

P1 DENTAL PARTNERS **p1** Dental Partners

830 N THEATRE RD
Marion, IN 46952

Dental Anchored
Investment Opportunity

Offering Memorandum

\$2,268,286 | 9.00% Cap Rate | NN+ | ±4.6 Year WALT | 3% Annual Increases | 60+ Unit Anchor Operator



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Property Overview

P1 Dental Partners
830 N Theatre Rd, Marion, IN 46952



Investment Highlights

Tenant & Industry

- **Best-In-Class Tenant** – P1 Dental Partners is one of the largest DSOs in the Midwest with 60+ locations across 5 states.
- **Recession-Resistant Asset** – Healthcare real estate remains a highly sought-after investment due to its stability, strong tenant retention, and insulation from economic downturns and e-commerce disruption.
- **Scheduled Rental Increases** – 3% annual rental increases provide a future owner a boost in cash flow and return on their investment, along with protection against inflation.
- **Streamlined Expansion** – P1 Dental Partners expands by acquiring existing practices that are already established within the community. This allows them to quickly grow their footprint across the country.

Property & Location

- **Strategic Location** – The subject property is located adjacent to a Planet Fitness anchored shopping center filled with national tenants such as McDonald's, Buffalo Wild Wings, Applebee's, Subway, & Long John Silver's.
- **Tenant Investment in Location** – Dental support organizations rarely relocate due to high build-out costs and difficulty in retaining the same patients after moving.
- **Thriving Industry** – The dental market is projected to grow at a 7.4% CAGR from 2022-2029 (Fortune Business Insights), ensuring long-term demand for dental services.





