

10800 E 77TH TERRACE

RAYTOWN, MISSOURI



RANGE
REALTY PARTNERS



OFFERING MEMORANDUM
STABILIZED INCOME WITH OWNER-USER UPSIDE

PROPERTY SUMMARY

- **Address:** 10800 E 77th Terrace Raytown, MO 64138
- **Building Size:** 2,070 SF dental office with 1,411 SF walk-out garden level
- **Site Size:** 1.27 acres (\pm 55,321 SF)
- **Parking Lot:** 18 surface spaces; lot resurfaced and restriped with new curbs and gutters (2021)
- **Year Built:** 2002 (comprehensive interior reconstruction and building addition completed 2021)
- **Submarket:** East Jackson County
- **HVAC Units:** Installed 2021
- **Furnace:** Installed 2021; warranty through 2031
- **Building Composition:** Wood framed exterior walls, floor joists, and roof trusses with exterior thin-set stone veneer and siding



INVESTMENT HIGHLIGHTS

This offering presents a fully reconstructed dental office originally built for long-term clinical use and now leased with stable income in place. Following acquisition of the property in 2020, the owner completed a comprehensive interior reconstruction and a front-of-building addition in 2021, re-occupying the space in 2022. The project included a \pm 518 SF expansion to the first floor, bringing the primary clinical level to approximately 2,070 SF, with a finished lower level supporting overall practice functionality and full ADA compliance.

The result is a modern, highly functional dental facility with new building systems, an upgraded facade, and a fully resurfaced parking lot—reflecting a level of reinvestment that materially reduces long-term capital exposure.

The property is currently leased under a five-year term, with two five-year renewal options, providing predictable cash flow and income continuity. At the same time, the quality, layout, and condition of the building preserve long-term flexibility, allowing the asset to remain well-positioned for continued dental use and potential owner occupancy beyond the current lease term.

- **FIVE (5)-YEAR MODIFIED GROSS LEASE**
- **TWO (2), FIVE (5)-YEAR EXTENSION OPTIONS WITH 10% RENT INCREASE**
- **MINIMAL LANDLORD RESPONSIBILITIES**
 - **BRAND NEW BUILDING SYSTEMS**

PRICING OVERVIEW

LEASE SUMMARY

Lease Structure

- Lease Type: Modified Gross
- Additional Rent: Real estate taxes, insurance, and operating expenses (including dumpster service, snow removal, landscaping, parking lot maintenance, and pest control) are billed back to Tenant
- Utilities: Paid by Tenant

Landlord Responsibilities:

- HVAC/Furnace: Landlord responsible for repair or replacement costs exceeding \$750 per occurrence; furnace installed in 2021 with warranty in place through 2031
- Roof/Structure/Exterior Walls/Windows: Landlord responsible

