



U.S. Oral Surgery
Management

180+ UNIT SPECIALTY DENTAL OPERATOR | US ORAL SURGERY MANAGEMENT
10 YEAR NNN LEASE | 3% INCREASES



5900 CUBERO DR NE STE A | ALBUQUERQUE, NM 87109

SOUTHWEST ORAL & MAXILLOFACIAL SURGERY



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SOUTHWEST ORAL
AND MAXILLOFACIAL
SURGERY



U.S. Oral Surgery
Management

SOUTHWEST ORAL & MAXILLOFACIAL SURGERY

5900 CUBERO DR NE STE A | ALBUQUERQUE, NM 87109

EXCLUSIVELY LISTED BY

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EXECUTIVE OVERVIEW

section 1

OFFERING SUMMARY

Matthews™ Healthcare Division is pleased to offer qualified investors a high quality opportunity to acquire a single-tenant dental condo in Albuquerque, NM. Southwest Oral and Maxillofacial Surgery 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 2022, at which point they signed a 10 year NNN lease; providing a significant testament to their success and commitment to the location in the future. This site is ideally located in a multi-tenant medical office building surrounded by other medical specialties, and uniquely positioned as a shadow anchor to a prominent Whole Foods shopping center, constantly driving traffic to the site. The lease also features an ideal structure with 3.00% annual rental increases throughout the term.

THE OPPORTUNITY



NAME

Southwest Oral and Maxillofacial Surgery



ADDRESS

5900 Cubero Dr NE STE A,
Albuquerque, NM 87109



GLA

±3,300 SF



NOI

\$131,547



YEAR BUILT

1996



PROPERTY TYPE

Dental Office - Healthcare



OCCUPANCY

100%



LIST PRICE

\$1,879,248



CAP RATE

7.00%



PRICE PSF

\$569.47



PROPERTY HIGHLIGHTS

US Oral Surgery Management (180+ Locations) | Specialized Tenancy | Recent Practice Acquisition

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 2022 – 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 passive investment opportunity for both local and national investors.

Synergistic Location | Top Quality Construction | Sticky Investment

The location is fitted with extensive build out and is positioned in a multi-tenant medical office building surrounded by other medical specialties, creating a synergy which the tenant benefits from.

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.

High Traffic Location | Direct Access and High Visibility | 34,000+ VPD

The property benefits from its location near the intersection of Academy Rd and Wyoming Blvd, seeing over 34,000 cars per day. This generates direct visibility of the asset, crucial to the success for outpatient healthcare facilities like a dental office that relies and brand awareness and walk-in business.



PROPERTY HIGHLIGHTS

Albuquerque, NM | Robust Demographics | >\$100,000 Incomes | 250,000 Residents

The average household income is over **\$110,000** in a 1, 3 and 5-mile radius of the property. The 5-mile population reaches over 250,000 residents currently and is expected to continue its growth over the coming years.

Ideal Location | Shadow Anchored to Whole Foods and HomeGoods | Affluent Area

The location is positioned between a dense area of high-income residential communities and nearby premier shopping center destinations like The North Towne Plaza, anchored by national brands like Whole Foods Market and HomeGoods. This is also directly across from the Sycamore Plaza Shopping Mall, including tenants like Walmart, Smith's, Pet Smart, etc.

The site is also within 1-mile of Albuquerque Academy (1,200+ students) and Oak Grove Academy (500+ students), surrounding the location by one of the practice's largest patient bases.

\$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.





