

# Manhattan Oral Surgery and Implant Center

4201 Anderson Ave Suite E, Manhattan, KS 66503



U.S. Oral Surgery  
Management

**Dental  
Investment Opportunity**

Offering Memorandum

**US Oral Surgery (180+ Locations) | 8.50% Cap Rate | NNN Lease | 3% Annual Increases**



**MATTHEWS™**

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# EXECUTIVE OVERVIEW

**Manhattan Oral Surgery and Implant Center**  
4201 Anderson Ave Suite E, Manhattan, KS 66503



# EXECUTIVE SUMMARY

## The Opportunity

Matthews™ Healthcare Division is pleased to offer qualified investors a high quality opportunity to acquire a single-tenant dental free standing condo in Manhattan, KS. Manhattan Oral Surgery and Implant Center is partnered with US Oral Surgery Management, one the country's largest specialty-focused support organization in the country with over 180+ locations across 26+ states. The tenant acquired this practice.

in 2023, at which point they signed a 5 year NNN lease; providing a significant testament to their success and commitment to the location in the future. This site is uniquely located in an irreplaceable medical destination location, surrounded by other medical specialties which create synergy and medical concentration each tenant benefits from. The location is also positioned less than 10 minutes from Kansas State University, with over 21,000+ students. The lease also features an ideal structure with 3.00% annual rental increases throughout the term, providing a hedge against inflation and increase in cash flow for the future ownership.



# INVESTMENT HIGHLIGHTS

- **Best in Class Tenant | US Oral Surgery Management (180+ Locations) | Specialized Tenancy** – US Oral Surgery Management is one of the largest specialty focused dental organizations in the country. **The company now has over 180+ locations across 26+ states and is continuing to expand across the country, as they acquire existing successful practices.**

This practice affiliated with USOSM in 2023 – the partnership is a testament to the success of this location and the tenant’s commitment to the site going forward. As a specialized practice, oral surgery is regarded as the highest producing dental specialty due to the extensive training and complexity of operations.

- **NNN Lease Structure | Minimal Landlord Responsibilities** – The NNN lease structure offers a nearly passive investment opportunity for both local and national investors.

- **5 Year NNN Lease | 3% Increases | Recent Practice Acquisition** – The tenant, US Oral Surgery Management, executed a brand new 5 Year lease when acquiring the practice in March of 2023. This further establishes the tenant's continued success and commitment to the location going forward.

**3% annual rental increases provide investors with growing cash flow and a hedge against inflation throughout the lease term.**

- **Streamlined Expansion | Tenant Investment in Location | Class-A Build Out** – USOSM expands by acquiring existing practices that are already successful and established within the community.

Beyond the class-A build out, ownership reaps the benefits of a specialized healthcare tenancy and further layer of security as dental facilities rarely relocate due to the difficulty of retaining the same patients in a new location, and the high cost of moving.



# INVESTMENT HIGHLIGHTS

- **Strategic Location | Irreplaceable Medical Destination –**  
The property is uniquely positioned in a recently constructed medical office park, surrounded by other medical and dental specialties. The site's unique location serves as a the most dense concentration of medical operators in Manhattan. The location provides a competitive advantage for the tenant's operations.
- **Kansas State University | 21,000+ Students –** The property is ideally positioned less than 10 minutes from Kansas State University, one of the state's largest schools with over 21,000+ students, surrounding the location by one of the practice's largest patient bases.
- **Manhattan, KS | Robust Demographics | >\$100,000 Incomes –**  
The average household income is over \$110,000 in a 1-mile radius of the property. The 5-mile population reaches over 60,000 residents currently and is expected to continue its growth over the coming years, ensuring a robust customer base to support the location.
- **Proximity to Prominent Retail Corridor | National Presence –**  
The location is positioned near a dense area of high-income residential communities and down the street a prominent retail corridor anchored by tenants like Dillons, Marshall's, McDonald's, Starbucks, Hy-Vee, Harbor Freight, BestBuy, etc
- **Further Expansion & Investment | High-Performing Location –**  
Ownership, in conjunction with the office park, is actively investing in site enhancements, including the development of additional adjacent parking to support hgh customer demand and the property's strong traffic volumes.



