



# SMILE DOCTORS

10 Professional Pkwy  
Petal, MS 39465



INTERACTIVE  
MARKETING PACKAGE

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM



# EXCLUSIVELY LISTED BY

## BROKER OF RECORD

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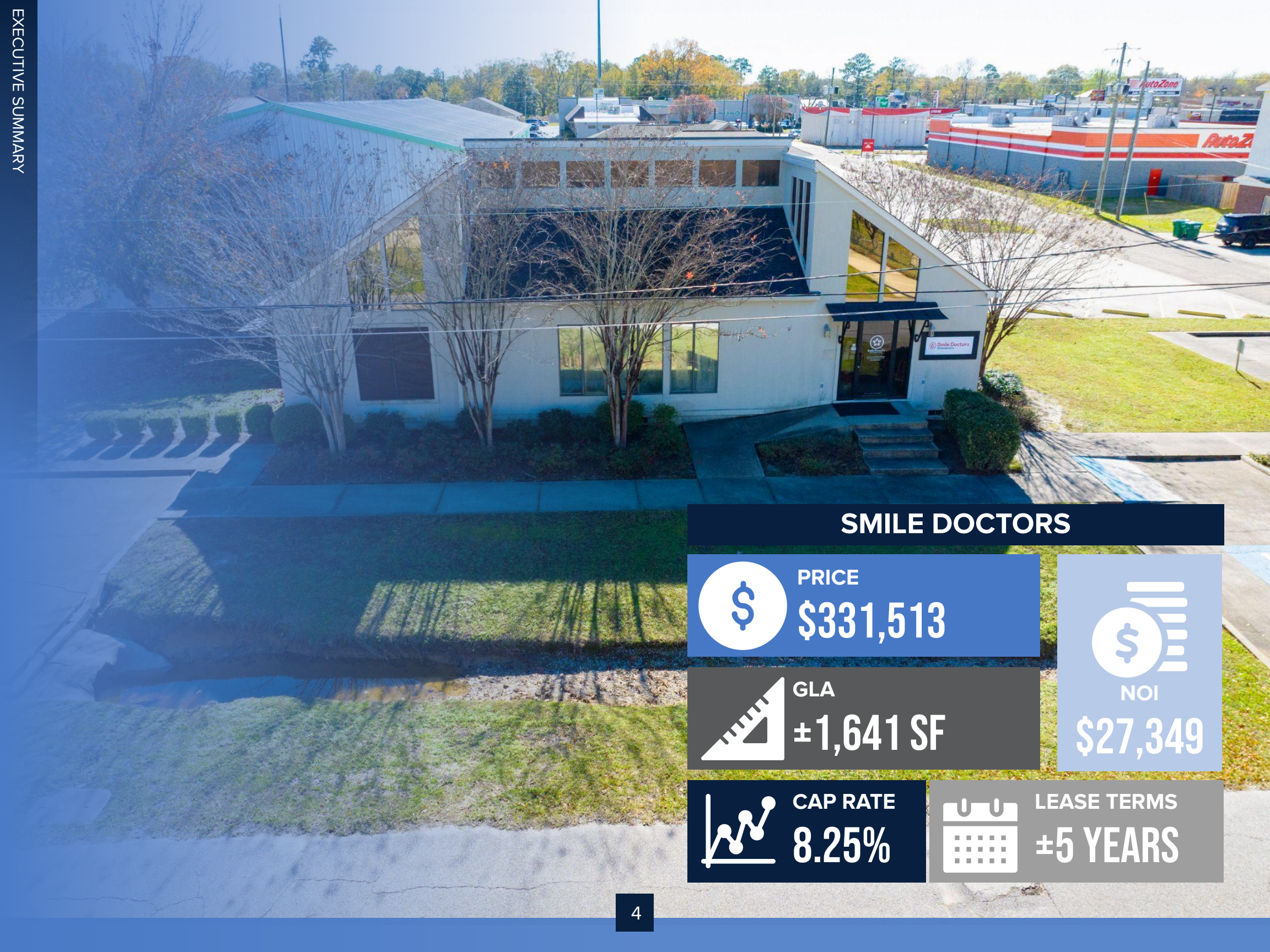
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## SMILE DOCTORS