ALBUQUERQUE ACADEMY
1,163 STUDENTS

PRESBYTERIAN FAMILY MEDICINE

SYCAMORE PLAZA

PET SMART
SALLY BEAUTY
Smith's
FOOD & DRUG STORES
Walmart **MATTRESS FIRM**



WYOMING BLVD NE ± 40,430 VPD

ARROYO DEL OSO GOLF COURSE



SUBJECT PROPERTY



ACADEMY RD NE ± 24,100 VPD



CUBERO DR NE



**FINANCIAL
OVERVIEW**

section 2

INVESTMENT SUMMARY

| | |
|----------------|---|
| List Price | \$1,879,248 |
| NOI | \$131,547.36 |
| Cap Rate | 7.00% |
| Price PSF | \$569.47 |
| Rent PSF | \$39.86 |
| Property Name | Southwest Oral and Maxillofacial Surgery |
| Address | 5900 Cubero Drive, Suite A, Albuquerque, New Mexico 87124 |
| Property Size | ±3,300 SF |
| Year Built | 1996 |
| Occupancy | 100% |
| Property Type | Dental Office - Healthcare |
| Ownership Type | Fee Condo Interest |



LEASE ABSTRACT

| | |
|---------------------------|--|
| Tenant Name | Southwest Oral and Maxillofacial Surgery (US Oral Surgery Management) |
| Ownership Type | Fee Condo Interest |
| Lease Entity Name | US Oral Surgery Management, LLC |
| GLA | ±4,000 SF |
| Occupancy | 100% |
| Initial Term | 10 Years |
| Lease Commencement | 12/1/2022 |
| Lease Expiration | 11/30/2032 |
| Lease Term Remaining | ±8 Years |
| Rental Increases | 3.00% Annually |
| Renewal Options | Two, 5-year Options |
| Expense Structure | NNN |
| Landlord Responsibilities | Roof and Structure |
| Tenant Responsibilities | Taxes, Insurance, CAM |
| Insurance | Tenant Responsible |
| Taxes | Tenant Responsible |
| HVAC | Tenant shall be responsible for maintenance and responsible for repairs up to \$500 per unit per year. Replacement costs of HVAC shall be amortized over life of the lease |

FOR FINANCING OPTIONS REACH OUT TO:

COREY RUSSELL
 (817) 932-4333
 Corey.russell@matthews.com

ANNUALIZED OPERATING DATA

| LEASE YEAR | ANNUAL RENT | MONTHLY RENT | CAP RATE |
|---------------------------------------|---------------------|--------------------|----------------------------|
| December 2022 - 2023 | \$123,996.00 | \$10,333.00 | - |
| December 2023 - 2024 | \$127,715.88 | \$10,642.99 | - |
| December 2024 - 2025 (Current) | \$131,547.36 | \$10,962.28 | 7.00% |
| December 2025 - 2026 | \$135,493.78 | \$11,291.15 | 7.21% |
| December 2026 - 2027 | \$139,558.59 | \$11,629.88 | 7.43% |
| December 2027 - 2028 | \$143,745.35 | \$11,978.78 | 7.65% |
| December 2028 - 2029 | \$148,057.71 | \$12,338.14 | 7.88% |
| December 2029 - 2030 | \$152,499.44 | \$12,708.29 | 8.11% |
| December 2030 - 2031 | \$157,074.42 | \$13,089.54 | 8.36% |
| December 2031 - 2032 | \$161,786.66 | \$13,482.22 | 8.61% |
| | | | 7.78% (Average Cap) |





