

In Cooperation With ParaSell, Inc.,  
A Licensed Massachusetts Broker  
Lic. # 423311-RE-C BoR: Scott Reid  
Lic. # 423311-RE-C



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Mondovi Dental  
1190 Stafford Road  
Fall River, MA 02721



# EXCLUSIVELY MARKETED BY:

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MONDOVI DENTAL

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale an Attractive Value-Add Opportunity With a 5+ Year Corporate Lease Signed With Mondovi Dental, a Subsidiary of Smile Brands. The Deal Includes 1,864 SF Leased to Mondovi and 1,654 SF Are on Below Market Month to Month Leases.

## OFFERING SUMMARY

PRICE	\$574,350
CAP	7.26%
NOI	\$41,716
PRICE PER SF	\$163.26
GUARANTOR	Mondovi Dental

## PROPERTY SUMMARY

ADDRESS	1190 Stafford Road Fall River, MA 02721
COUNTY	Bristol
BUILDING AREA	3,518 SF
LAND AREA	0.25 AC
YEAR BUILT	1890





# HIGHLIGHTS

- 2% Annual Rent Escalations
- Two Upstairs Tenants on Month-to-Month Leases at Below Market Rates
- Mondovi Dental (~46 Locations) is a Corporate Subsidiary of Smile Brands (700 Locations)
- Tenant Currently Open and Paying Rent; Tenant Did Not Miss Any Rental Payments During COVID
- Building Includes a 1,654 SF Basement That is Used as a Storage and Breakroom By Mondovi
- Under 15 Minutes to Both Roger Williams University and University of Massachusetts Dartmouth
- Located Just Off Fall River Expressway Which Sees Traffic Counts of 68,367 VPD
- Just 1-Mile From the Tiverton Casino Hotel - a 33,600 SF Casino Which Has More Than 1,000 Gaming Machines, 32 Table Games, 5 Restaurants, 2 Bars and an 84-Room Hotel
- Strategically Located With Over 83,339 Residents Making an Average Household Income of \$59,541 Within a 3-Mile Radius
- Fall River is the 10th Largest City in the State and Located Along the Eastern Shore of Mount Hope Bay; It Has the World's Largest Collection of WWII Naval Vessels
- Providence, RI and the Rhode Island T.F. Green International Airport Are Both 30 Minutes Away
- Nearby Tenants Include: T.J. Maxx, PetSmart, Ulta Beauty, Burger King, Starbucks, ALDI, Burlington, CVS Pharmacy and Denny's



