



GPS Dental

12 Prospect St, Whitinsville, MA 01588

Dental Investment Opportunity

Offering Memorandum

\$784,489 | 7.2 Year Term | 7.73% Cap Rate | NNN | 3% Annual Increases | 100+ Unit Operator



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Exclusively Listed By



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Property Overview

GPS Dental

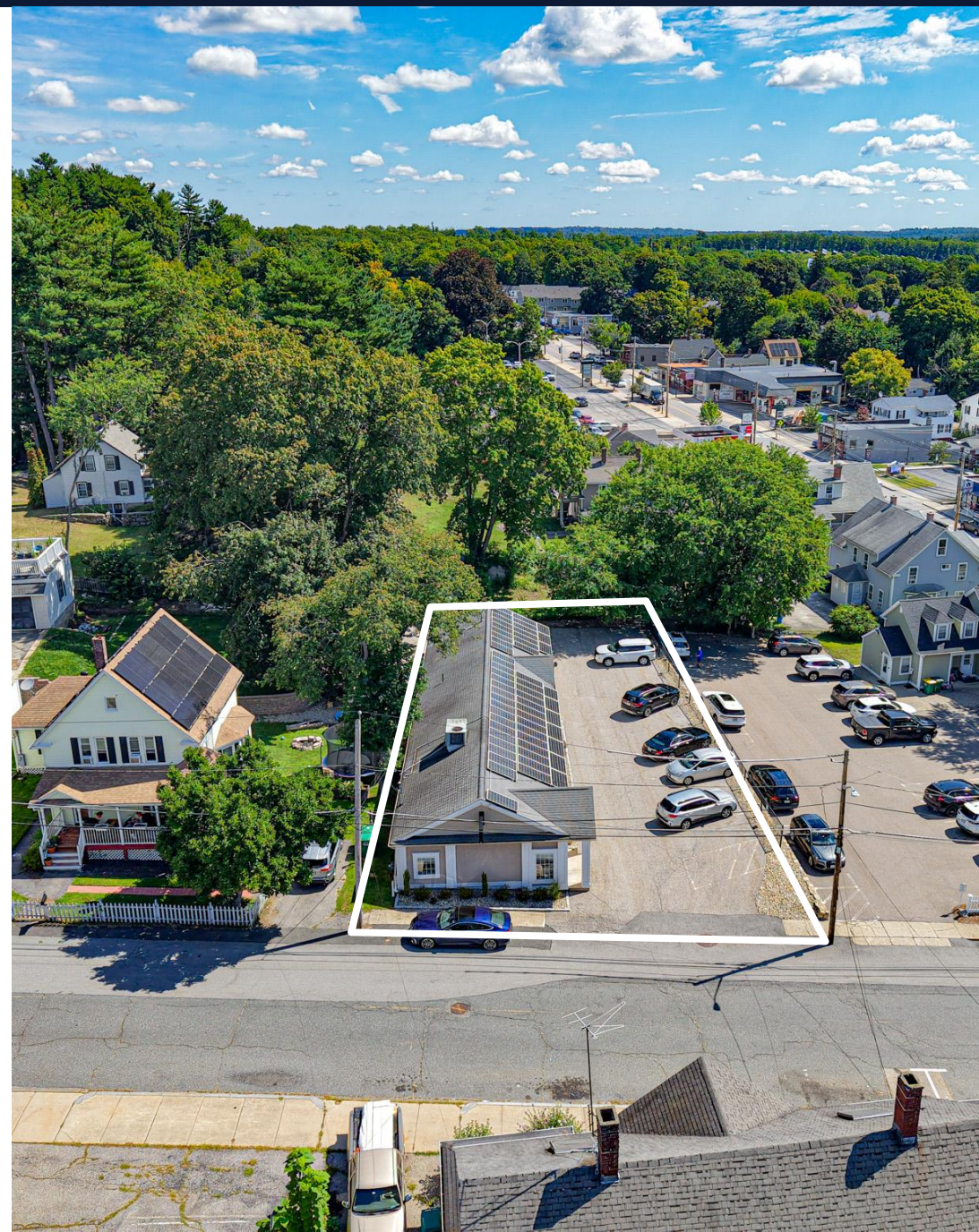
12 Prospect St, Whitinsville, MA 01588



Investment Highlights

Tenant & Industry

- **Best-in-class Tenant** – GPS is one of the largest DSOs in the country with 100+ locations across 25 states.
- **Streamlined Expansion** – GPS expands by acquiring existing practices that are already successful and established within the community. This business model allowed them to quickly become one of the largest DSOs in the country.
- **Healthcare Real Estate** – Healthcare properties are extremely sought-after investments for their resistance to recessions and e-commerce.
- **±7.2 Year NNN Investment** – This deal offers a great opportunity for buyers looking to acquire a long-term passive asset.
- **3% Annual Rental Increases** – The lease features 3% annual rental increases, providing investors with growing cash flow and a hedge against inflation.
- **Ideal 1031 Exchange Property** – With a passive structure and 7 years of lease term, this is an ideal property for local or out of state investors.
- **Multiple Doctors** – The office is staffed by four doctors which is typically indicative of a higher-producing location.
- **Growing Industry** – The global dental market size is calculated at USD \$39.64 billion in 2024, grew to USD \$44.33 billion in 2025, and is projected to reach around USD \$121.36 billion by 2034. The market is expanding at a CAGR of 11.84% between 2025 and 2034 (per Towards Healthcare).
- **Wealthy Demographics** – The average household income within a 5-mile radius is over \$120,000.