TENANT
OVERVIEW
section 2



U.S. Oral Surgery Management

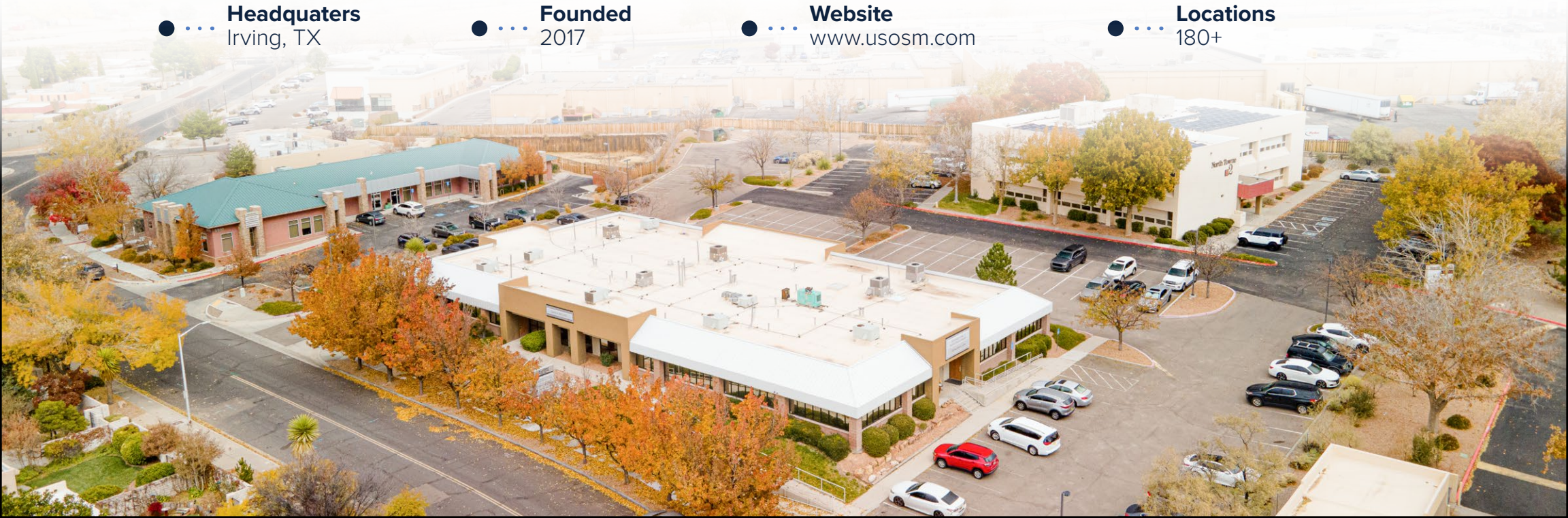
U.S. Oral Surgery Management (USOSM) is a leading provider of practice management services, specializing exclusively in oral and maxillofacial surgery. Founded in 2017 and headquartered in Irving, Texas, USOSM was established to address the unique operational challenges faced by oral surgeons, offering 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.

● ... **Headquarters**
Irving, TX

● ... **Founded**
2017

● ... **Website**
www.usosm.com

● ... **Locations**
180+





AREA OVERVIEW

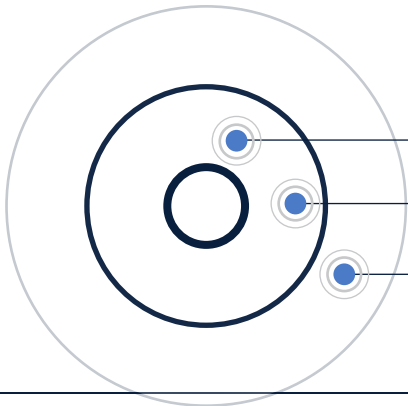
section 3

ALBUQUERQUE, NM

Albuquerque, New Mexico, is the largest city in the state and a dynamic hub for culture, commerce, and innovation. Situated in the heart of the Rio Grande Valley, the city enjoys a stunning backdrop of the Sandia Mountains to the east and the vast, open desert to the west. Albuquerque’s unique blend of Southwestern charm and modern amenities makes it an attractive destination for both residents and visitors alike. Its rich history is deeply rooted in Native American, Hispanic, and Anglo cultures, which are celebrated through its vibrant arts, architecture, and culinary traditions.

The city is home to nearly 1 million residents in the greater metropolitan area, making it a critical economic driver for New Mexico. Albuquerque’s economy is diverse, with key sectors including healthcare, education, aerospace, renewable energy, and technology. Major employers like Sandia National Laboratories, Kirtland Air Force Base, and the University of New Mexico contribute to its reputation as a center of innovation and research. The healthcare industry, in particular, plays a significant role in the city’s economy, providing advanced medical services to the region and beyond.

