

**INVESTMENT
OPPORTUNITY**



Precision Dental & Dentures + Boys and Girls Club

1419 N Main Street, Jay, OK 74346

 **HELIOS**
INVESTMENT SERVICES

 **BANG**
REALTY

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Disclaimer:

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Investment Summary

Helios Healthcare Division is pleased to offer an opportunity to purchase a multi tenant property occupied by one of the fastest growing practice operators in the nation, Imagen Dental Partners, and long standing, Boys & Girls Clubs Administrative Office. This property is in the heart of Jay, Oklahoma which celebrates recent funding and ribbon-cutting for industrial park development supporting new business and further expansion. The property is situated strategically off Main Street, with great visibility, and offers ample parking with great ingress and egress.

The dental lease features just under 3 years remaining, with four 3-year options to renew. Imagen Dental Partners has been recognized as one of the fastest-growing DPO's in the country, with over 100 practices and 1,000 employees. Founded in 2020 by Michael Augins and Rezwan Manji, Imagen DPO is collectively owned by a network of hundreds of doctor and equity partners.

Boys & Girls Club Administrative Office has been occupying their space for an extended period on a below market rent, month to month lease.



\$957,400
LIST PRICE



8.00%
CAP RATE



\$76,592
NOI



\$132.97
PRICE PER SF

Property Overview



Price: \$957,400

Cap Rate: 8.00%

NOI: \$76,592

Price Per SF: \$132.97

Tenant: Imagen DPO

Tenant: Boys & Girls Clubs Administrative Office

Address: 1419 N Main St, Jay, OK 74346

County: Delaware County

Building Area: 7,200

Land Area: TBD AC

Year Built: 2002

Investment Highlights

» PREMIER DENTAL OPERATOR

Imagen Dental Partners is a leading operator of dental facilities in the U.S. with 100 high technology dental practices across 16 states.

» N LEASE

This investment is an opportunity to acquire real estate with a predictable income stream.

» TENANT INVESTMENT

These are specialty sites with large tenant improvements and decades of clients making it hard to relocate.

» HEDGE AGAINST INFLATION

Dental Clinics historically have been resilient to changes in the economic landscape and downturns in the macro environment.

» INDUSTRY GROWTH

The U.S. dental market is projected to grow from USD 14.62 billion in 2023 to USD 24.75 billion by 2030, nearly doubling in size.

» TENANT BACKED BY DENTAL PARTNERSHIP ORGANIZATION (DPO)

Imagen Dental Partners is a DPO where dentists are owners of their practices and the company, and there is no private equity or institutional ownership.



Lease Summary



Tenant:	Imagen Dental Partners
Premises:	4,200 SF
Lease Commencement:	9/1/2024
Lease Expiration:	9/1/2027
Lease Term:	2.6 Years
Renewal Options:	4x3 Years
Rent Increases:	FMV at option
Lease Type:	N
Use:	Dental
Right of First Refusal:	Yes
Annual Base Rent:	\$68,318
Rent per SF:	\$16.26

Responsibilities	Tenant	Landlord
Property Taxes:		X
Insurance:		X
Common Area:		X
Roof & Structure:		X
Parking:		X
Repairs & Maintenance:	X	
HVAC:		X
Utilities:	X	

Lease Summary



Tenant:	Boys and Girls Clubs Administrative Office
Premises:	3,000 SF
Lease Term:	Month to Month
Annual Base Rent:	\$16,800
Rent per SF:	\$5.60

Responsibilities	Tenant	Landlord
Property Taxes:		X
Insurance:		X
Common Area:		X
Roof & Structure:		X
Parking:		X
Repairs & Maintenance:	X	
HVAC:		X
Utilities:	X	

Lease Summary



Rent Roll

Tenant:	SF	Rent
Imagen Dental Partners:	4,200 SF	\$68,318
Boys & Girls Club Administrative Office:	3,000 SF	\$16,800
Total:	7,200 SF	\$85,118
Taxes:		\$3,679
Insurance:		\$4,845
NOI:		\$76,592



Jay Elementary School



Jay Middle School



Jay High School



Sam Hider Health Center



DAVIS RENTAL

AAVCOR




imagen DENTAL PARTNERS
BOYS & GIRLS CLUBS OF AMERICA



Sam Hider Health Center 

DAVIS RENTAL

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 **BOYS & GIRLS CLUBS OF AMERICA**



Location

Jay, Oklahoma



Jay, Oklahoma, a charming town nestled in the heart of the Ozark Plateau, offers a peaceful escape from the hustle and bustle. As the county seat of Delaware County, Jay boasts a rich history intertwined with the Cherokee Nation. Visitors can explore the historic Delaware County Courthouse, a stunning example of Art Deco architecture, or delve into the local culture at the Cherokee Heritage Center.

