



WESTERN PRACTICE SALES

John M. Cahill Associates

#D-960 Facility only San Jose, California

This is an excellent opportunity for new grads or a dentist looking to establish satellite office with minimal start-up costs wishing to practice in the vibrant Silicon Valley. Expect to pay more but be pleasantly surprised with this spacious office which would cost more than our asking price to duplicate! Carry on the strong tradition and philosophy of delivering quality dental treatment in this facility w/ reasonable rent and great lease with **opportunity to purchase condo suite also!**

Established for approximately 3 years, this beautiful office is conveniently located in the South San Jose area next to highly dense residential housing and conveniently located next to the Alma DMV and other professional centers. The suite occupies approximately 1,158 square feet and consists of 3 fully equipped ops, Reception area, Doctor's office, Business office, Sterilization, Dark room, Lab and Restroom.

Full Price: \$118,000

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

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

We look forward to serving you

#D-960

WESTERN PRACTICE SALES / JOHN CAHILL ASSOCIATES

\$118,000

PRACTICE INFORMATION SHEET

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:	5 yrs w/ (2) 5-yr options		Expiration date:		
Rent per month:	~ \$,2442.00/month	Are utilities included? If yes, which?	NO		
Any common area fees?	NO	Who pays Taxes & Insurance?	Landlord		
Is the rent considered above, below or at fair market value?	Full Market Value				
Office Square footage:	1,158 sq. ft.	Carpet?	Wood	Air conditioning?	Yes
Number of fully equipped ops:	3	Plumbed for additional ops?	No		
Reception area:	Yes	Dark room:	Yes	Doctor's office:	Yes
Business office:	Yes	Restrooms:	Yes	Sterilization:	Yes
			Yes	Storage:	Yes
Description of office building, Location and attributes of practice (a brief description):	Professional Office Center				

EQUIPMENT & LEASEHOLDS

Describe age and characteristics of leasehold improvements:

Seller is consolidating with office approximately 10 miles north of Facility.

Possible small patient base available, to be discussed

Average age of Equipment:	Remodel ~ 3 yrs. old.				
Any equipment leases?	No	Equipment is right/left-handed/convertible?	Right		
What type of computer?	PC	What software?	EasyDental		
Is software transferable?	Yes, Transfer Fee to be paid by Buyer				

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.

Practice #D-960
Exhibit A
EQUIPMENT LIST

RECEPTION ROOM

1 Couch
1 Wood and Suede Chair
2 Glass End Tables
1 Ottoman
1 Silver Floor Lamp
1 Side Sofa Table
1 Plastic Green Tree and Flower Pot
1 Coffee Maker
1 Mirror
1 Wooden Brown Garbage Receptacle
1 2x4' Framed Picture of Scenery
3 Black and White Discus Dental Marketing Photos on Wall (people smiling)
Filing Stickers A-Z for Charts

FRONT DESK AREA

2 Black Armless Secretarial Chairs on coasters
2 5x6' Green Metal Filing Cabinets
1 HP 3390 Fax/Scanner/Copier
1 HP 64010 Scanner
2 e-machine Computers w/ Speakers
2 Wyris Computer Monitors
1 Link Point 2000 Charge Card Terminal w/ Link Point Printer 1000
1 Care Credit Machine
2 RCA Telephones and 1 Uniden Cordless Telephone
Patient Brochure Holder with Brochures
2 Holders with Pens/Paper Clips/Highlighters
2-hole Hole Puncher
3-hole Hole Puncher
Tape with Dispenser
Trash Bin
Sample Oral B Toothbrush and Patient Toothbrushes/Toothpaste/etc.
Linksys Wireless Router
Linksys 8-port Router
Panasonic Stereo System SKPM 119 w/ built-in Speaker for Office
1 Fellow's Paper Shredder

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Exhibit A
EQUIPMENT LIST

HALLWAY

2 Mirrors
3 Square Decorative Wall Blocks
1 Wooden Coat Rack on Wall
Educational Brochures and Models
Framed Poster on Wall "Metal free Options"
1 Fire Extinguisher
2 White Wood Storage Hallway Cabinets
2 Lead Aprons
1 CD Changer/DVD Player in Closet