Northbridge | ±3.2 Miles Away

DOLLAR GENERAL

GRILLE 122
BAR & RESTAURANT

the COVE
SUNDEEN FURNITURE

HONEYSUCKLE
Bakery & Cafe

Suteki
Asian Fusion Sushi & Lounge Bar

 **Northbridge High School**
±473 Students

 **Whitinsville Golf Course**

 **Northbridge Middle School**
±394 Students

 **Whitinsville Christian School**
±550 Students

Pleasant Street Church

 **Undeveloped Commercial Pad**
Future Retail/Restaurant Unannounced

Robert A Parker Insurance & Financial Services

St. Patrick's Church

Federated Auto Parts **FISHER Auto Parts**

WHITINSVILLE ORTHODONTICS

Liberty Tax

THE WARM LIGHT COMPANY
HAND CRAFTED FOOD. WARM LIGHT. GOOD COMPANY.
est 2021

Church St ±5,070 VPD

Subject Property

Prospect St

12 Prospect St
Whitinsville, MA 01588

±2,700 SF
GLA

1960
Year Built

±7.17 Years
Term Remaining on Lease

NNN
Lease Type

\$290.55
Price Per SF



Financial Overview

GPS Dental

12 Prospect St, Whitinsville, MA 01588



Financial Overview

\$784,489
List Price

7.73%
Cap Rate

±7.17 Years
Term Remaining

3% Annual
Increases

Property Details

Tenant Name	GPS Dental
Ownership Type	Fee Simple Interest
Lease Entity	Guided Practice Solutions: Dental, LLC
SF Leased	±2,700
Occupancy	100%
Initial Term	10 Years
Rent Commencement	11/1/23
Lease Expiration	10/31/33
Lease Term Remaining	±7.17 Years
Base Rent	\$60,602
Rental Increases	3% Annual
Renewal Options	One, 5-Year Option
Expense Structure	NNN

Annualized Operating Data

Lease Year	NOI	Monthly Rent	Rent Psf	Cap Rate
Year 1	\$55,459	\$4,622	\$20.54	7.07%
Year 2	\$57,123	\$4,760	\$21.16	7.28%
Year 3	\$58,837	\$4,903	\$21.79	7.50%
Year 4	\$60,602	\$5,050	\$22.45	7.73%
Year 5	\$62,420	\$5,202	\$23.12	7.96%
Year 6	\$64,293	\$5,358	\$23.81	8.20%
Year 7	\$66,221	\$5,518	\$24.53	8.44%
Year 8	\$68,208	\$5,684	\$25.26	8.69%
Year 9	\$70,254	\$5,855	\$26.02	8.96%
Year 10	\$72,362	\$6,030	\$26.80	9.22%