West Loop



**Kansas State University**  
±21,200 Students  
±3 Miles Away



**Amanda Arnold Elementary**  
±419 Students

**Wyndham Heights**  
Neighborhood

**Greystone**  
Neighborhood

**Twin Oaks**  
Sports Complex

**Pebblebrook Apartments**  
±224 Units



**Anderson Ave ± 8,000 VPD**



**Subject Property**



**4201 Anderson Ave Suite E**  
Manhattan, KS 66503

**±6,272 SF**

GLA

**2017**

Year Built

**±17,200**

Vehicles Per Day

**NNN**

Lease Type

**\$368.94**

Price Per SF



# FINANCIAL OVERVIEW

**Manhattan Oral Surgery**

4201 Anderson Ave Suite E, Manhattan, KS 66503



# FINANCIAL SUMMARY

**\$2,314,010**

List Price

**8.50%**

Cap Rate

**\$31.36**

Current Rent/SF

**\$196,691**

NOI

## Property Details

Tenant Trade Name	Manhattan Oral Surgery and Implant Center
Type of Ownership	Fee Condo Interest
Lease Entity Name	US Oral Surgery Management, LLC
Occupancy	100%
Original Lease Term	5 Years
Rent Commencement Date	3/31/23
Lease Expiration Date	3/31/28
Term Remaining on Lease	±2.02 Years
Base Rent	\$196,690.86
Increases	3% Annually
Options	Three, 5-Year Options
Expense Structure	NNN
Tenant Responsibilities	Taxes, Insurance, CAM (Association Dues)
Landlord Responsibilities	Roof and Structure

HVAC

*Tenant shall repair and maintain the HVAC and generator serving the Lease Premises in good working order throughout the Term, with such obligation not to exceed \$500,000 for each unit during any Lease Year. Landlord agrees to pay for any costs in excess of such amounts, and Landlord shall remain responsible for the replacement cost thereof such that HVAC and generator are in good working order throughout the Term of this Lease.*

## Annualized Operating Data

Lease Year	Annual Rent	Monthly Rent	Rent PSF	Cap Rate
Year 1	\$180,000.00	\$15,000.00	\$28.70	-
Year 2	\$185,400.00	\$15,450.00	\$29.56	-
Year 3	\$190,962.00	\$15,913.50	\$30.45	-
<b>Year 4 (Current)</b>	<b>\$196,690.86</b>	<b>\$16,390.91</b>	<b>\$31.36</b>	<b>8.50%</b>
Year 5	\$202,591.59	\$16,882.63	\$32.30	8.76%
<b>Option 1</b>				
Year 6	\$208,669.33	\$17,389.11	\$33.27	9.02%
Year 7	\$213,886.07	\$17,910.78	\$34.10	9.24%
Year 8	\$219,233.22	\$18,448.11	\$34.95	9.47%
Year 9	\$224,714.05	\$19,001.55	\$35.83	9.71%
Year 10	\$230,331.90	\$19,571.60	\$36.72	9.95%
<b>Option 2</b>				
Year 11	\$241,904.95	\$20,158.75	\$38.57	10.45%
Year 12	\$249,162.10	\$20,763.51	\$39.73	10.77%
Year 13	\$256,636.96	\$21,386.41	\$40.92	11.09%
Year 14	\$264,336.07	\$22,028.01	\$42.15	11.42%
Year 15	\$272,266.15	\$22,688.85	\$43.41	11.77%
<b>Option 3</b>				
Year 16	\$280,434.13	\$23,369.51	\$44.71	12.12%
Year 17	\$288,847.16	\$24,070.60	\$46.05	12.48%
Year 18	\$297,512.57	\$24,792.71	\$47.44	12.86%
Year 19	\$306,437.95	\$25,536.50	\$48.86	13.24%
Year 20	\$315,631.09	\$26,302.59	\$50.32	13.64%
<b>Average</b>				<b>10.85%</b>

# TENANT OVERVIEW



**U.S. Oral Surgery  
Management**

U.S. Oral Surgery Management (USOSM) is a leading provider of practice management services, specializing exclusively in oral and maxillofacial surgery. Founded in 2017 and headquartered in Irving, Texas, USOSM was established to address the unique operational challenges faced by oral surgeons, offering tailored solutions that enhance both clinical excellence and financial performance. As a private, equity-backed organization, USOSM has rapidly expanded its footprint, forming partnerships with board-certified oral and maxillofacial surgeons across the United States. This collaborative approach allows surgeons to focus on delivering high-quality patient care while benefiting from operational support designed to drive practice growth and efficiency.

USOSM's comprehensive suite of services includes administrative, operational, and marketing support. These services are carefully crafted to meet the needs of each practice, encompassing tasks such as revenue cycle management, human resources, compliance, and technology optimization. This enables surgeons to devote their time and expertise to clinical care while leveraging the resources of a larger organization. The company's unique partnership model emphasizes clinician involvement, with nearly 50% of the organization owned by the surgeons themselves. This structure fosters a strong alignment of interests and ensures that practitioners remain deeply involved in governance and decision-making.