PRICE

**\$331,513**



NOI

**\$27,349**



GLA

**±1,641 SF**



CAP RATE

**8.25%**



LEASE TERMS

**±5 YEARS**



# PROPERTY OVERVIEW

**Property Name**

Smile Doctors

**Address**

10 Professional Pkwy., Petal, MS 39465

**Property Size**

1,641 SF

**Occupancy**

100%

**Property Type**

Dental Office

**Ownership Type**

Fee Simple







## INVESTMENT HIGHLIGHTS

### Premier Orthodontic DSO

Smile Doctors is the largest orthodontic focused DSO in the country, with over 400 locations. They expand by acquiring existing and successful practices across the US.

### \$156 Billion Industry

Dentistry is one of the largest industries in healthcare and grows by an average of 2.4% annually.

### Tenant Renewal & Commitment

Smile Doctors just did an early lease renewal at this location, providing a continued commitment to the location and the patients they serve.

### Specialized Use & Tenant Investment in Location

Dental practices rarely relocate due to high build-out costs of and difficulty in retaining the same patients after moving.

### Favorable Historical Occupancy

The practice has occupied this location for decades, demonstrating the success of the current property use.

### Strong Inflation Hedge

Smile Doctors' lease features rent increases of 3.0% annually.

### Bite Sized Deal

The offering offers the opportunity to acquire a corporate dental deal at under \$1M.



## INVESTMENT SUMMARY

List Price	\$331,513
NOI	\$27,349
Cap Rate	8.25%
Price PSF	\$202.02
Rent PSF	\$16.66

## LEASE ABSTRACT

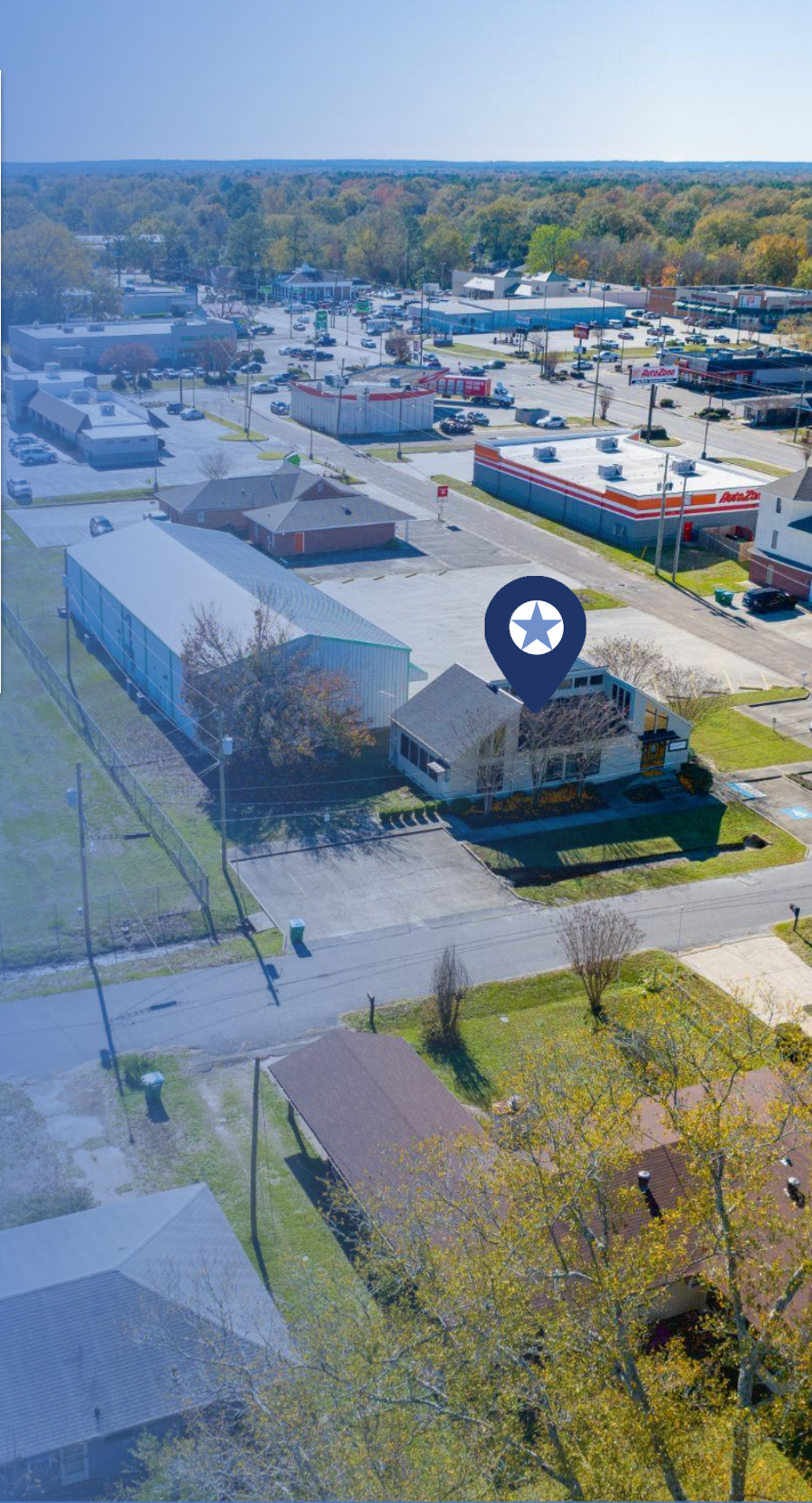
Tenant Name	Smile Doctors
Ownership Type	Fee Simple
Tenant Entity	Smile Doctors, LLC
SF Leased	±1,641 SF
Occupancy	100%
Initial Term	5 Years
Rent Commencement	3/10/2024
Lease Expiration	3/9/2029
Lease Term Remaining	±5 Years
Base Rent	\$27,349
Rental Increases	3% Annual
Renewal Options	Two, 5 Year Options
Expense Structure	NN
Landlord Responsibilities	Roof, Structure, Capex