Tenant Overview

Year Founded
2015

Headquarters
Jonesboro, AR

Website
<https://gps.dental>

Growth Strategy
Doctor Partnership

Services Provided
Support

Operational Focus
Efficiency



GPS DENTAL

GUIDED PRACTICE SOLUTIONS

Tenant Overview

Guided Practice Solutions (GPS Dental) is a dentist-founded Dental Support Organization (DSO) offering a collaborative partnership model that emphasizes clinical autonomy while providing robust non-clinical support services. Headquartered in Jonesboro, Arkansas, GPS focuses on empowering dentists through tailored operational assistance—such as marketing, IT, and accounting—allowing them to concentrate on patient care and growth. The company differentiates itself by maintaining doctor-led governance and offering ownership opportunities, making it an attractive partner for both established and emerging dental practices.

Why Invest in Whitinsville Family Dentistry?

- **Scalable, Dentist-Friendly Model:** GPS's unique approach allows partners to retain clinical autonomy and brand identity, which attracts quality practices and ensures higher retention and satisfaction among providers.
- **Private Equity Backing & Leadership Strength:** Backed by experienced investors and led by dentist-entrepreneurs, GPS combines operational expertise with financial discipline—critical for sustainable expansion.
- **Proven Multi-State Expansion Track Record:** With presence in over 25 states and growing, GPS demonstrates the capability to integrate practices across diverse markets without diluting quality or culture.

Market Overview

GPS Dental

12 Prospect St, Whitinsville, MA 01588

Worcester, MA MSA



Whitinsville, MA

Market Demographics

16,458

Total Population

\$111,319

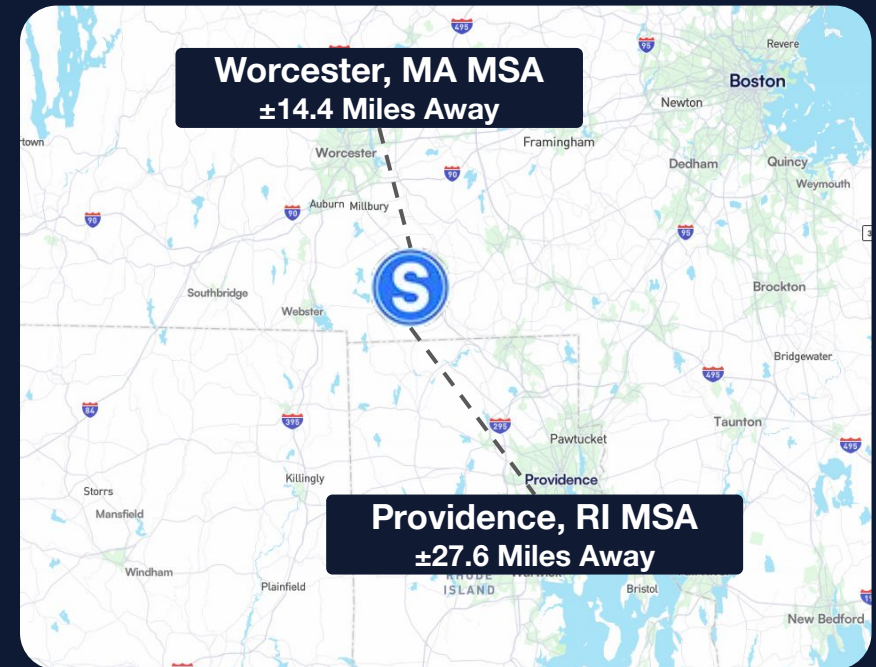
Median HH Income

6,710

Total Households

43.8

Median Age



Local Market Overview

Whitinsville, Massachusetts is an established community in the Blackstone Valley region of Worcester County, approximately 15 miles southeast of Worcester and within commuting distance of the Greater Boston and Providence metropolitan areas. The community is part of the Town of Northbridge and benefits from a diversified regional economy supported by manufacturing, healthcare, education, professional services, and retail activity. Whitinsville serves as a commercial and civic center for Northbridge and surrounding Blackstone Valley communities, with local businesses, schools, recreational amenities, and employment centers supporting consistent activity throughout the area.