**IRVING, TX**  
Headquarters

**2017**  
Founded

**USOSM.COM**  
Website

**180+**  
Locations



# MARKET OVERVIEW

## Manhattan Oral Surgery

4201 Anderson Ave Suite E, Manhattan, KS 66503



# MANHATTAN, KS

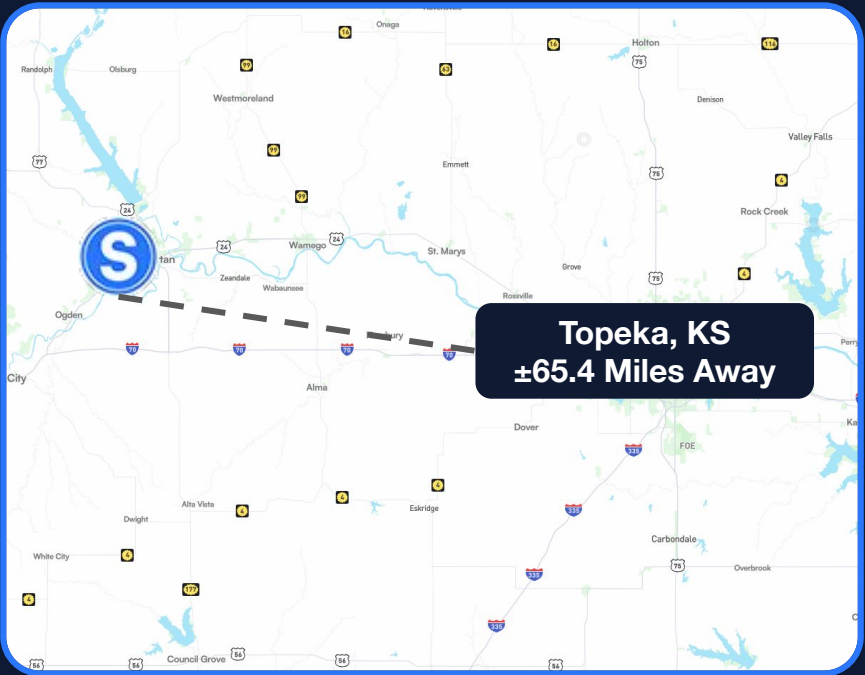
## Market Demographics

**55,000**  
Total Population

**\$62,000**  
Median HH Income

**22,000**  
Households

**24 Years**  
Median Age



## Local Market Overview

Manhattan, Kansas, located in the Flint Hills region, serves as a regional hub for education, government, and technology-driven employment. The city benefits from a stable population base anchored by Kansas State University, which contributes to consistent renter demand, a highly educated workforce, and ongoing research activity. Population growth has remained steady relative to peer markets, supported by institutional presence and quality-of-life advantages including access to outdoor recreation, a walkable downtown, and a strong community identity. Household incomes are bolstered by a mix of public-sector employment, academia, and private industry, creating a resilient local economy.

The area's affordability compared to larger Midwest metros continues to attract students, young professionals, and families. Manhattan's housing market is characterized by a balanced mix of rental and owner-occupied units, with demand supported by university enrollment cycles and nearby military activity at Fort Riley. Retail corridors and neighborhood centers benefit from consistent consumer spending, while ongoing infrastructure and campus investments reinforce long-term growth prospects. The city's combination of stability, institutional influence, and livability positions it as a dependable secondary market for real estate investment.

## Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	32,675	57,260	68,616
Current Year Estimate	32,630	57,287	67,954
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	13,466	24,573	28,962
Current Year Estimate	12,825	23,440	27,459
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$110,218	\$87,159	\$91,096

# TOPEKA, KS MSA

**126,500**

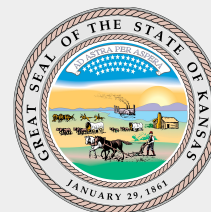
Total Population

**\$10B**

Gross Domestic Product

Topeka, the capital city of Kansas, serves as a stable regional hub supported by government institutions, healthcare systems, and a growing base of professional services. The city benefits from a central location along Interstate 70, providing connectivity to Kansas City and other major Midwestern markets, while maintaining a cost-effective business environment and a steady population base. With a diverse mix of established neighborhoods, employment centers, and ongoing community investment, Topeka continues to attract families and working professionals seeking affordability and accessibility.

## Major Employers



THE UNIVERSITY  
OF KANSAS HOSPITAL

BlueCross BlueShield  
**Kansas**

 Stormont Vail  
Health

**Walmart** 

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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 4201 Anderson Ave Suite E, Manhattan, KS, 66503 ("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.

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