

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 and Implant Center
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 | - |
| Year 4 (Current) | \$196,690.86 | \$16,390.91 | \$31.36 | 8.50% |
| Year 5 | \$202,591.59 | \$16,882.63 | \$32.30 | 8.76% |
| Option 1 | | | | |
| 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% |
| Option 2 | | | | |
| 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% |
| Option 3 | | | | |
| 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% |
| Average | | | | 10.85% |

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



MANHATTAN, KS

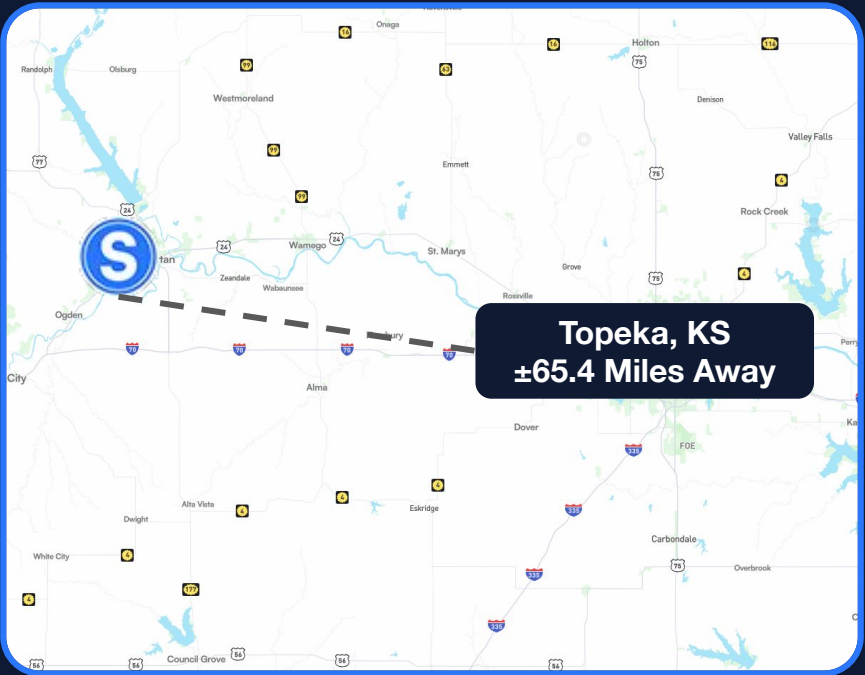
Market Demographics

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

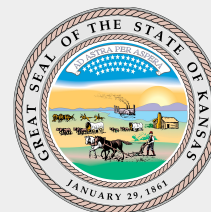
Total Population

\$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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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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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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