Albuquerque also offers a diverse range of residential neighborhoods, excellent educational institutions, and a relatively low cost of living compared to other metropolitan areas in the U.S. Its thriving small business community and welcoming atmosphere make it an appealing place to live, work, and invest. With its unique combination of culture, opportunity, and quality of life, Albuquerque continues to be a vibrant and growing city in the heart of the Southwest.



POPULATION



HOUSEHOLDS



INCOME

| | 2020 ESTIMATE | 2024 ESTIMATE | 2029 PROJECTION | 2020 ESTIMATE | 2024 ESTIMATE | 2029 PROJECTION | 2024 AVERAGE |
|----------------|---------------|---------------|-----------------|---------------|---------------|-----------------|--------------|
| 3-MILE | 123,062 | 124,164 | 124,059 | 55,786 | 56,200 | 56,135 | \$93,737 |
| 5-MILE | 248,577 | 250,151 | 249,820 | 111,565 | 112,149 | 111,975 | \$93,587 |
| 10-MILE | 567,928 | 572,006 | 574,888 | 245,444 | 246,902 | 247,968 | \$87,871 |



±27,353
OF STUDENTS



±8,010
OF STAFF



1889
ESTABLISHED



\$5.2 BILLION
ECONOMIC IMPACT



The University of New Mexico is a large, public research university in Albuquerque, New Mexico. It is New Mexico's flagship research institution, and one of the state's largest employers. UNM's multi-ethnic campus offers a unique blend of culture and academics. Students can choose from 215 degree and certificate programs, including 94 baccalaureate degrees. Business, psychology and education are the most popular areas. The Pueblo Revival architectural style that echoes nearby Native American villages can be seen on several campus buildings. Its scenic environment is close to magnificent mesas, the historic Rio Grande and Sandia Mountains.

UNM has a vibrant student life community, with more than 400 student organizations, and more than 25 Greek societies are available on campus. UNM is the first university in the country to launch a Signature School Program with the Central Intelligence Agency; enabling students to interact with analysts and learn how to join the CIA once they graduate. The UNM Formula SAE team is ranked as fifth best out of 125 in the United States and 18th best out of 500 in the world. The New Mexico Lobos' 22 varsity sports compete in NCAA Division I in the Mountain West Conference (MW).



ATTRACTIONS

Albuquerque has a wide variety of attractions that appeal to both residents and visitors. The Albuquerque Biological Park, where the Rio Grande Zoo, Albuquerque Aquarium, and Botanic Garden converge to offer a captivating blend of wildlife, aquatic wonders, and lush botanical displays, enhances the city's cultural scene. Another hidden gem is the Museum of Natural History and Science, which offers an immersive journey through the region's geological and paleontological history. Old Town Albuquerque is a must-see for history buffs, with adobe structures, quaint boutiques, and a vibrant plaza surrounded by restaurants and galleries.

The combination of cultural, historical, and natural attractions in Albuquerque creates a distinct and inviting environment for those seeking a well-rounded experience in the heart of New Mexico. Albuquerque has a lot to offer, whether strolling through Old Town, marveling at the wonders of the biological park, or exploring the surrounding mountains.



OUTDOOR RECREATION

Nature lovers can venture east to the Sandia and Manzano Mountains, which offer not only breathtaking views but also a plethora of outdoor activities such as hiking trails, open spaces, and rock climbing opportunities. Balloon Fiesta Park, for example, contributes to the city's recreational appeal by hosting events and providing spaces for leisure activities. The annual Albuquerque International Balloon Fiesta, which fills the sky with a kaleidoscope of colors and shapes, is also a world-renowned spectacle. The total economic impact of Albuquerque International Balloon Fiesta annual is estimated at \$203.19 million for the nine-day event. Balloon Fiesta increased the local business volume by \$119.52 million in direct impact and \$83.67 million in indirect impact. The 2023 Balloon Fiesta featured 546 registered hot air balloons, including 107 special shape balloons, as well as 629 pilots from 16 different countries.

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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 **ADDRESS** (“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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