



GROVELAND FAMILY DENTAL CENTER

Groveland, MA

New NNN Lease | 3% Annual Increases | 7.50% Cap

Dental
Investment Opportunity

Offering Memorandum



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EXCLUSIVELY LISTED BY



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Table of Contents

- 01** Property Overview
- 02** Financial Overview
- 03** Tenant Overview
- 04** Market Overview

PROPERTY OVERVIEW

Groveland Family Dental Center
60 Gardner St, Groveland, MA 01834



INVESTMENT HIGHLIGHTS

- **Groveland Family Dental Center | 25 Year+ Successful Operating History | Established Practice** - Led by Dr. William Darke, Groveland Family Dental Center offers trusted and personalized dental care for all families, with a caring team of experienced dental professionals, they use the most advanced technologies, materials and procedures to ultimately lead to maximum patient comfort and satisfaction. The practice is known for their quality services and strong community presence. In operation for over 25 years, the tenant demonstrates a successful business history, contributing to a reliable income stream and a low risk of vacancy.
 - The practice offers a wide array of dental services including preventative dentistry, restorative dentistry, cosmetic dentistry, emergency dentistry, along with dental implants, dentures, Invisalign®, veneers, whitening, bonding crowns, etc.
- **Extended Hours** - The practice is open from 7 AM to 7 PM during the week, creating a competitive advantage and allowing them to treat their patients and all hours of the day.
- **Potential DSO Affiliation | Increased Creditworthiness | Security of Investment** - This practice is in the process of potential affiliation with a dental service organization, adding substantial upside to the investment both in the short and long term. A new owner may reap the benefits of a larger guaranty and security of investment for the long term.
- **Single Tenant Healthcare Investment | New 10 Year NNN Lease | 3.00% Annual Increases** - This deal will feature a *brand new 10-year lease* executed at closing. The lease will feature three, 5-year options to extend, and *3% annual rental increases*, providing a future owner with a boost in cash flow and a hedge against inflation throughout the life of their investment.
- **NNN Lease Structure | Ideal 1031 Exchange Property** - With a new NNN lease, this deal offers a nearly passive investment opportunity for both local and national investors, ideal for a 1031 exchange.



INVESTMENT HIGHLIGHTS

- **Specialized Use | Healthcare Tenancy | Resistant Asset Class** - A new landlord reaps the benefits of a specialized healthcare tenancy and further layer of security as healthcare facilities rarely relocate due to the difficulty of retaining the same patients in a new location, and the high cost of moving.
- **\$145+ Billion Industry | ~\$300 billion by 2032** - The U.S. dental services market size was exhibited at \$147.3 billion in 2022 and is projected to hit around USD \$295.23 billion by 2032, growing at a CAGR of 7.2% during the forecast period 2023 to 2032.
- **Strategic Medical Area** - The property is located just 1 mile from the Holy Family Hospital of Haverhill, enhancing its appeal as part of a well-established medical corridor that attracts patient traffic.
- **Convenient Highway Access** - Proximity to major US Highway 113 facilitates easy access for patients and clients, increasing foot traffic and potential business from surrounding areas.
- **High Income Environment** - The property is surrounded by multiple country clubs and high-income destinations. This location benefits from high visibility and significant consumer activity, complementing the medical office's services.
- **Flexible Lease Options** - Tenant will have 3, 5-year renewal options, allowing for continued occupancy and stability in cash flow beyond the initial lease terms.
- **Favorable Depreciation** - This opportunity offers investors the ability to capture more favorable depreciation advantages through a cost segregation study (investors to confirm with their own CPA).





Renaissance Golf Club
Golf Course

Golden Hill Elementary
±476 Students

Holy Family Hospital — Haverhill
±310 Beds

Groveland St ±16,300 VPD

Crowell School
±718 Students

Mass General Brigham

ALEPMED
DENTAL GROUP

MARKET BASKET
Reilly AUTO PARTS
PROFESSIONAL AUTO PEOPLE
ChoiceFitness **CF** **ELITE** **TE**

Associates in Dental Health Of Haverhill
Dr. Koleini & Dr. Arakelian
CRUNCH FITNESS
Wendy's
Walgreens **McDonald's**

125
±21,200 VPD

Bradford Swim Club

MARKET BASKET
ACE Hardware
DUNKIN' SUPERCUTS
OYUMMY ASIAN BISTRO **Public Storage**

