



**Ryan Edwards, MRED**  
Vice President  
ryan@menlocre.com  
(480) 760-5044

**Brian Brockman**  
In-State Broker  
License #02154562  
Bang Realty-California  
bor@bangrealty.com  
(513) 898-1551

# Dental Investment Sale

3700 Atherton Rd, Rocklin, CA 95765

**BANG**  
REALTY

## CONFIDENTIALITY & DISCLAIMER

---



All materials and information received or derived from The Menlo Group Commercial Real Estate, LLC, or Bang Realty, Inc., their directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Menlo Group Commercial Real Estate, LLC, or Bang Realty, Inc., their directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. The Menlo Group Commercial Real Estate, LLC, or Bang Realty, Inc., will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Menlo Group Commercial Real Estate, LLC, or Bang Realty, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Menlo Group Commercial Real Estate, LLC, or Bang Realty, Inc., does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Menlo Group Commercial Real Estate, LL, or Bang Realty, Inc. in compliance with all applicable fair housing and equal opportunity laws.

## PROPERTY OVERVIEW

Bang Realty is pleased to present this dental real estate investment opportunity.

SALE PRICE	\$2,900,000
------------	-------------

OCCUPANCY 100%

CAP RATE 6.00%

NOI \$174,000

BUILDING SIZE +/- 5,095 SF

TYPE Single-tenant dental

YEAR BUILT 2007

CROSS STREET Atherton Rd &  
Sunset Blvd

## PROPERTY HIGHLIGHTS

- Freestanding built-out dental office
- Single-tenant asset
- National dental tenant
- 14 plumbed operatories
- Great Rocklin location near Highway 65 and many major retailers
- Within 7-building Sunset Medical & Professional Plaza
- Central courtyard with water feature
- Parking 5/1,000 SF
- Great signage

## TENANT PROFILE

MB2 Dental is the largest dental support organization in the country, partnering with 800+ practices in 45 states.



*Learn more about MB2 Dental at [mb2dental.com](http://mb2dental.com)*

## RESPONSIBILITIES

### Tenant:

- Proportionate share of taxes, insurance & operating expenses
- HVAC maintenance, landscaping, pest control, building inspections, utilities & solar panel repairs

### Landlord:

- Maintenance and replacement of roof, exterior walls, foundations, structural components, exterior doors & parking areas

## LEASE SUMMARY

TENANT	MB2 Dental
PREMISES	+/- 5,095 SF
ANNUAL BASE RENT	\$174,000.00
MONTHLY BASE RENT	\$14,500.00
RENT PER SF PER YEAR	\$34.15
RENTAL INCREASES	3% annually
LEASE LENGTH	5 years
LEASE COMMENCEMENT	April 17, 2026
LEASE EXPIRATION	April 30, 2031
OPTIONS TO RENEW	Two five-year options with automatic renewal
LEASE TYPE	NNN
USE	Dental



# Accelerated Depreciation Analysis

## 2026 Cost Segregation Benefit

Cost segregation is a tax planning strategy used by real estate investors to accelerate depreciation deductions and reduce their current income tax liabilities. The primary goal of cost segregation is to assign costs to specific building components and improvements that can be classified as personal property or land improvements, which have shorter depreciation periods than the overall building structure itself.

This allows property owners to depreciate these assets over 5, 7, or 15 years instead of the standard 39 years for commercial properties.

### Benefit Analysis Highlights

**29%**

Basis reallocated to short-life assets

**800K**

1st-year taxable income deduction

**100%**

Eligible bonus depreciation rate

Metrics presented by:



**LAYNE**  
COST SEGREGATION

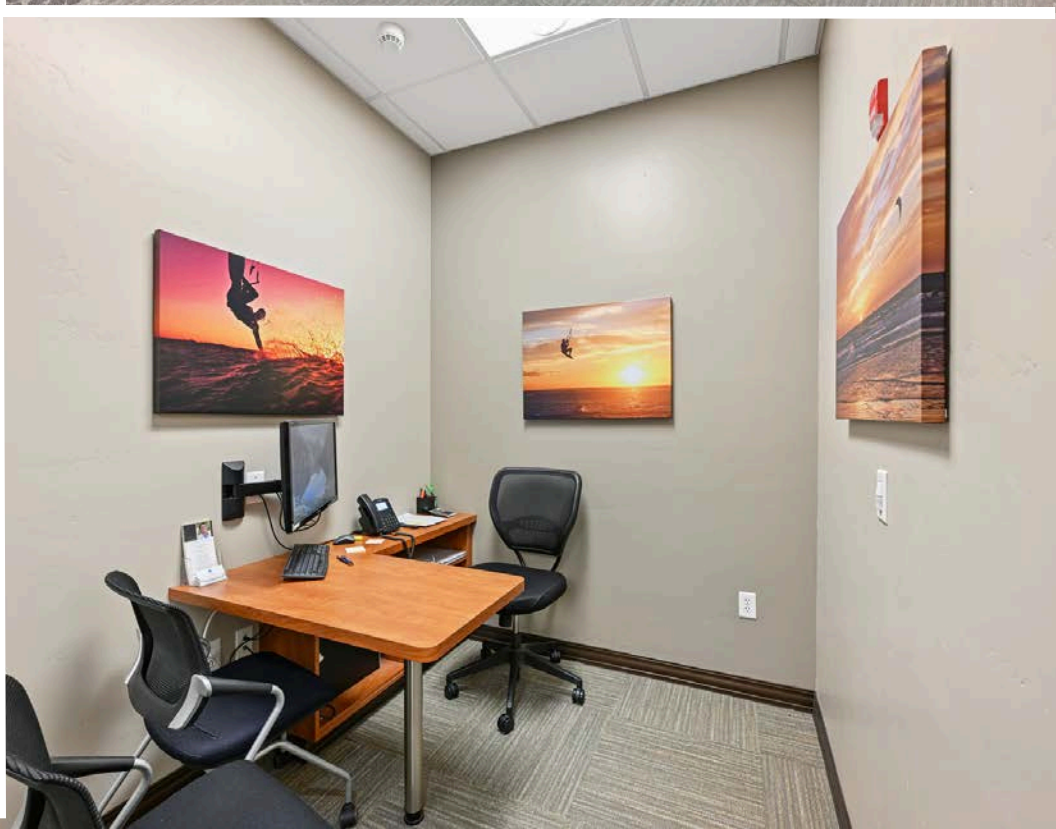
	Without Cost Segregation	With Cost Segregation	
<b>1st-year Depreciation</b>	\$35,000	\$800,000	<b>+ 2,186%</b>
<b>Depreciation claimed years 1-5</b>	\$175,000	\$990,000	<b>+ 466%</b>

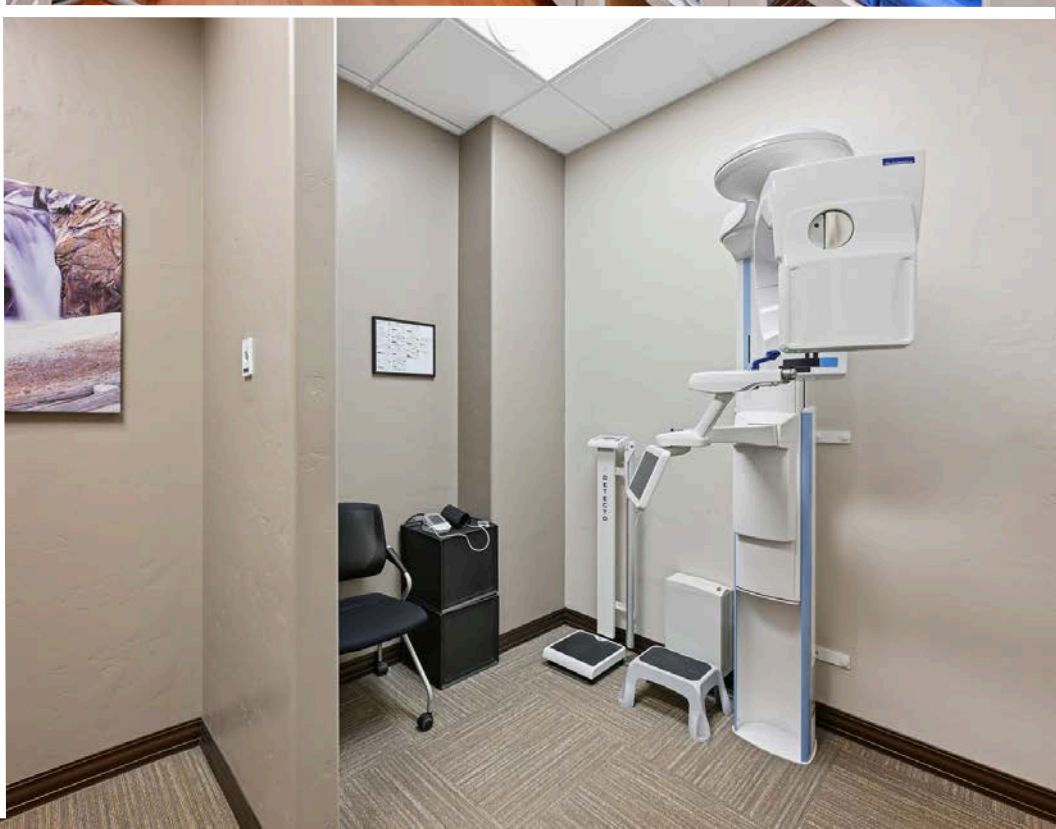
Important Notice: This accelerated depreciation analysis is provided for illustrative and educational purposes only. It does not constitute formal tax, legal, or financial advice. Depreciation rules and tax laws are complex and subject to change. You should consult with a qualified Certified Public Accountant (CPA) or tax professional to evaluate your specific situation before making any financial or tax-related decisions.