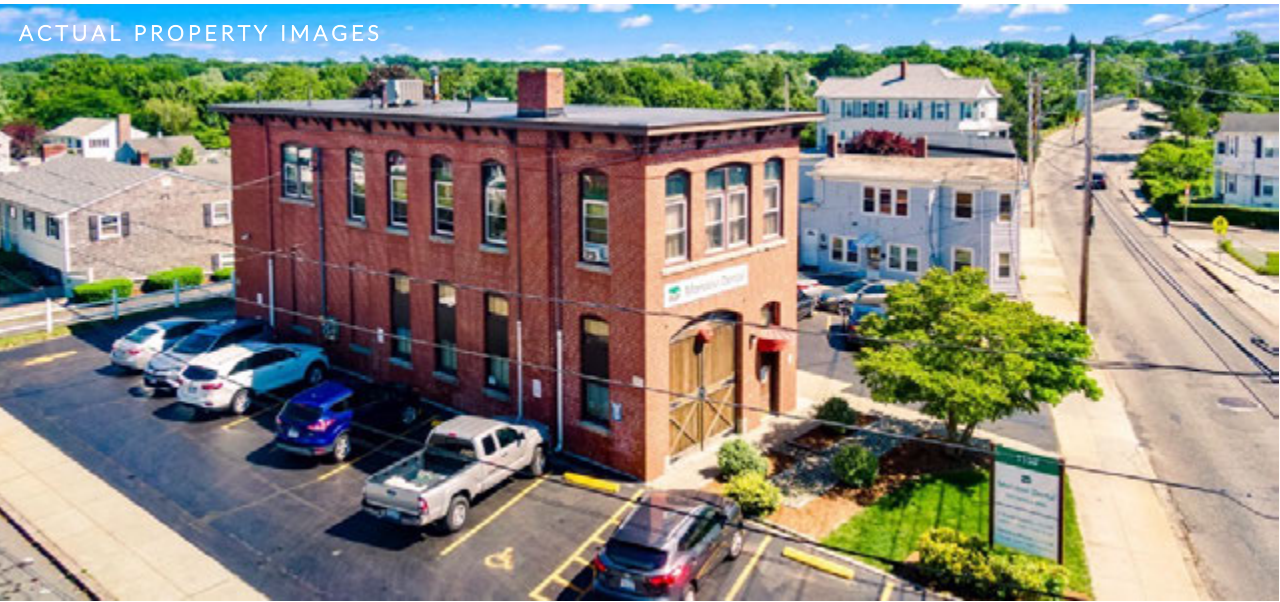


# LEASE SUMMARY

TENANT	Mondovi Dental
PREMISES	A Building of Approximately 1,864 SF
LEASE COMMENCEMENT	November 21, 2019
LEASE EXPIRATION	November 30, 2026
LEASE TERM	5+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	2% Annually
LEASE TYPE	Modified Gross
PERMITTED USE	Medical
PROPERTY TAXES	75% Tenant's Responsibility
INSURANCE	Landlord's Responsibility
COMMON AREA	Shared Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	50% Tenants, Excluding Capital Exp.
HVAC	Landlord's Responsibility
UTILITIES	Tenant's Responsibility: All of it is Separately Metered, 50% of Non-Directly Billable Utilities, 75% of Trash Removal Cost
RIGHT OF FIRST REFUSAL	No



# RENT ROLL



TENANT	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Mondovi Dental	1,864 SF	53%	\$42,840	\$22.98	2%	Annually	11/21/2019	11/30/2026	2 x 5 Years
Social Service Clinics	1,654 SF	47%	\$9,000	\$5.44	None	-	Month to Month	-	-
TOTAL	3,518 SF	100%	\$51,840						



# INCOME & EXPENSES

INCOME	
Rental Income	\$51,840
Reimbursements	\$10,903
ESTIMATED GROSS INCOME	\$62,743
OPERATING EXPENSES	
Management Fee	(\$0)
Taxes	(\$9,272) *\$6,954 (75%) Paid By Mondovi
Insurance	(\$4,378)
Administrative Expenses	(\$0)
Repairs & Maintenance	(\$4,500) *\$2,250 (50%) Paid By Mondovi
Water and Sewer	(\$1,836) *\$918 (50%) Paid By Mondovi
Trash Removal	(\$1,041) *\$781 (75%) Paid By Mondovi
TOTAL OPERATING EXPENSES	(\$21,027)
NET OPERATING INCOME	\$41,716









PROVIDENCE

Roger Williams  
University



Midwest Dental





- Henry Lord Community School
- Tavares Industrial Wood Finish
- AdviniaCare
- STOP & SHOP
- Burlington
- AMERICAN FREIGHT FURNITURE - MATTRESS
- savers
- HARBOR FREIGHT
- Advance Auto Parts
- Auto Zone
- JAY'S WINES & SPIRITS
- vanson Leather
- Old Fall River Millwork
- Good Shepherd Parish
- William S Canning Blvd
- Staples
- ALDI
- JOB LOT
- BURNS POWER TOOLS
- CVS pharmacy
- 81
- Money Dew
- Audi
- McDonald's
- Walgreens
- Aaron's
- planet fitness
- Staples
- Jackson Hewitt TAX SERVICE
- AspenDental
- OLD NAVY
- five BELOW
- CRUNCH
- TJ-MAXX
- PET SMART
- Picture Show
- KIPPY'S FINE WINE & SPIRITS
- MARKET BASKET
- Alfred S. Letourneau Elementary School
- Maplewood Machine
- Holy Trinity School
- Holy Trinity Parish
- Ventura's Meat Market
- alltrust CREDIT UNION
- Progressive Dental Prosthetics
- Murray's Cycles
- Jeanne's Doll Boutique
- Flaming Balls Tattoo Supply
- A.B. Ceiling Solutions
- United Liberty Bakery
- Midwest Dental
- Stafford Rd
- Anthony St