N Baldwin Ave ± 23,100 VPD

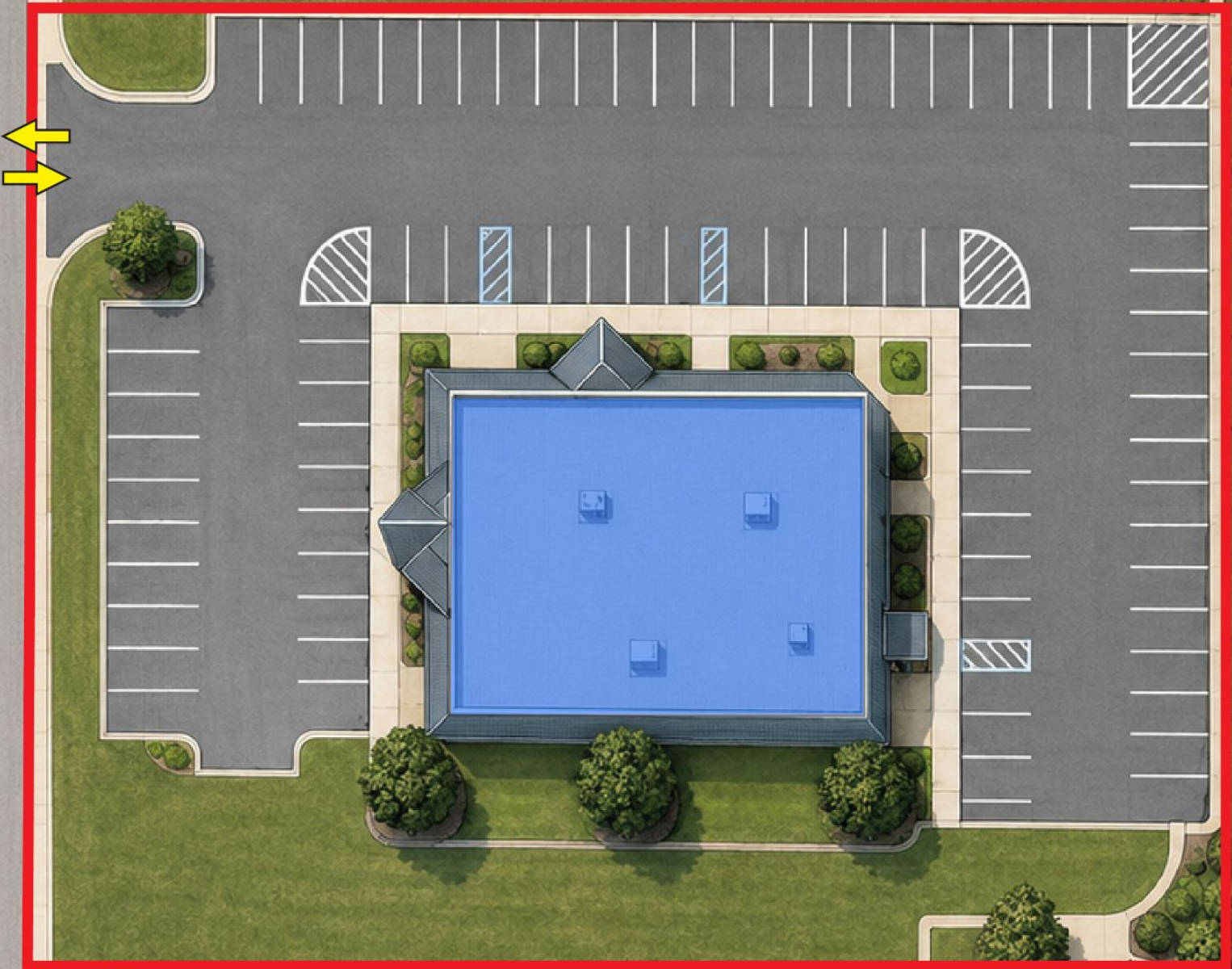
W Ken Rd ± 10,500 VPD



N Theatre Rd



N Theatre Rd



830 N Theatre Rd
Marion, IN 46952

±9,700 SF
GLA

2001
Year Built

±4.6 Years
WALT

NN+
Lease Type

9.00%
Cap Rate



Financial Overview

P1 Dental Partners
830 N Theatre Rd, Marion, IN 46952



Rent Roll

# OF TENANTS	TENANT	LEASE START	LEASE END	GLA (SF)	% OF NRA	CONTRACT RENTAL RATE		RENT PSF	RENTAL INCREASES	OPTIONS REMAINING	TERM REMAINING	LEASE STRUCTURE
						ANNUAL	MONTHLY					
1	P1 Dental Partners	12/18/20	12/17/30	± 8,700	90%	\$179,220	\$14,935	\$20.60	3% Annual	Two, 5-Year Options	±4.60 Years	NN+
2	Peak Brain Center	COE	5 Years	±1,000	10%	\$24,926	\$2,077	\$24.93	3% Annual	Four, 5-Year Options	±5 Years	NNN
TOTALS				± 9,700	100%	\$204,146	\$17,012	\$21.05				
WALT (YEARS)				± 4.6								

Financial Overview

\$2,268,286

List Price

9.00%

Cap Rate

3% Annual

Rental Increases

±4.6 Years

WALT

Investment Summary

List Price	\$2,268,286
NOI	\$204,146
Cap Rate	9.00%
Price PSF	\$233.84
Net Rent PSF	\$21.05
Year Built	2001
GLA of Building	±9,700 SF



FINANCING INQUIRIES

Greg Kavoklis
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Tenant Overview

Year Founded
2020

Headquarters
Indianapolis, IN

Website
p1dentalpartners.com

Growth Strategy
Partnerships

Services Provided
Patient Care

Operational Focus
Autonomy Preservation



Tenant Overview

P1 Dental Partners is a rapidly growing dental partnership organization (DPO) focused on supporting high-performing dental practices throughout the Midwest. Founded with a provider-led philosophy, the company emphasizes clinical excellence, operational support, and long-term partnership structures designed to preserve local practice identity while enhancing efficiency and scalability. P1 Dental Partners has positioned itself as a differentiated platform within the evolving dental services organization (DSO) landscape by prioritizing patient-first care, practitioner autonomy, and sustainable growth. The company's expanding regional footprint and collaborative operating model have contributed to its emergence as a notable private operator within the healthcare services sector.

Why Invest in P1 Dental Partners?

- **Defensive Healthcare Industry:** Dental services operate within the broader healthcare sector, which is generally viewed as recession-resistant due to consistent consumer demand for essential care and recurring patient visits.
- **Fragmented Industry Creates Expansion Opportunity:** The dental industry remains highly fragmented, providing significant runway for continued consolidation and growth through strategic practice acquisitions and affiliations.
- **Provider-Centric Business Model:** P1 Dental Partners emphasizes clinical autonomy and local practice identity, creating stronger alignment with affiliated dentists and supporting long-term operational stability.