Outdoor enthusiasts will find plenty to do in the surrounding area, with opportunities for boating, fishing, and hiking at nearby Grand Lake o' the Cherokees and Lake Eucha. The town itself is a delightful place to stroll, with quaint shops and friendly locals.

Jay's small-town charm and natural beauty make it an ideal destination for those seeking a tranquil getaway. Whether you're interested in history, outdoor recreation, or simply relaxing in a peaceful setting, Jay, Oklahoma, has something to offer everyone.



Jay Elementary School

Jay Middle School

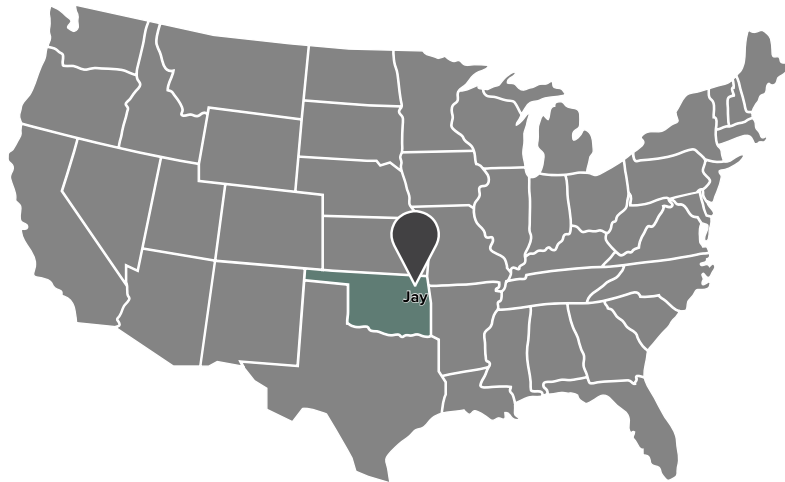
Jay High School



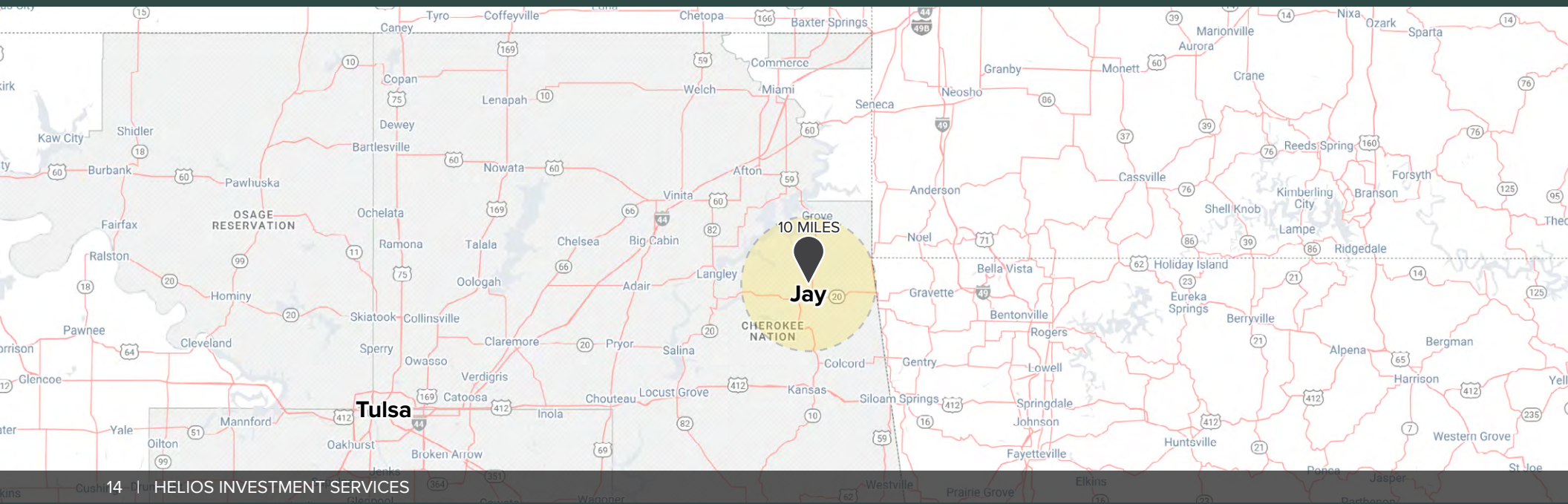
Sam Hider Health Center



Location Highlights



DEMOGRAPHIC DATA	1 mile	3 mile	5 mile
Population	863	2,399	3,566
Average Household Income	\$51,235	\$52,112	\$56,096



