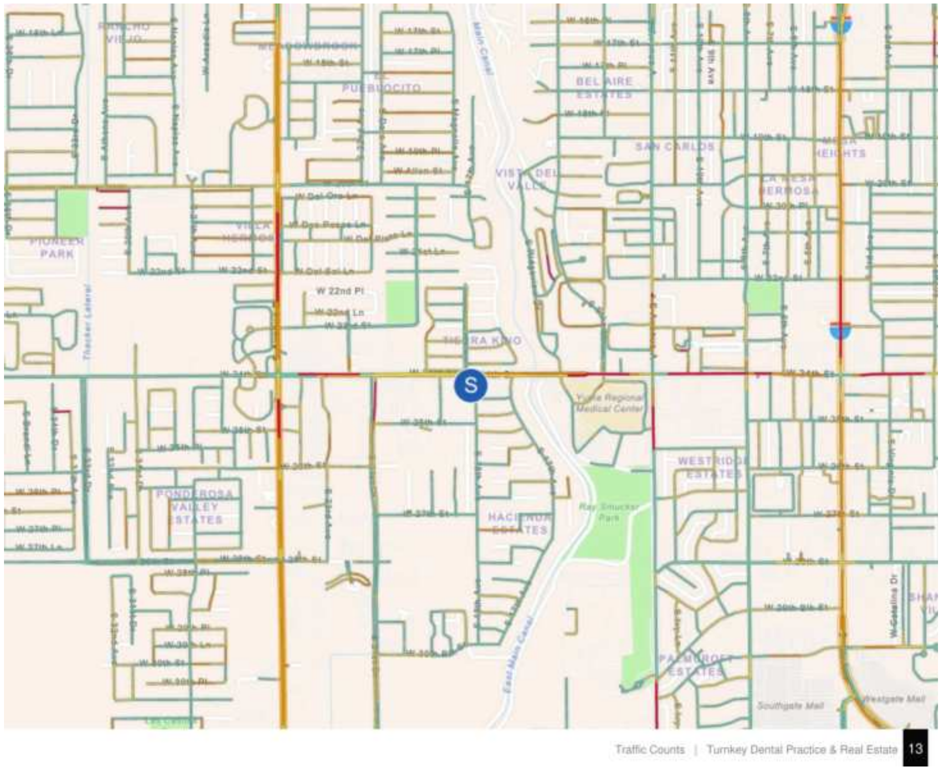
PROPERTY	DETAIL
Address	1801-1805 W 24th Street, Yuma, AZ 85364
Building Area	3,400 SF
Land Area	19,690 SF / 0.452 acres
Suites	Two
Stories / Buildings	One / One
Year Built / Renovated	1975 / Not provided
Parking	21 spaces
APN	69-407-005
Ownership	Fee simple
Construction	Wood frame / painted stucco
Power	220V
Zoning / Tax Class	(01-12) commercial / real and improvements

Site, Access & Visibility

Three points of ingress/egress along the 24th Street corridor



AERIAL CONTEXT



STREET NETWORK

- Central Yuma location serving established residential neighborhoods.
- Direct access to the broader Yuma street network and Interstate 8 connections.
- Medical and service-oriented uses in the surrounding corridor support professional occupancy.