Subject Property

Renaissance Golf Club
Golf Course

97
±11,300 VPD

60 Gardner St
Groveland, MA 01834

±3,589 SF
GLA

1990
Year Built

10 Year
Brand New 10 Year NNN Lease

NNN
Lease Type

\$466.67
Price/SF



FINANCIAL OVERVIEW

Groveland Family Dental Center
60 Gardner St, Groveland, MA 01834



FINANCIAL SUMMARY

\$1,674,867

List Price

7.50%

Cap Rate

\$466.67

Price/SF

\$125,615

NOI

Property Details

Tenant Trade Name	Groveland Family Dental Center
Type of Ownership	Fee Simple
Lease Guaranty	Corporate (TBD)
Lease Type	NNN
Original Lease Term	10 Years
Term Remaining on Lease	±10 Years
Increases	3% Annually
Lease Commencement Date	Close Of Escrow
Lease Expiration Date	10 Years From Close Of Escrow
Options	Two, 5-Year Options
Roof and Structure	Landlord
Tenant Responsibilities	Taxes, Insurance, CAM

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/SF	Increases	Cap Rate
Year 1	\$10,467.92	\$125,615	\$35.00	-	7.50%
Year 2	\$10,781.95	\$129,383.45	\$36.05	3.00%	7.73%
Year 3	\$11,105.41	\$133,264.95	\$37.13	3.00%	7.96%
Year 4	\$11,438.58	\$137,262.90	\$38.25	3.00%	8.20%
Year 5	\$11,781.73	\$141,380.79	\$39.39	3.00%	8.44%
Year 6	\$12,135.18	\$145,622.21	\$40.57	3.00%	8.69%
Year 7	\$12,499.24	\$149,990.88	\$41.79	3.00%	8.96%
Year 8	\$12,874.22	\$154,490.61	\$43.05	3.00%	9.22%
Year 9	\$13,260.44	\$159,125.32	\$44.34	3.00%	9.50%
Year 10	\$13,658.26	\$163,899.08	\$45.67	3.00%	9.79%
				Average	8.60%