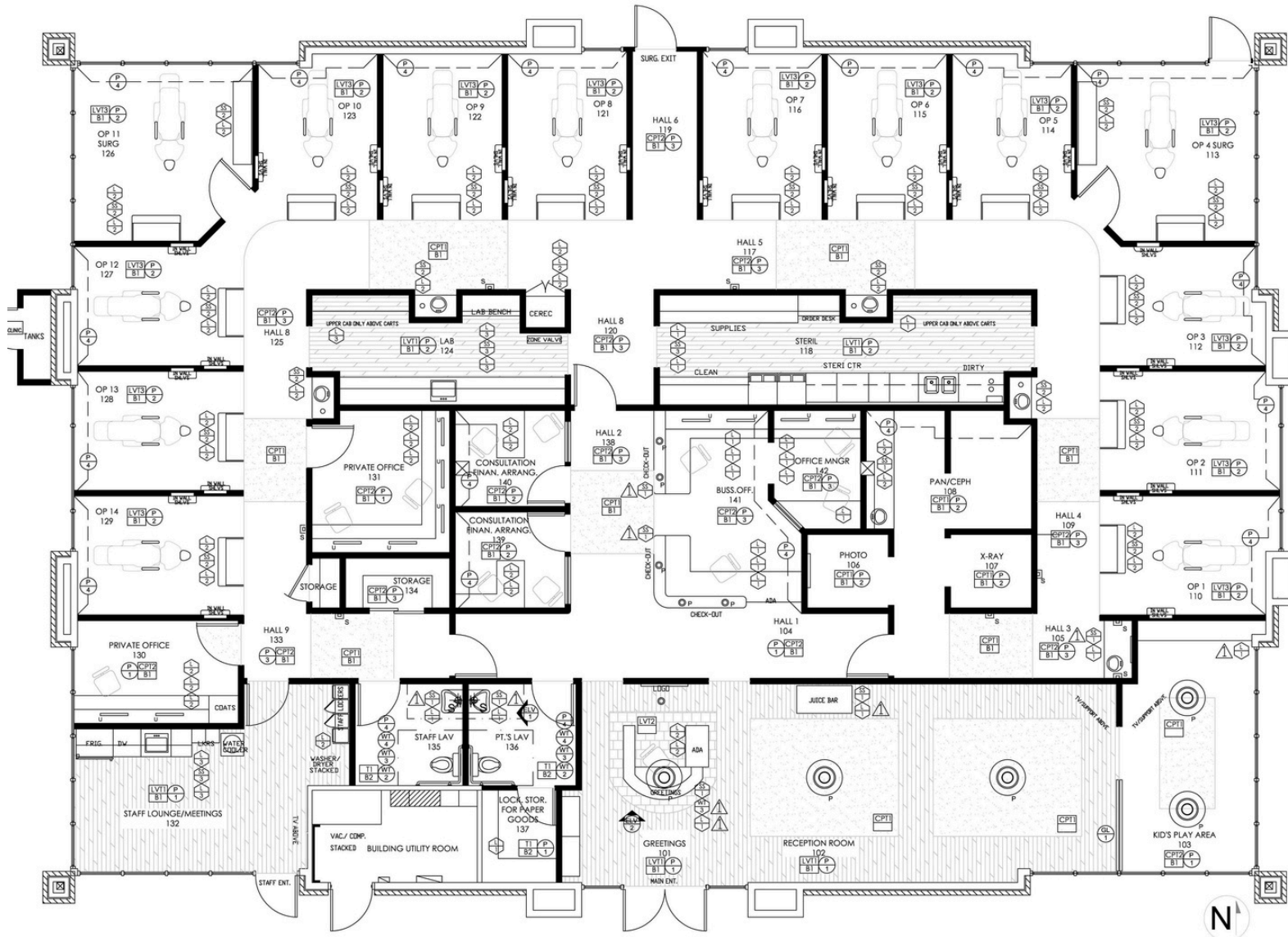




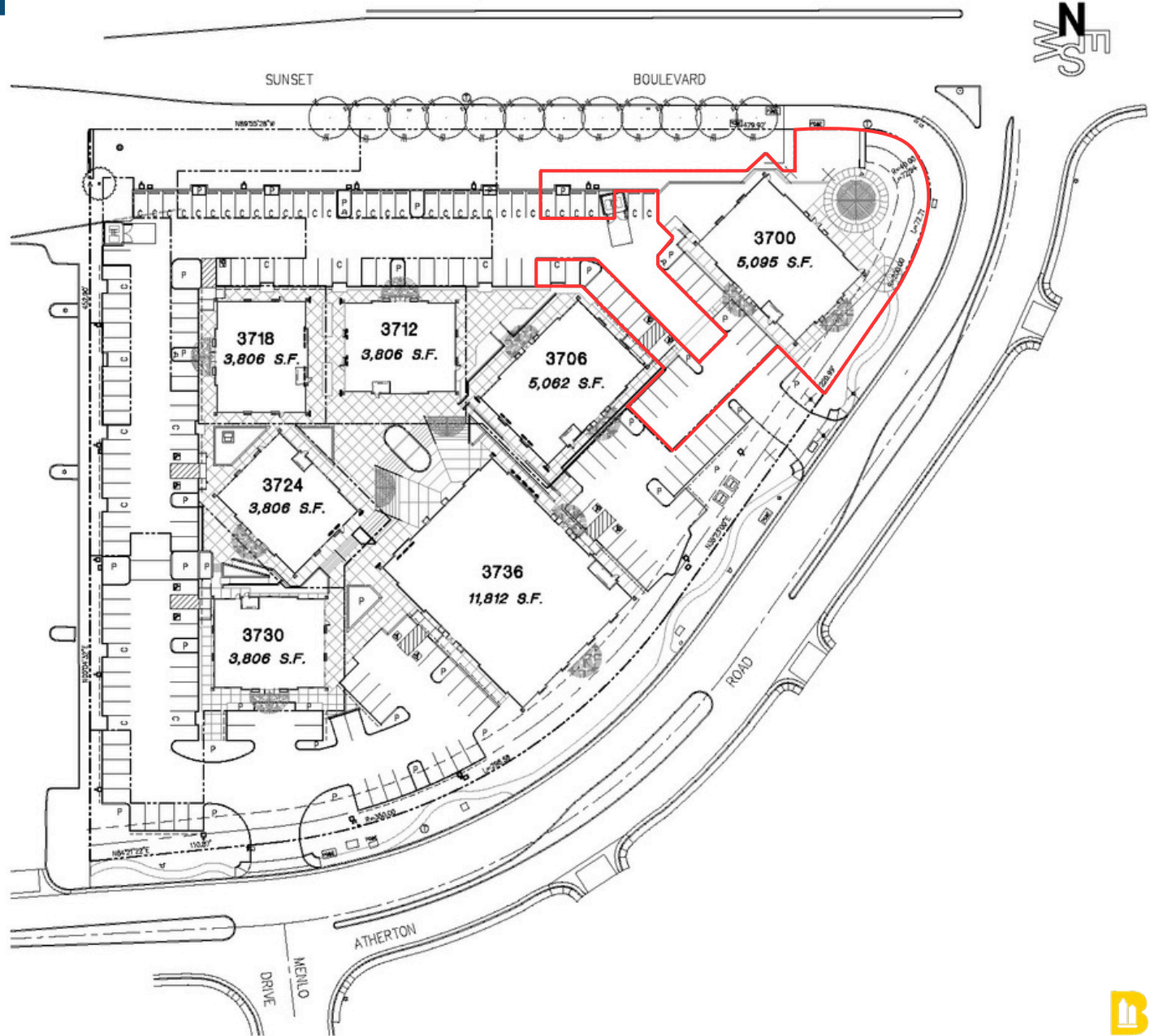




# FLOOR PLAN



# SITE PLAN



# AERIAL MAP



WILLIAMS-SONOMA, INC.