PATIENT RESTROOM

1 Wicker Storage Basket
1 Silver Trash Bin
2 wall mounted Picture Frames
1 wall mounted Candle Holder

BUSINESS OFFICE

2 Wooden Desks
1 Black Business Chair
1 Framed Picture on Wall

DOCTOR OFFICE

1 Executive Cherry Wood L-shaped Desk
1 Black Executive chair
1 Gray Chair
1 Gray Floor Lamp
1 Small Decorative Table Lamp
1 Cherry Wood Bookcase
1 Computer
1 Monitor
1 Large Framed Picture of Flowers
2 Square Framed Pictures on Wall
1 Trash Bin

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EQUIPMENT LIST

STAFF LOUNGE

- 2 Grey Storage Shelves
- 1 G.E. Microwave
- 1 2x2 Magic Chef Refrigerator
- 1 Burgundy Armless Secretarial Chair w/ coasters
- 1 Gray Chair w/ coasters
- 3 1x4' Mirrors on Wall

DARK ROOM

- 1 X-ray Film Developer

OPERATORY #1

- 1 Ritter X100 Dental Chair Blue
- 1 UltraCam Docking Station
- 1 GE Dental X-ray Serial # 104856
- 1 Pelton Crane LFC Dental Light
- 1 Adec Mini Cart Delivery System
- 1 Doctor's Stool
- 1 Assistant's Stool with Swing Arm and Footrest
- 1 Intra-oral Camera Docking Station on Wall
- 1 Sony Television/Monitor wall mounted
- 1 Sharps Container on Wall

OPERATORY #2

- 1 Ritter X100 Dental Chair Beige
- 1 Progeny Preva X-ray Serial # JC1234
- 1 Adec Microcart Delivery System
- 1 Pelton Crane LFC Dental Light
- 1 Doctor's Stool
- 1 Assistant's Stool with Swing Arm and Rollers
- 1 Intra-oral Camera Docking Station on Wall
- 1 Sony Television on Wall
- 1 Wooden Side Table
- 1 Computer Cart
- 1 e-Machine Computer w/ Speakers and Monitor
- 1 Coat rack on Wall
- 2 Framed Marketing Posters on Wall
- 1 Endo Protaper Warm Obturator
- 1 Dentsply Tulsa Rotary Endo Machine
- 1 SEI Auto Scaler
- 1 Curing Light Unit

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Exhibit A
EQUIPMENT LIST

OPERATORY #2 **Continued**

- 1 TECHNO Amalgamator
- 1 5-drawer Assistant's Side Cart
- 1 Tabletop Star X-ray Viewbox
- 2 Glove Dispensers on Wall
- 1 Sharps Container on Wall
- 1 Table Clock
- 1 wall mounted Paper Towel Dispenser
- 1 Cup Holder w/ cups

OPERATORY #3

- 1 Marus Blue Dental Chair
- 1 Progeny Preva X-ray Serial # JC01235
- 1 Adec Microdent Delivery System
- 1 Pelton Crane LFC Dental Light
- 1 Doctor's Stool
- 1 Assistant's Stool w/ Swing Arm
- 1 Intra-oral Camera Docking Station on Wall
- 1 Sony Television on Wall
- 1 Computer Chart
- 1 e-machine Computer w/ Speakers and Monitor
- 1 Coat Rack on Wall
- 1 Framed Marketing Posters on Wall
- 1 Henry Schein Curing Light Unit
- 1 5-drawer Assistant's Side Cart
- 1 Countertop Star X-ray Viewbox
- 2 Glove Dispensers on Wall
- 1 Sharps Container on Wall
- 1 Table Clock
- 1 wall mounted Paper Towel Dispenser
- 1 Cup Holder w/ cups

STERILIZATION ROOM

- 1 Midmark M9 Ultra Clave Sterilizer
- 1 Biosonic UC125 Ultrasonic Cleaner
- 1 Black Leather Lab Stool
- 1 2x2' Magic Chef Refrigerator
- 1 Econovac Vacuum Former
- 1 Vibrator
- 1 wall mounted Sharps Container
- 1 wall mounted Paper Towel Dispenser
- 1 Rack for Tray Set-ups

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EQUIPMENT LIST

MISCELLANEOUS

1 Mobile Oxygen Tank with Rubber Goods
1 Medical Emergency Kit
1 Emergency Spill Kit
1 Eye Wash Station in Sterilization Room