# SMILE DOCTORS

Founded in 2015 by Dr. Scott Law, Dr. Dana Fender, and Dr. Greg Goggans, Smile Doctors brings together orthodontists and teams across the country who believe in a people-first culture. The organization is the largest ortho-focused dental support organization (OSO) in the U.S. It boasts the fastest-growing network of award-winning orthodontists. With more than 415 convenient locations in 28 states, Smile Doctors has a rich history of developing and growing affiliated practices by providing tools and technology that allow its orthodontists to focus entirely on patient care.

Smile Doctors is the largest network of Diamond Plus Invisalign® providers. Its orthodontists are proud members of the American Association of Orthodontists, American Dental Association, and hosts for the Lecture Center for Orthodontic Excellence. The mission of Smile Doctors is to create confident smiles that inspire the best in their patients, each other, and the communities they serve.



**Website**  
smiledoctors.com



**Founded**  
2015



**Number of Locations**  
415+



**Headquarters**  
Dallas, TX









PAINTED TREASURES



SMOKIN' KING BBQ



PETAL DONUTS



HIGHWAY 42



PETAL MIDDLE SCHOOL  
743 STUDENTS



PETAL JR  
FOOD MART

SUBJECT PROPERTY



SOUTHERN GYMNASTICS



PROFESSIONAL PKWY

3RD AVE

N MAIN ST

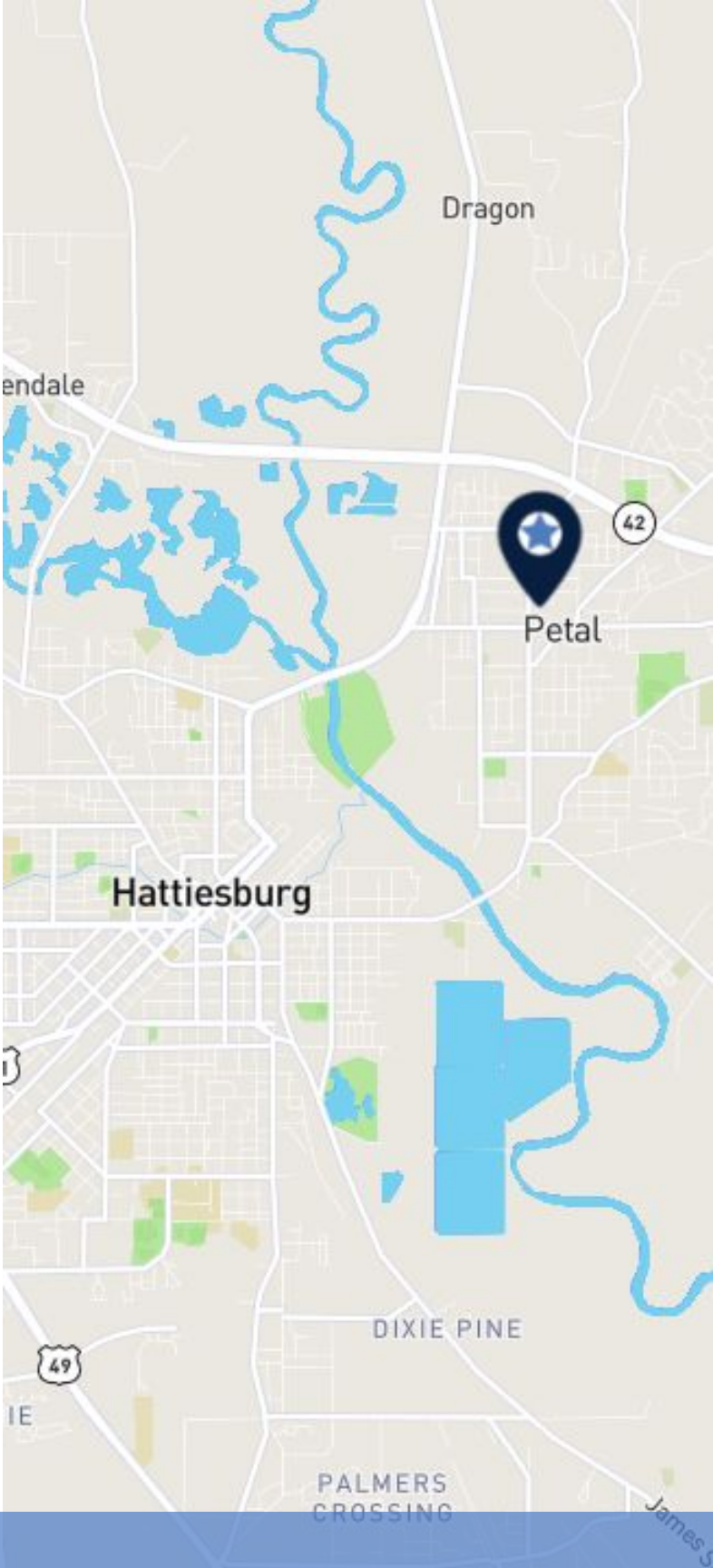


# PETAL, MS

Petal, Mississippi, is a charming city located in the southeastern part of the state, known for its welcoming community and picturesque surroundings. With a population of around 10,000 residents, Petal offers a small-town atmosphere with easy access to larger urban centers like Hattiesburg. The city takes pride in its excellent school system, making it an attractive destination for families seeking a safe and nurturing environment for their children. Petal's tree-lined streets and well-maintained parks contribute to its overall aesthetic appeal, creating a tranquil setting for residents to enjoy.

Economically, Petal has experienced growth in recent years, with a diverse range of businesses contributing to the local economy. The city's strategic location along major highways facilitates commerce and trade, fostering a business-friendly environment. Additionally, Petal is home to various community events and festivals throughout the year, bringing residents together and fostering a sense of unity. The city's commitment to preserving its unique character, coupled with its friendly atmosphere, makes Petal an attractive place to live and visit in the heart of Mississippi.

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	4,756	17,252	49,659
Current Year Estimate	4,623	16,879	49,254
2020 Census	4,432	16,544	49,672
Growth Current Year-Five-Year	2.88%	2.21%	0.82%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	1,797	6,302	18,229
Current Year Estimate	1,756	6,197	18,189
2020 Census	1,726	6,225	18,414
Growth Current Year-Five-Year	2.34%	1.70%	0.22%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$69,522	\$66,910	\$65,748





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **10 Professional Pkwy, Petal, MS, 39465** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer** – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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