Exterior & Site

Primary entrance, second-suite access, parking, and rear elevation

Dental Practice Entrance

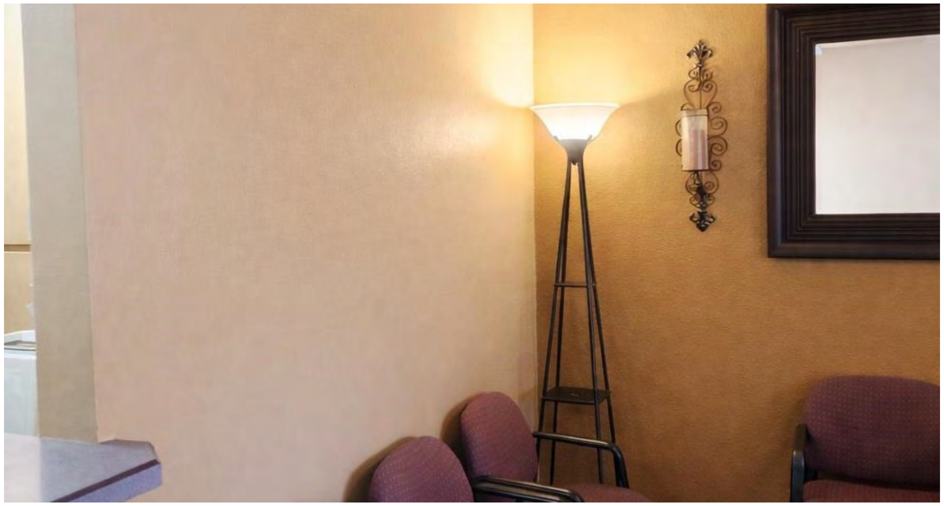
Main Entrance

Parking Area

Rear Elevation

Practice Reception & Office

Established patient-facing and administrative areas



Reception Area

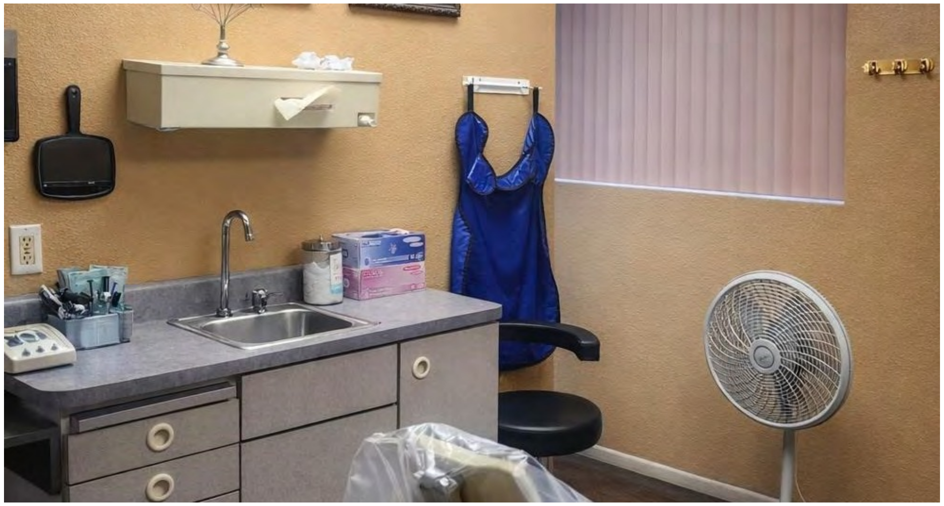
Reception Desk

Private Office

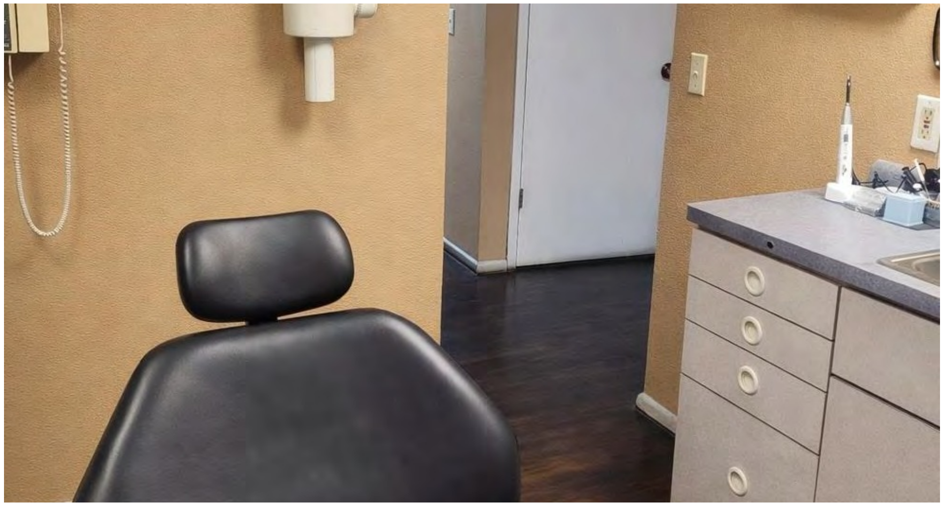
Front Desk Area

Clinical Rooms

Existing dental build-out supports an efficient transition