HAND INSTRUMENTS

3 Star Highspeed Handpieces
2 Vector Slowspeed Motors
2 Vector Slowspeed Straight Attachments
1 Vector Slowspeed Latch Attachment
2 Cavitron Tips
1 Tulsa Endo Handpiece
1 Rubber Dam Kit (Clamps, Clamp Forceps, Frame Holder, RD Punch)

PERIO (4 setups)

Mirror, Explorer-Perio-Probe, Cotton Pliers, Curettes/Scalers

AMALGAM (2 setups)

Mirror, Explorer-Perio Probe, Cotton Pliers, Spoon Excavator, Amalgam Carrier, Condenser, Ball Burnisher, Acorn Burnisher, Tanner Carver, Amalgam Well, Tofflemires

COMPOSITE (2 setups)

Mirror, Explorer-Perio Probe, Cotton Pliers, Spoon Excavator, Gold Composite Plastic Instrument

CROWN AND BRIDGE (2 setups)

Mirror, Explorer-Perio Probe, Cotton Pliers, Spoon Excavator, Cord Packer, Spatula

ENDO (2 setups)

Mirror w/ Ruler on Handle, Endo Explorer, Cotton Pliers, Spoon Excavator, Plugger

ORAL SURGERY (1 max and 1 mand basic setup)

Max: Mirror, Explorer-Perio Probe, Cotton Pliers, Anesthetic Syringe, Periosteal Elevator, 2 Straight Elevators, 150 Forceps, Curette

Mand: Mirror, Explorer-Perio probe, Cotton Pliers, Anesthetic Syringe, Periosteal Elevator, 2 Straight Elevators, 151 Forceps, Curette

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Other Miscellaneous ORAL SURGERY Instruments

1 Tissue Forceps
2 Scalpel Blade Holder
2 Needle Holders
10 assorted Forceps (ex. Cowhorn, 18L, 18 R)
3 Extra Straight Elevators
2 Cryer Elevators
1 Root Tip Pick
1 Bone File

BASIC SETUP UP (6)

Mirror, Explorer-Perio Probe, Cotton Pliers

EXTRA INSTRUMENTS

Hemostat
Anesthetic Syringe
Scissors
Spatulas
Wax Spatula
Dycal Instrument
Cotton Pliers
Snap-a-Ray X-ray Film Holder
Crown Grabber
Morrell Crown Remover
Stainless Steel Crown Kit Primary Molars

UTILITY ROOM

1 Pelton Compressor with Dryer
1 Ultracam (Intra-oral Camera) System in Hall Closet
1 Airtec Vacuum Pump
1 Rebec Amalgam Separator

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Reception Room





Front Office



Doctor's Office and Business Office

(separate offices)