Tenant Overview

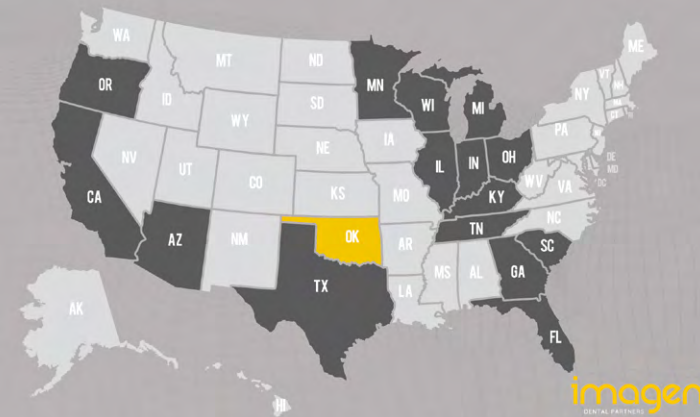


IMAGEN DENTAL PARTNERS, started in 2020 with no locations by Rezwan Manji and Michael Augins and now has 100+ locations across 16 states.

With a strategy of affiliation, Imagen is focused on attracting the right practices, growing their partner practices, streamlining, and scaling solutions.

At the core of the group's culture is technology and innovation. Partnering dentists are equity partners in both their practices and the collective organization providing multiple streams of income both diversifying and maximizing partners wealth creation potential.

Imagen experienced 0% partner turnover in 2021, creating stability in leadership and maintained a 5-star Glassdoor rating for all of 2021 providing evidence of high team satisfaction. They beat their goal of 15% same-store sales growth and grew their supported practices by over 25% in 2021. Their goal is to be the fastest-growing DPO in the next five+ years. In order to achieve that goal, their plan is to add hundreds of new partners over that time frame.



DENTISTRY

INDUSTRY

DENTAL SUPPORT

SPECIALTY

2020

YEAR FOUNDED

100+

OF CLINICS

1,000+

OF EMPLOYEES

SCOTTSDALE, AZ

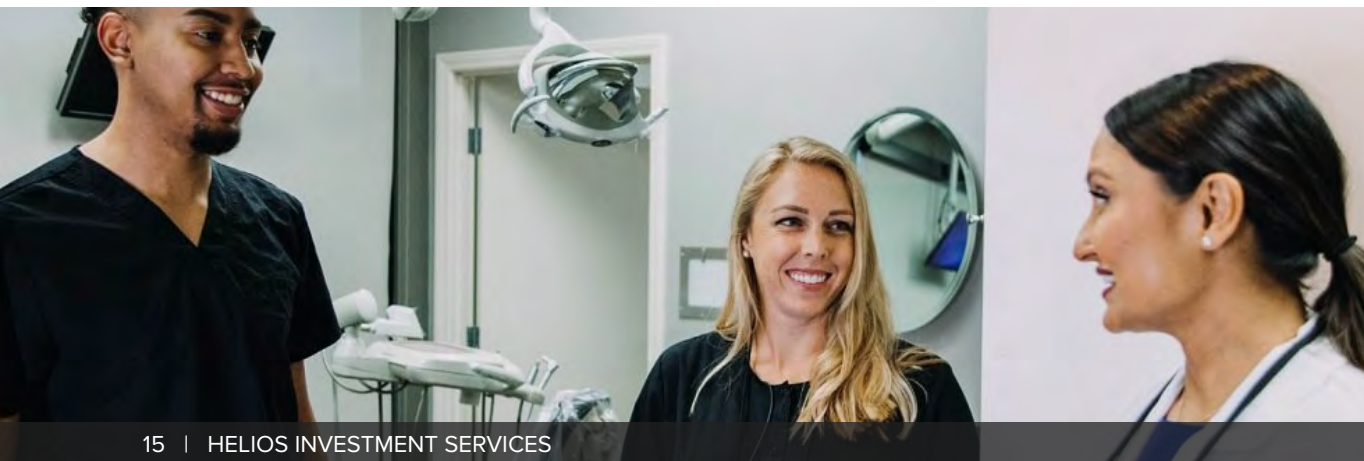
HEADQUARTERS

**DENTAL PARTNERSHIP
ORGANIZATION**

COMPANY TYPE

IMAGENDENTALPARTNERS.COM

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