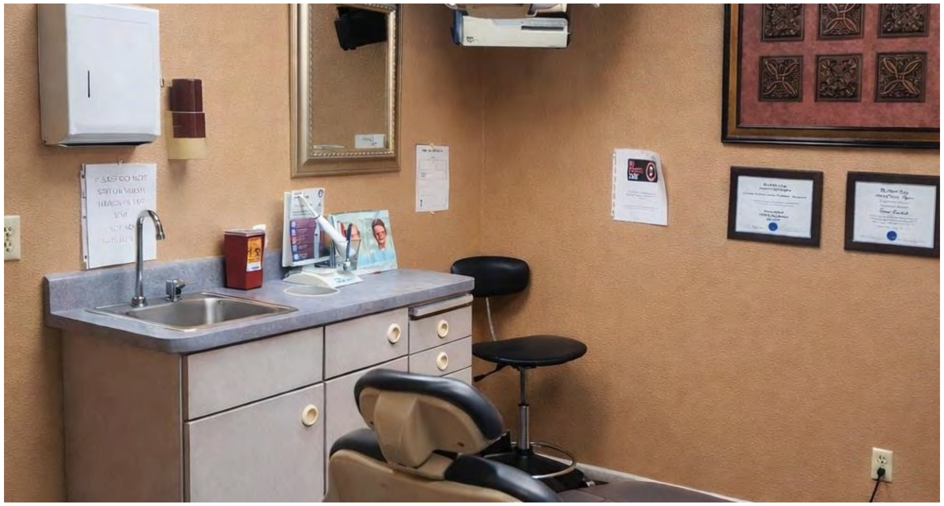


Exam Room 1



Exam Room 2

Reception Hallway



Exam Room 3

Practice Support Areas

Laboratory and support facilities within the dental suite

Dental Lab

Dental Lab 2

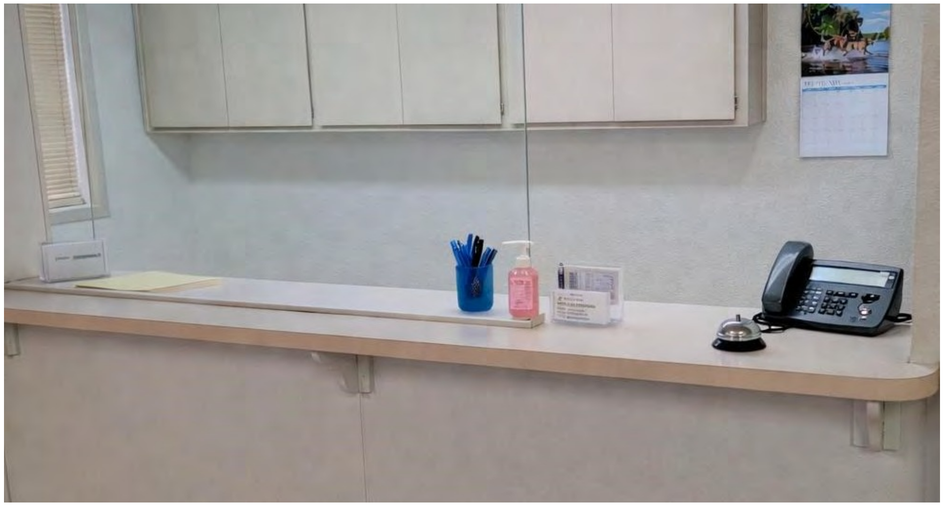
Public Restroom

Employee Restroom

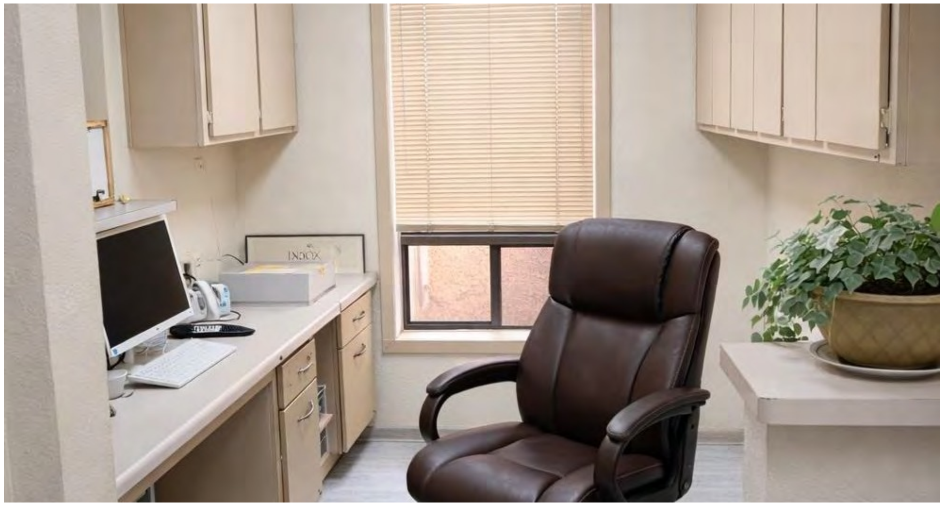
Second Suite

Income-producing suite with dedicated reception and work areas

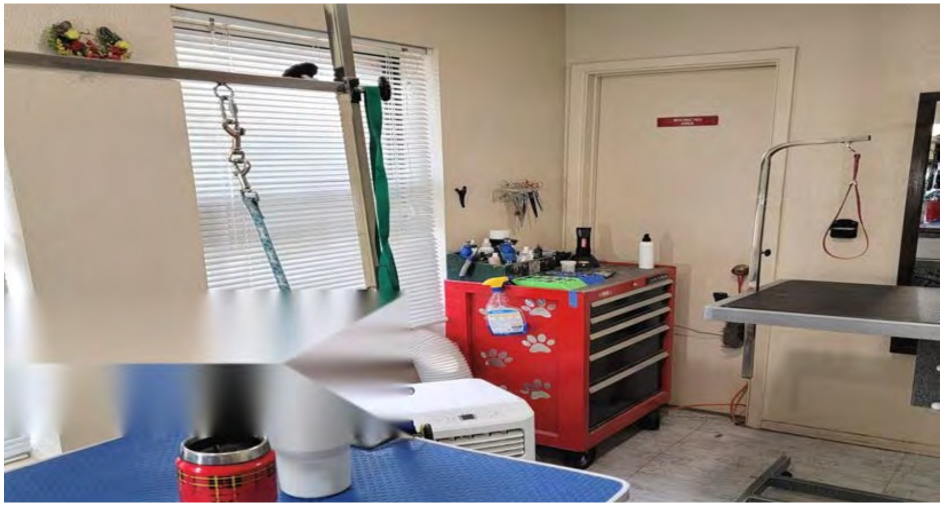
Suite 2 Reception