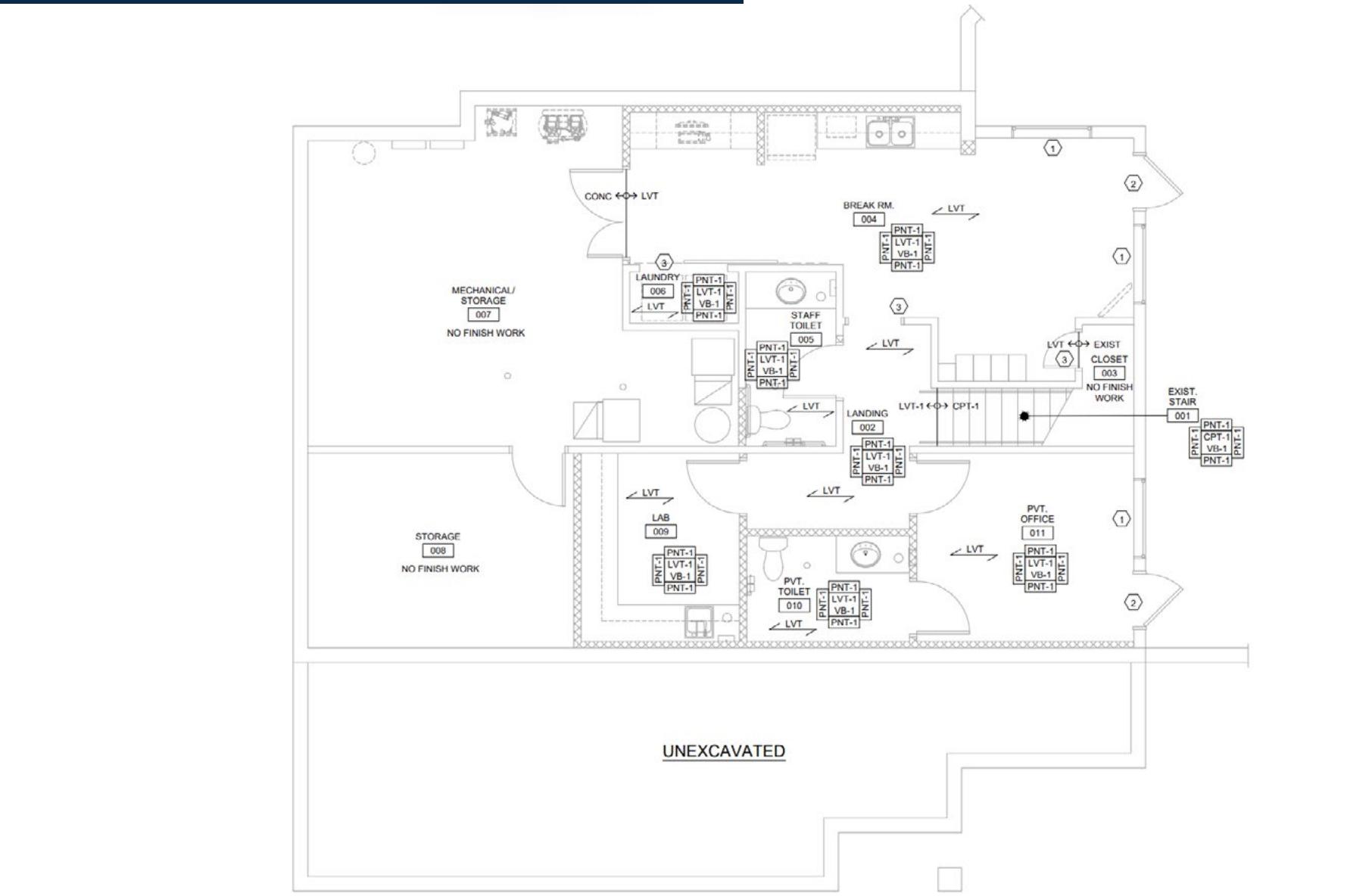
RENT SCHEDULE

Lease Term	Monthly Rent	Annual Rent	Notes
Initial Term (Years 1-5)	\$5,000	\$60,000	
First Renewal Option (Years 6-10)	\$5,500	\$66,000	10% Increase
Second Renewal Option (Years 11-15)	\$6,050	\$72,600	10% Increase