AgWest  
FARM CREDIT  
COBANK

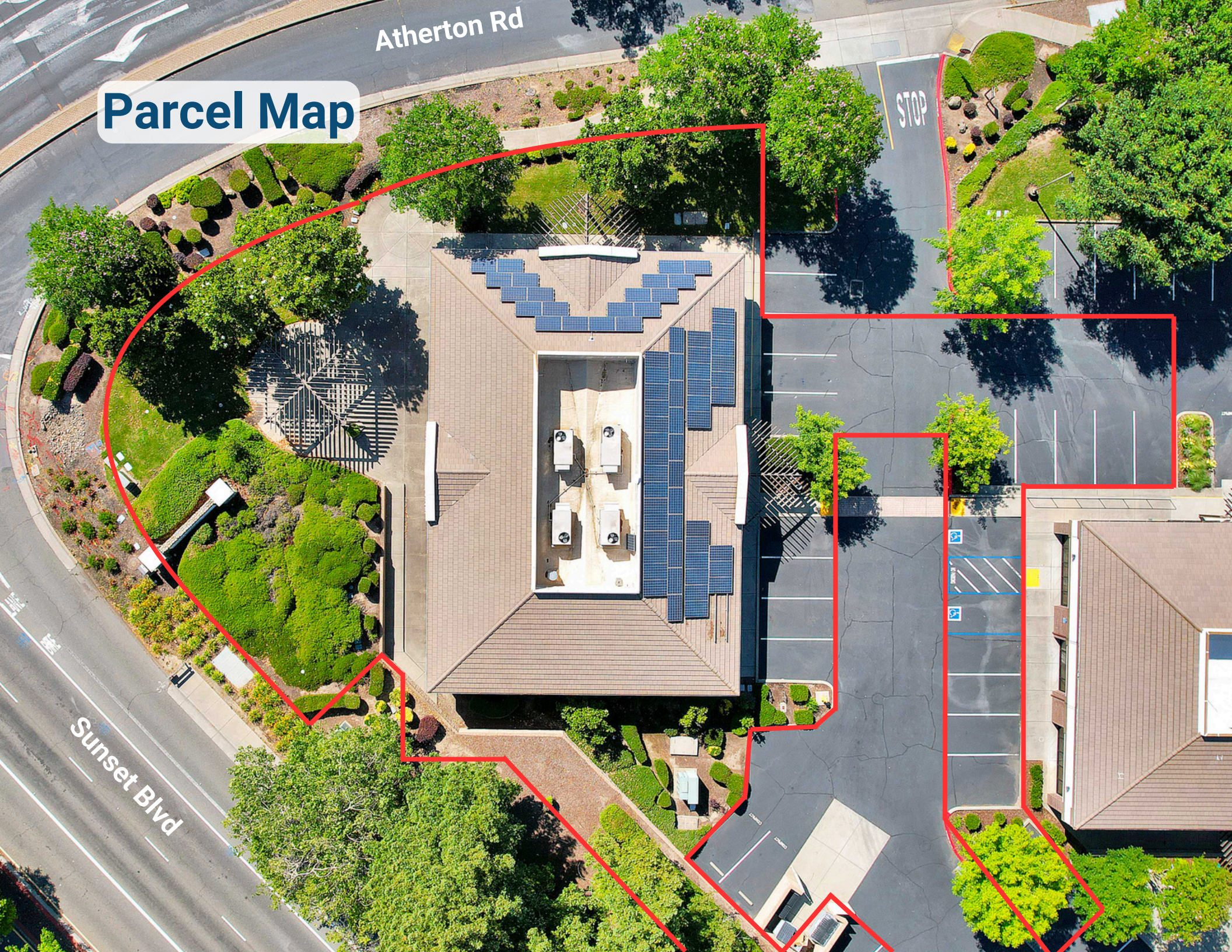
COUNTY OF  
Placer

Atherton Rd

Sunset Blvd

CALIFORNIA  
65

# Parcel Map



Atherton Rd

STOP

Sunset Blvd



## ABOUT ROCKLIN

Located approximately 20 miles northeast of Sacramento, Rocklin is one of the fastest-growing and most desirable communities in the Sacramento metropolitan area. Home to more than 77,000 residents, the city has experienced sustained growth driven by strong demographics, top-rated schools, and a highly educated workforce. Strategically positioned at the intersection of Interstate 80 and State Route 65, Rocklin provides excellent regional connectivity and convenient access throughout Northern California.

Originally established as a granite mining and railroad town, Rocklin has evolved into a thriving economic center supported by healthcare, education, professional services, retail, and corporate employers. The city benefits from above-average household incomes, continued residential development, and a business-friendly environment that attracts both residents and employers.

Rocklin offers an exceptional quality of life with abundant recreational amenities, including nearby Folsom Lake, numerous parks and trails, and convenient access to the Sierra Nevada Mountains. These attributes, combined with strong population growth and economic stability, have made Rocklin one of the premier communities in the Sacramento region for both businesses and residents.