

FOR SALE

Lease Investment Opportunity

Affordable Dentures
Lofton Drive • Pineville, LA

AFFORDABLECARE
INCORPORATED



Sample photograph



Sample photograph

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- Price: \$1,613,462
 - Cap Rate: 8.0%
 - Building: 3,157 sf
 - Lot Size: .86 acres
 - Lease Term: Twelve (12) Years
 - Occupancy: January 2011

For more information, please contact:
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After successful careers as dentists, Drs. George Edwards and Donald Henson started Affordable Care, Inc. in 1975 to assist other dentists in establishing practices focusing on removable prosthetics and related services at affordable fees. Twenty-five (25) years later, this growing network of affiliated denture practices now totals over 140 in 33 states. Each practice is owned and operated by a licensed general dentist. Every practice has its own on-site lab designed with state-of-the-art equipment. Dentures are processed on-site to the specifications and requirements of the practicing dentist and providing same day service to their patients. Before investing in a permanent, freestanding location with a long term lease, each practicing dentist is required to operate within its geographical market for a period of five (5) years to establish revenue trends and practice viability.

Lease Summary

Tenant:	Affordable Care, Inc.
Property Address:	249 Lofton Drive • Pineville, LA
Lease Term:	Twelve (12) years
Schedule of Rents:	Years 1 - 5: \$ 129,077 Years 6-10: \$ 145,212 Years 11-12: \$ 163,363
Options:	Two (2) - 5 Year
Increases:	12.5% Every five years
Taxes & Insurance:	By Tenant
Repairs:	Tenant responsible for all repairs and maintenance.