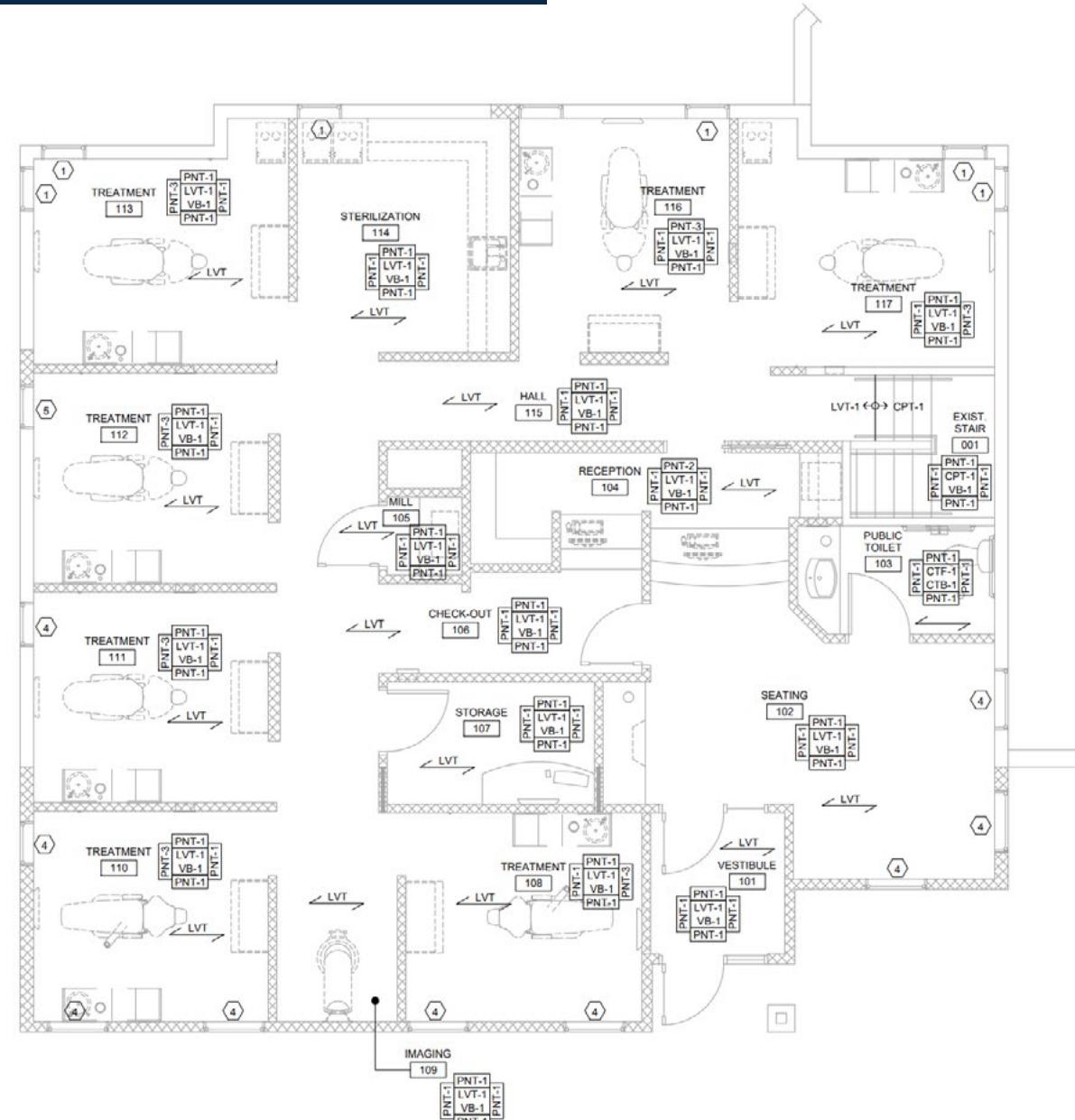
FLOOR PLANS

BASEMENT LEVEL: 1,411 SF

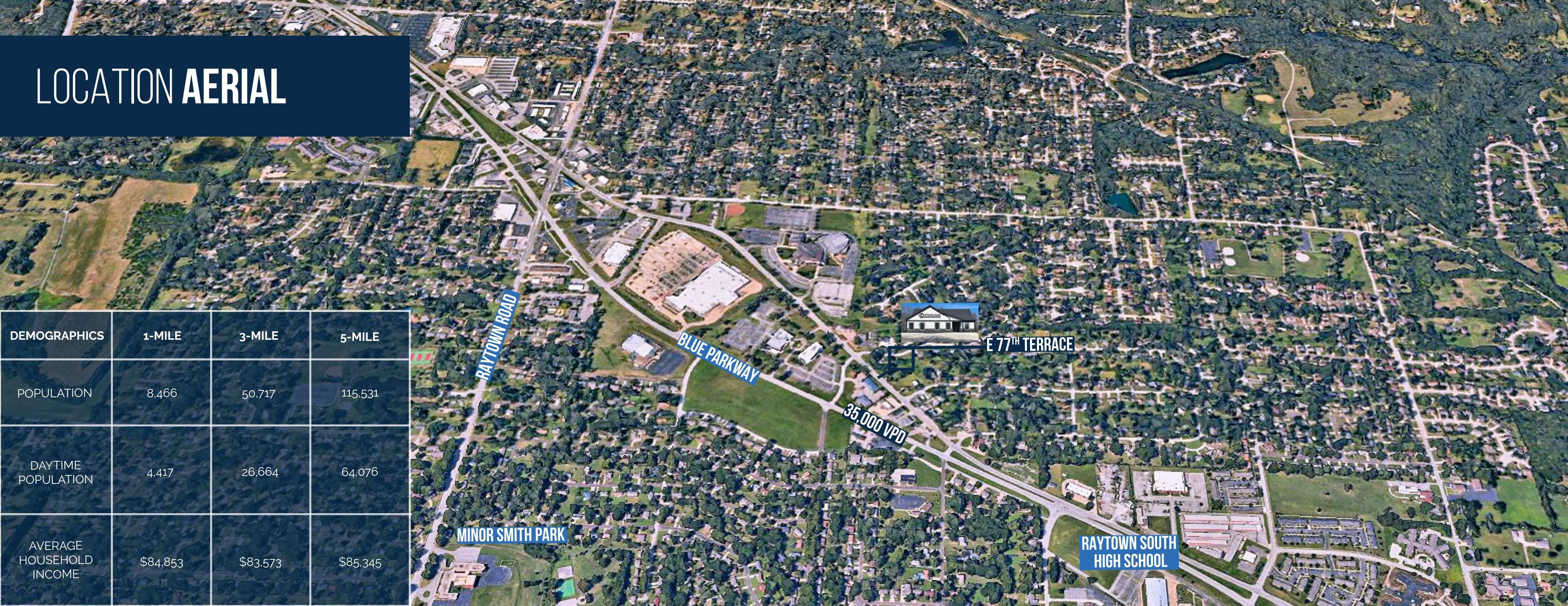


FLOOR PLANS

MAIN LEVEL: 2,070 SF



LOCATION AERIAL



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	8,466	50,717	115,531
DAYTIME POPULATION	4,417	26,664	64,076
AVERAGE HOUSEHOLD INCOME	\$84,853	\$83,573	\$85,345

TENANT PROFILE



APEX DENTAL PARTNERS

THE APEX STORY

Founded in 2014 by Matt Hale, David Lohmann, and Dr. Layla Lohmann, Apex has grown to be a leading group practice organization with over 250 providers serving over 200,000 active patients each year. From the beginning, Apex has remained focused on supporting the delivery of the highest quality care through a non-branded, private practice model centered around the long-term, doctor-patient relationship.

500+ TEAM MEMBERS 250+ PROVIDERS 200,000+ ACTIVE PATIENTS 40+ LOCATIONS

We call ourselves Apex Dental Partners because we aren't like other DSOs. Our model sets us apart as a partnership of like-minded dentists, supported by clinical and business professionals who share a common mission to improve the lives of our patients and the communities we serve.

OUR DOCTORS AS LEADERS

At Apex, we recognize the powerful and positive impact our supported dentists have on the overall success of their practice. By enabling and encouraging our doctors, we are empowering them to grow into the strong leaders their teams and patients need.

OUTSTANDING PATIENT EXPERIENCE

To deliver an unmatched quality of care for our patients, we focus on three primary elements:

- Building trust-based, long-term relationships
- Communicating proactively
- Delivering valuable service and support

A NON-BRANDED MODEL

Private Practice Reimagined® means your practice will remain uniquely branded while still experiencing a smooth and streamlined transition. Our goal is to preserve the legacy and identity of our partnered practices within their communities so staff retention and patient satisfaction remain high.

INTEGRITY, EXCELLENCE, SERVICE

In order to best serve our patients, we remain steadfast in our commitment to integrity, excellence, and service. By partnering with doctors whose values align with our own, Apex is confident in our ability to uphold our standards in patient care to become the highest quality organization in dentistry.

FOR MORE INFORMATION, VISIT: <https://apexdp.com/our-story/>





RANGE

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