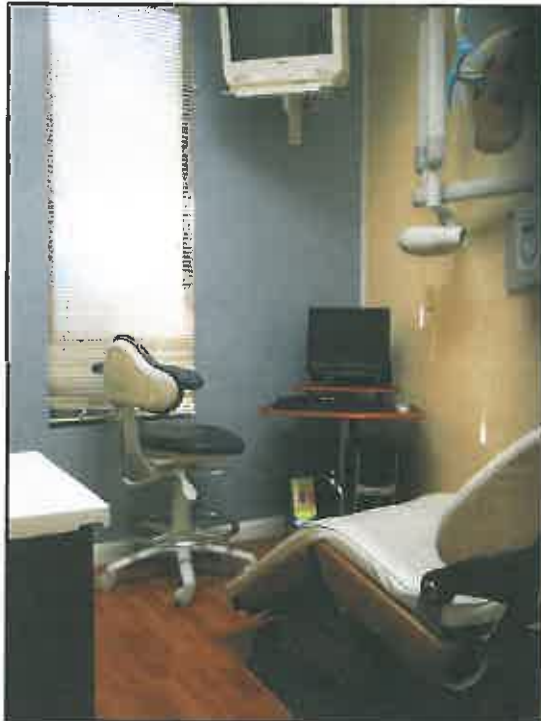
Two Separate Bathrooms



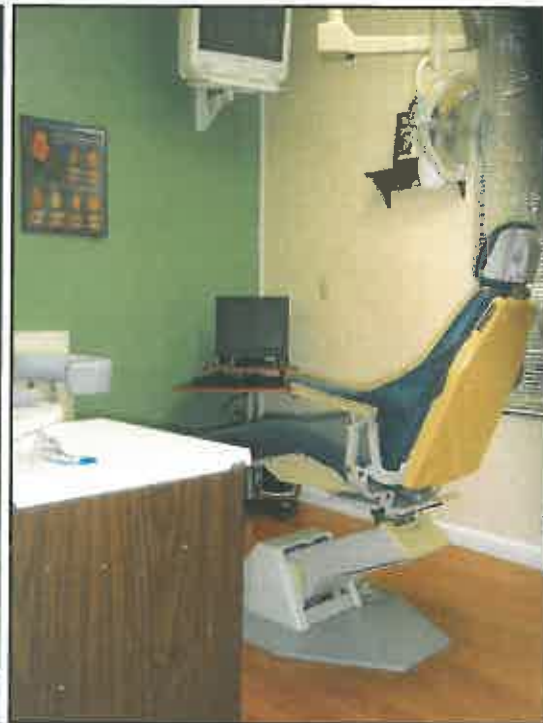
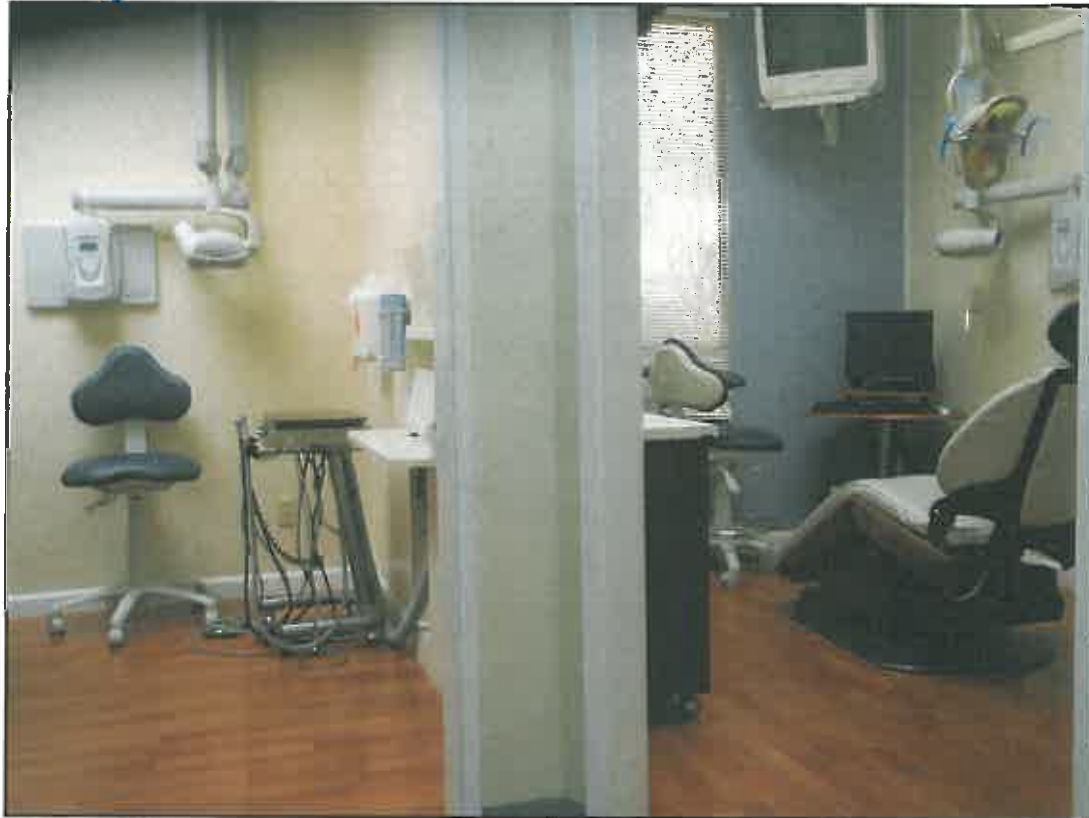
Operatory 1



Operatory 2



Operatory 3



Sterilization Room