Suite 2 Front Desk



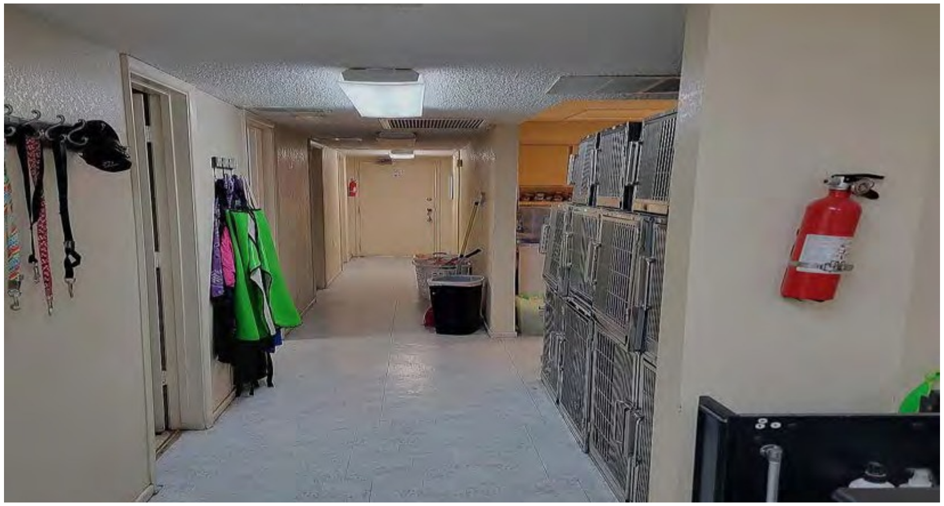
Suite 2 Private Office



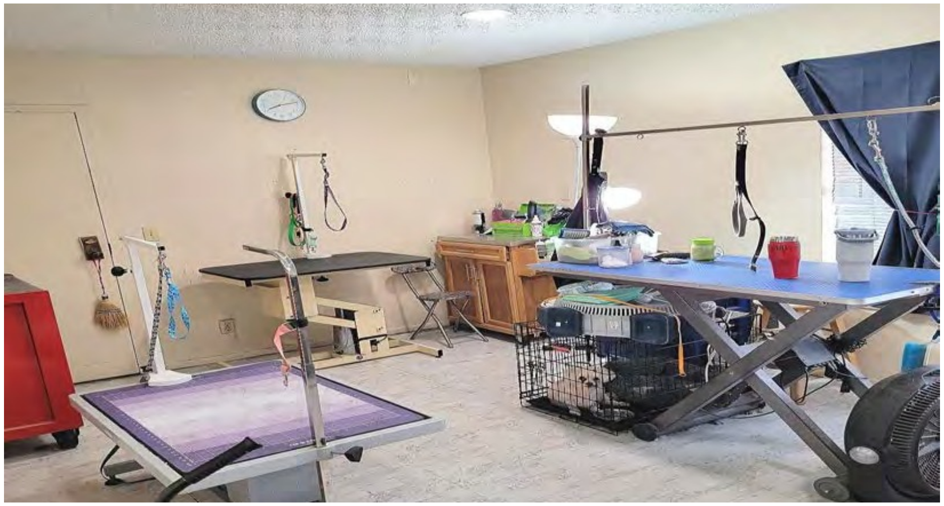
Suite 2 Work Area

Second-Suite Support Areas

Dedicated operating, laundry, and ADA restroom spaces

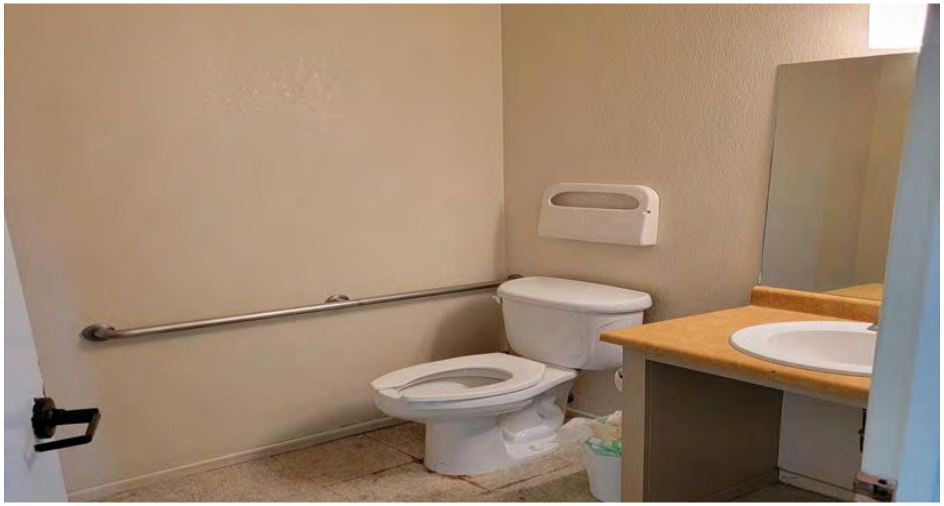


Dog Holding Room



Laundry Room

Dog Grooming Area



ADA Public Restroom

Yuma Market Overview

A resilient economy supported by defense, agriculture, healthcare, and cross-border commerce

Strategic Southwest Arizona Location

Yuma is positioned along Interstate 8 near California and Mexico, supporting regional commerce, logistics, tourism, and access to a broad service population. The market combines year-round residents with seasonal visitors and a major military presence.

Defense

Marine Corps Air Station Yuma and Yuma Proving Ground anchor stable employment and population demand.

Agriculture

Yuma's winter produce industry supports a large seasonal and permanent workforce.