Whitinsville benefits from convenient access to the regional transportation network, including Route 146, which provides north-south connectivity between Worcester and Providence. Nearby Interstate 90 (Massachusetts Turnpike) and Interstate 495 provide access throughout Greater Boston, Central Massachusetts, and New England. The community is also positioned within the Blackstone River Valley National Heritage Corridor, an area connecting numerous communities across Massachusetts and Rhode Island. This combination of regional highway access and proximity to major employment centers supports Whitinsville's position within the broader Central Massachusetts economy.

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	23,886	59,408	120,550
Current Year Estimate	22,814	58,036	118,391
2020 Census	19,766	52,428	109,416
Growth Current Year-Five-Year	4.70%	2.36%	1.82%
Growth 2020-Current Year	15.42%	10.70%	8.20%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	10,583	24,324	48,717
Current Year Estimate	9,948	23,256	47,094
2020 Census	8,149	20,275	42,791
Growth Current Year-Five-Year	6.38%	4.59%	3.45%
Growth 2020-Current Year	22.08%	14.70%	10.06%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$109,355	\$123,372	\$138,759



Worcester, MA MSA

Market Overview

Worcester continues to strengthen as one of Massachusetts' fastest-growing core cities, reflecting consistent population momentum and deepening residential demand. Household incomes have experienced upward pressure, underscoring improved earning capacity across many neighborhoods. The city's young demographic profile further supports demand from entry-level and middle-income renters, reinforcing the attractiveness of multifamily investment throughout the region.

From a transportation and accessibility standpoint, Worcester benefits from robust regional connectivity. It lies at the crossroads of I-290, I-190, the Massachusetts Turnpike, and key state routes that support commuter and freight flows. Traffic volumes on the city's arterial corridors remain substantial, driven by intercity commuting patterns and intra-regional commerce. That consistent throughput enhances visibility and accessibility for multifamily and mixed-use development, particularly along major stretches and in areas proximate to transit or highway interchanges.

Economy

Worcester, Massachusetts, has steadily evolved into a diverse economic hub anchored by healthcare, education, biotechnology, and advanced manufacturing. Major institutions like UMass Chan Medical School and Worcester Polytechnic Institute play a central role in driving research, workforce development, and industry growth, particularly in the life sciences. The city's affordability relative to Boston, combined with strong transportation access via I-90, I-290, and commuter rail, continues to attract employers and residents alike. Downtown revitalization efforts, highlighted by the development of Polar Park and the Kelley Square area, have spurred further investment in housing, commercial space, and public infrastructure, reinforcing Worcester's position as a regional center of opportunity and innovation.

Providence, RI MSA



Local Market Overview

Providence serves as the economic and cultural center of Rhode Island and anchors the Providence–Warwick metropolitan area, which supports a population of approximately 1.6 million residents across southern New England. The city itself is home to roughly 190,000 residents and benefits from a dense urban environment characterized by historic neighborhoods, higher education institutions, healthcare campuses, and a growing innovation sector. Strategic positioning between Boston and New York City—approximately 50 miles south of Boston—enhances regional connectivity and commuter accessibility via Interstate 95, Amtrak’s Northeast Corridor, and MBTA commuter rail service.

Demographically, Providence reflects a diverse and relatively young population, supported by its concentration of colleges and universities. The city maintains a strong renter base alongside stable residential neighborhoods, with ongoing multifamily development and adaptive reuse projects contributing to downtown revitalization. Median household incomes continue to trend upward in key submarkets, and institutional investment in mixed-use development has reinforced the urban core. Providence’s walkability, waterfront access, and infrastructure connectivity position it as a gateway market within the Northeast corridor, offering long-term demand drivers across residential, office, retail, and life sciences sectors.

Economic Drivers

Providence’s economy is anchored by higher education, healthcare, government, and advanced services. The city hosts globally recognized institutions including Brown University, Rhode Island School of Design (RISD), and Johnson & Wales University, collectively supporting tens of thousands of students and faculty while driving research activity and consumer spending. Healthcare is led by Lifespan Health System and Care New England, with Rhode Island Hospital serving as the state’s largest private employer and a regional trauma center. The capital city designation further strengthens public sector employment stability.

Key Regional Metrics

- \$90B+ Providence–Warwick Metro Gross Domestic Product
- ±50 Miles Distance to Boston, MA
- 4M+ Annual Passengers – Rhode Island T. F. Green International Airport

Top Employers



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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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