Tenant Overview

Year Founded
2015

Headquarters
Marion, IN

Website
peakbraincenters.com

Growth Strategy
Consumer Awareness

Services Provided
Neuropathy

Operational Focus
Data-Driven



Tenant Overview

Peak Brain Centers is a specialized neurotherapy and cognitive wellness provider focused on brain performance optimization, mental wellness, and non-invasive neurological treatment solutions. The company operates within the growing behavioral health and cognitive wellness sector, offering advanced brain mapping and neurofeedback therapies designed to support individuals experiencing challenges related to attention, anxiety, sleep, stress, peak performance, and cognitive function. Through a technology-driven and patient-centered approach, Peak Brain Centers has developed a differentiated niche within the broader healthcare and wellness marketplace by combining neuroscience-based diagnostics with personalized treatment programs.

Why Invest in Peak Brain Centers?

- **Growing Cognitive Wellness Industry:** Peak Brain Centers operates within the expanding mental wellness and neurotherapy sector, benefiting from increased consumer awareness surrounding brain health, stress management, and cognitive optimization.
- **Differentiated Healthcare Platform:** The company offers specialized neurofeedback and brain mapping services that differentiate it from traditional healthcare and wellness providers.
- **Rising Demand for Non-Invasive Therapies:** Consumers are increasingly seeking drug-free and non-invasive treatment alternatives for ADHD, anxiety, sleep disorders, stress, and cognitive performance enhancement.

Market Overview

P1 Dental Partners
830 N Theatre Rd, Marion, IN 46952



Marion, IN

Market Demographics: 3-Mile Radius

24,393
Total Population

\$57,917
Median HH Income

10,473
of Households

40.6
Median Age



Local Market Overview

Marion, Indiana benefits from a strategic location in the heart of the Midwest, offering residents and businesses convenient access to major transportation corridors and regional employment centers. The city serves as an important hub within Grant County and maintains a diverse economic base supported by healthcare, education, manufacturing, and logistics industries. Local institutions such as Indiana Wesleyan University and Marion Health contribute to workforce development and regional stability, while ongoing investment in community amenities and infrastructure continues to support long-term growth. Marion's affordability, accessibility, and strong civic identity make it an attractive environment for both residents and employers seeking a balanced cost structure and a connected community atmosphere.

The broader Marion area offers a mix of established neighborhoods, commercial corridors, and recreational assets that enhance quality of life and economic activity. Residents benefit from access to parks, trails, local dining, and cultural attractions, while nearby highways provide efficient connectivity to Indianapolis, Fort Wayne, and other regional markets. Continued public and private investment has supported revitalization efforts throughout the downtown area, reinforcing Marion's position as a stable and evolving community within central Indiana. With a combination of educational resources, industrial heritage, and regional accessibility, Marion continues to attract a wide range of businesses, residents, and visitors seeking opportunity within an affordable Midwestern market.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	24,393	38,026	58,300
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	10,473	15,410	23,693
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$57,917	\$60,489	\$65,410

Growing Healthcare Anchor Serving East Central Indiana

Marion, Indiana has emerged as an important healthcare center for East Central Indiana, supported by a strong network of medical providers, educational institutions, and community investment. Major healthcare employers, including Marion Health, play a critical role in delivering regional medical services while supporting long-term economic stability and workforce growth. The presence of Indiana Wesleyan University further strengthens the area by contributing healthcare education and professional training programs that help sustain a skilled labor pipeline. Combined with accessible transportation infrastructure and an affordable cost of living, Marion continues to attract healthcare-related investment and services that support both local residents and the surrounding regional population.

\$2B+

Regional Gross Domestic Product

0.3%

Population Growth
(2025-2030)

PRIMARY INDUSTRIES

- Healthcare & Medical Services
- Higher Education & Workforce Training
- Advanced Manufacturing
- Logistics & Distribution

RECENT DEVELOPMENTS

- Expansion and modernization initiatives by Marion Health
- Downtown Marion revitalization projects
- Continued investment and enrollment growth at Indiana Wesleyan University

TOP EMPLOYERS



general motors



MARION
HEALTH



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PEAK BRAINCENTERS

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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 830 N Theatre Rd, Marion, IN 46952 ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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™. 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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