TENANT OVERVIEW



Year Founded
2011

Headquarters
Groveland, MA

Ownership Status
Private



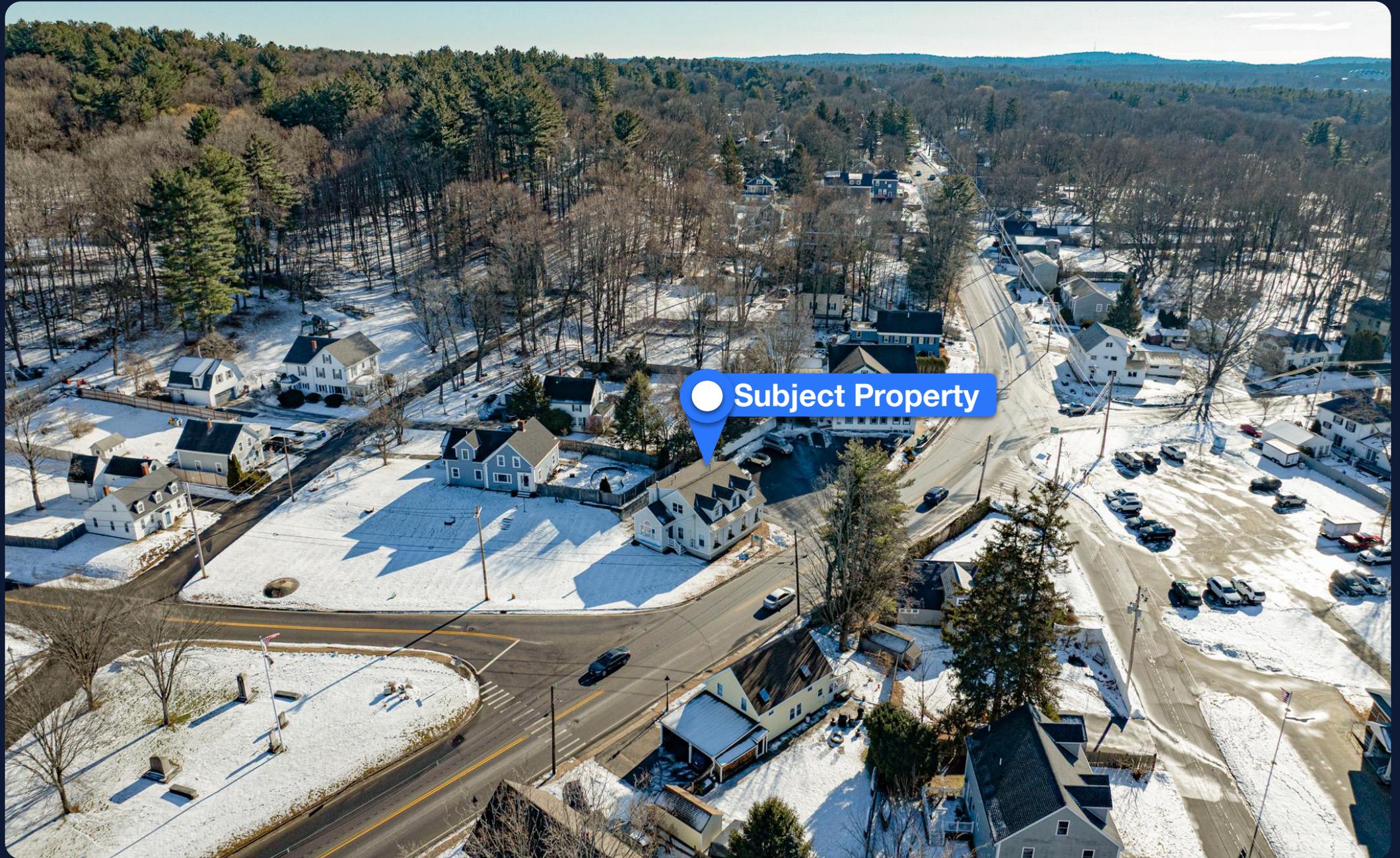
Tenant Overview

Groveland Family Dental Center is a well-established, locally owned dental practice providing comprehensive oral healthcare services to patients in Groveland, Massachusetts, and surrounding communities. The practice has earned a strong reputation for patient-centered care, offering a broad suite of general, restorative, cosmetic, and emergency dental services with a focus on quality outcomes, comfort, and long-term oral health. With over a decade of service in the region, Groveland Family Dental Center has become a trusted healthcare provider for families, adults, and seniors, reflecting its deep roots in the local community and commitment to personalized care.

Founded in the early 2010s and locally owned by dental professionals, the practice stands out for its modern approach to dentistry combined with a warm, welcoming patient experience. It delivers preventive education, routine hygiene services, and advanced restorative treatments, all designed to support long-lasting oral health and patient satisfaction. While the practice does not carry public credit ratings, its longevity, consistent positive reviews, and community integration underscore operational stability and regional brand strength.

MARKET OVERVIEW

Groveland Family Dental Center
60 Gardner St, Groveland, MA 01834



GROVELAND, MA

Market Demographics



6,849
Total Population

\$135,521
Median HH Income

2,613
of Households

91.5%
Homeownership Rate

6,700
Employed Population

45.5%
% Bachelor's Degree

42.2
Median Age

\$662,000
Median Property Value

Local Market Overview

Located in Essex County along the Merrimack River, Groveland, Massachusetts, offers a tranquil New England setting with proximity to major employment hubs. Known for its residential charm and small-town atmosphere, Groveland benefits from strong connectivity to nearby cities like Haverhill, Newburyport, and Boston via Routes 97 and I-495. The town's appeal lies in its blend of suburban living with access to quality schools, recreational amenities, and scenic natural spaces like Veasey Memorial Park and the Crane Pond Wildlife Management Area. This makes Groveland an attractive location for families and professionals seeking a quiet lifestyle without sacrificing convenience.

The area has seen steady population growth, reflecting regional trends in northern Massachusetts where demand for housing outside major metros has intensified. Median household income levels in Groveland are above the state average, supporting a stable base of consumer spending. While primarily residential, the town's location near larger commercial centers ensures access to diverse retail, healthcare, and employment opportunities. For investors, Groveland represents a low-density, high-demand suburban market with potential for residential development and supportive retail uses.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	37,862	89,876	394,763
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	15,161	34,700	148,274
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$133,143	\$136,312	\$144,745

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 60 Gardner St, Groveland, MA, 01834 ("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.

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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.