Healthcare

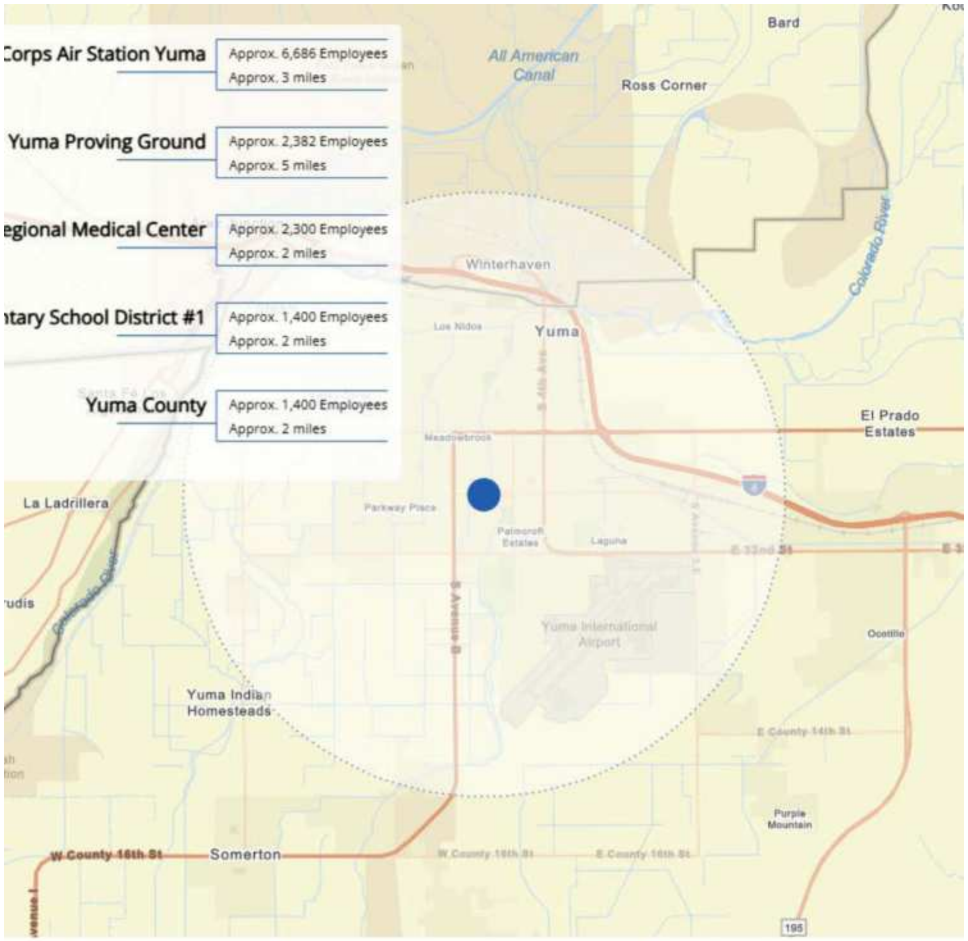
Regional medical services and population needs support owner-user healthcare demand.

Cross-Border Trade

Proximity to California and Mexico creates a diverse customer and labor market.

Major Employers

Large public, defense, education, and healthcare employers support the local economy



Major Employers Map | Turnkey Dental Practice & F

EMPLOYER	EMPLOYEES
Marine Corps Air Station Yuma	6,686
Yuma Union High School District	3,100
Yuma Proving Ground	2,382
Yuma Regional Medical Center	2,300
Yuma County	1,437
Yuma Elementary School District #1	1,400
City of Yuma	1,274
TRAX International	1,125

Demographic Snapshot

2026 estimates within one, three, and five miles

METRIC	1 MILE	3 MILES	5 MILES
2026 Population	14,437	84,519	93,932
2031 Population	14,717	87,261	96,798
2026-2031 Growth	1.9%	3.2%	3.0%
Median Household Income	$62,018	$61,634	$61,203
Average Household Income	$81,178	$79,264	$78,408
Median Age	35	36	35

3-MILE POPULATION

84,519

Substantial surrounding service population.

3-MILE AVG. INCOME

$79,264

Supports consumer healthcare spending.

3-MILE GROWTH

3.2%

Projected 2026-2031 population growth.

Source: Esri demographic estimates included in the prior offering materials. Demographic figures are estimates and should be independently verified.

Exclusive Representation

Experienced commercial real estate guidance from evaluation through closing

Linda Gerchick, CCIM

DESIGNATED BROKER | GERCHICK REAL ESTATE

Linda Gerchick has more than 30 years of commercial real estate experience and has held the CCIM designation since 2005. Her work spans investment sales, owner-user transactions, multifamily, net-lease assets, and complex value-add opportunities throughout Arizona. Her approach combines financial analysis, direct communication, and hands-on transaction management.

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Call Linda directly - she answers her phone.

Schedule a confidential discussion and request access to due diligence materials.

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