LAZER GATE

Fall River  
Bulky Items

DOLLAR TREE

planet  
fitness

Extra Space  
Storage

SIMON'S

Oriental  
Food Market

Espirito Santo  
School

Walmart



Clover  
Leaf Mills

CUBESMART  
self storage

MEDITECH

FOREIGN  
AUTOPART

swan  
FABRICS  
America's Premier Finisher

EW ELECTRICAL  
WHOLESALERS, INC.  
NEW ENGLAND

Faggioli  
Auto Body

Thiboutot  
Brothers

Progressive  
Dental Prosthetics

Murray's  
Cycles

Jeanne's  
Doll Boutique

Flaming Balls  
Tattoo Supply

A.B. Ceiling  
Solutions

United  
Liberty Bakery

Saint Jean  
the Baptist

Cumberland  
FARMERS

Ventura's  
Meat Market

alltrust  
CREDIT UNION

Anthony St

Stafford Rd

Fall River Expy

24



Midwest Dental





Fall River Expy

24



State Rd

6

195

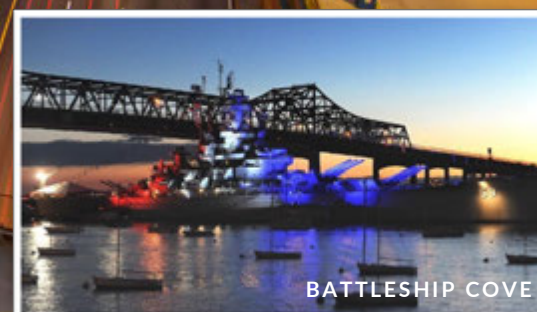




Fall River Located in Bristol County, the city lies about 53 miles south of Boston and 17 miles southeast of Providence, Rhode Island. Fall River is located in southeastern Massachusetts, just north of Rhode Island, and next to the Massachusetts towns of Westport, Dartmouth, Freetown, and Somerset. It is accessible by several major roadways: I-195, which connects Fall River to Providence, RI; US Route 6, which runs from Providence, RI to Cape Cod; and State Routes 79 and 24, which run north to Boston. With a 2020 population of 89,363, it is the 10th largest city in Massachusetts.

The largest industries in Fall River, MA are Health Care & Social Assistance, Manufacturing and Retail Trade. Fall River's economic conditions also reflect its historic over-reliance on the textile industry. Other industries in the city include education, finance and insurance, real estate and government. As one of the largest cities in Massachusetts, Fall River boasts a stable, diversified and skilled workforce. The city is also within 50 miles of Boston's world-class collection of colleges and universities, and only minutes away from top schools in nearby Providence, Rhode Island. Providence, the state capital of Rhode Island is the major population, financial, educational, governmental and industrial center of Rhode Island. Just 18 miles away from Fall River, the city can benefit from the economic factors of the capital city. Tourism and conventions are emerging industries. As the capital of Rhode Island, Providence supports a number of government-related jobs.

Each year hundreds of thousands of visitors are drawn to Battleship Cove. This "floating museum" contains the world's largest collection of 20th century U.S. Naval fighting vessels, open to the public and available for climbing aboard and exploring. With its ethnically diverse population, Fall River hosts several feasts and festivals throughout the year. The city's large Portuguese community celebrates The Great Feast of the Holy Ghost of New England in mid-August. The city of Newport Rhode Island, less than 30 minutes from Fall River in a southerly direction, is the home of the International Tennis Hall of Fame. Reasonably close to both the Providence and Boston metropolitan areas, Fall River provides an excellent starting point for exploring the countless first-rate attractions available in those cities and elsewhere in nearby southern New England. Some of the attractions include Children's Aquarium and Exploration Center of Greater Fall River, Fall River Historical Society, Lafayette-Durfee House, Lizzie Borden Bed & Breakfast Museum, Maplecroft (former residence of Lizzie Borden) and Marine Museum at Fall River.



BATTLESHIP COVE



TF GREEN INTERNATIONAL AIRPORT



	2 MILES	3 MILES	5 MILES
POPULATION	60,001	83,339	121,838
AVERAGE HH INCOME	\$55,862	\$59,541	\$68,732





Midwest Dental

Fall River Expy (68,367 VPD)  
Stafford Rd





# TENANT PROFILE

Mondovi Dental offers a wide range of dental services for families and patients of all ages, including exams, cosmetic and restorative dentistry. Mondovi Dental offers the latest in restorative treatments and technologies to help restore one's smile. Their restorative solutions include fillings, crowns, bridges, implants, root canal treatment and dentures. Using advanced techniques, their dentists are focused on providing the best dental outcomes. They focus on making kids as comfortable as possible while offering a full range of services to meet their unique needs. Their preventive services include Comprehensive Exams, Sealants, Fluoride Treatments, etc. Mondovi Dental is a Corporate Subsidiary of Smile Brands.

Smile Brands Inc., based in Irvine California, is one of the largest providers of dental support services in the United States. The company supports nearly 700 affiliated practices, with more than 8,200 dedicated team members across 30 states. Smile Brands supports a portfolio of over 60 brands including well-known regional brands Bright Now! Dental, Castle Dental, Merit Dental, Midwest Dental, Monarch Dental, and Mondovi Dental. Through acquisitions and the opening of new dental offices, Smile Brands has become a dominant player in the dental space with a rapidly growing number of affiliated practices across 30 states. Smile Brands' primary equity sponsor is Gryphon Investors, a leading private equity investment firm focused on investing in physician-centric healthcare businesses.



COMPANY TYPE  
Subsidiary



FOUNDED  
1998



# OF LOCATIONS  
700+



HEADQUARTERS  
Irvine, CA



WEBSITE  
[smilebrands.com](https://smilebrands.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group (SIG) and ParaSell and should not be made available to any other person or entity without the written consent of SIG and ParaSell.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







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 Mondovi Dental

1190

 Mondovi Dental®

Carl Ferreira, DMD

J. David Malone, L.I.C.S.W.

Individual - Couple - Family Therapy

Margaret Malone, L.I.C.S.W.

Individual - Couple - Child/Family Therapy

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