

TOOTH BY SUNNY BADYAL

*NNN Dental Office Investment Opportunity in Yuba City
±10 Years Remaining | Corporate Guaranty
(800+ locations)*



In Partnership With



1215 PLUMAS ST, YUBA CITY, CA 95991

km Kidder Mathews

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*Exclusively
Listed by*

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EXECUTIVE SUMMARY

INVESTMENT SUMMARY



\$1,732,500

LIST PRICE



\$103,950

CURRENT ANNUAL BASE RENT



NNN

LEASE TYPE



+10 YEARS

LEASE TERM REMAINING



3% ANNUALLY

RENTAL INCREASES



CORPORATE

LEASE GUARANTOR



CORPORATE GUARANTY – MB2 DENTAL PARTNERSHIP

The practice partnered with MB2 Dental on January 2, 2026, aligning with one of the largest and fastest-growing DSOs in the U.S., with 800+ locations. The lease features a corporate guaranty from MB2 Dental, providing strong credit support and long-term stability.



PROPERTY & LEASE HIGHLIGHTS

- **Corporate Guaranty - MB2 Dental** - The lease is backed by a corporate guaranty from MB2 Dental, one of the largest and fastest-growing dental support organizations in the world, with 800+ affiliated locations across the United States. This provides strong credit backing and enhances long-term security for ownership.
- **Full Building Renovation (2018) - ±\$800K Investment** - The building was fully gutted and completely renovated in 2018, with ±\$800,000 invested into the build out, creating a modern dental facility with updated infrastructure, treatment rooms, sterilization areas, & patient amenities.
- **Dental Use With Significant Tenant Investment** - Dental offices require extensive specialized improvements such as plumbing systems, operatories, imaging equipment, sterilization areas, & patient treatment rooms, creating high barriers to relocation.
- **Healthcare Real Estate With Recurring Demand** - Dental services benefit from recurring patient visits including preventative care, cleanings, restorative procedures, & cosmetic treatments, creating consistent demand for dental facilities.
- **High Barriers To Relocation** - Dental practices typically invest substantial capital into custom tenant improvements and equipment installation, combined with patient loyalty and geographic convenience.
- **3% Annual Rent Increases** - The lease features fixed 3% annual rental increases, providing consistent income growth and a strong hedge against inflation over the term.
- **Recently Constructed & Renovated Dental Office (2010 / 2018)** - Originally built in 2010 and fully renovated in 2018, the property benefits from modern construction standards and significant capital investment, reducing near-term maintenance and supporting long-term performance.



TENANT HIGHLIGHTS

- **\$3.5+ Billion Valuation Following Warburg Pincus Recapitalization** - In November 2024, Warburg Pincus made a \$525 million strategic investment into MB2 Dental, resulting in an enterprise valuation exceeding \$3.5 billion.
- **One Of The Largest Dental Partnership Organizations In The U.S.** - MB2 Dental supports 800+ affiliated dental practices across more than 40 states.
- **Doctor-Led Partnership Model** - MB2 pioneered the Dental Partnership Organization (DPO) structure, allowing dentists to retain clinical autonomy while receiving centralized operational support.
- **Strong Private Equity Backing** - MB2 Dental is backed by major investors including Warburg Pincus and Charlesbank Capital Partners.
- **Rapid National Expansion** - Since its founding in 2007, MB2 Dental has expanded rapidly through strategic partnerships with established dental practices.
- **Above-Average 9 Operatory Dental Facility** - The practice features 9 operatories (dental chairs), which is above average for a general dentistry practice of this size. The large operatory count supports higher patient throughput and production capacity.



LOCATION HIGHLIGHTS

- **One of California's Fastest-Growing Cities**
Yuba City has been ranked among the fastest-growing cities in California according to recent California Department of Finance data.
- **Most Rapidly Growing County In California**
Sutter County, where Yuba City is located, has ranked as the fastest-growing county in the state.
- **Strong Housing And Development Pipeline**
Significant residential development and new housing permits are supporting continued population growth.
- **Business And Retail Expansion**
Population growth is attracting new retail and service businesses to the region.
- **Affordable Northern California Alternative**
Yuba City offers a lower cost of living relative to major California metros while maintaining proximity to Sacramento.
- **Proximity To Sacramento**
Yuba City is located approximately 40 miles north of Sacramento, benefiting from regional connectivity and economic spillover.
- **Regional Healthcare Demand**
Population growth and expanding residential development support increasing demand for healthcare services including dentistry.
- **Strong Location Along Plumas Street**
The property benefits from frontage along Plumas Street, a primary commercial corridor in Yuba City providing strong visibility and convenient accessibility for patients.









FINANCIAL OVERVIEW

LEASE ABSTRACT

TENANT	Tooth by Sunny Badyal
ADDRESS	1215 Plumas St, Yuba City, CA 95991
BUILDING SIZE	±3,465 SF
LEASE COMMENCEMENT DATE	1/2/2026
LEASE END DATE	1/31/2036
LEASE TERM REMAINING	±10 Years Remaining
LEASE TYPE	NNN
TENANT RESPONSIBILITIES	Tenant is responsible for all operating expenses, real estate taxes, insurance, utilities, interior maintenance and repairs, landscaping, pest control, and required inspections.
LANDLORD RESPONSIBILITIES	Landlord is responsible for the roof, structure, major building systems, parking lot.
RENTAL INCREASES	3% Annual Increases
OPTIONS	2, 5 Year Options Remaining
GUARANTY	MB2 Dental
YEAR BUILT	2010 / Renovated 2018 (±\$800,000 Investment)
RENTAL RATE/SF	\$30.00
MONTHLY RENT	\$8,662.50
NOI YEAR 1	\$103,950
CAP RATE	6.00%
PRICE	\$1,732,500

Lease & Financial Information Disclaimer: All lease and financial details are provided for informational purposes only and are believed to be accurate, but are not guaranteed. Buyers are advised to independently verify all information through their own due diligence. The Broker and Seller / Landlord assume no liability for any errors or omissions. Buyers are advised to independently verify all information through their own due diligence.



PRICING

PRICE

\$1,732,500

NOI

\$103,950

CAP RATE

6.00%

PRICE / SF

\$500



TENANT OVERVIEW



MB2 Dental is doctor-led and dedicated to improving our profession through strong dental partnerships.

45
STATES

800+
PRACTICES

1,800+
DOCTORS

12,000+
MB2 FAMILY

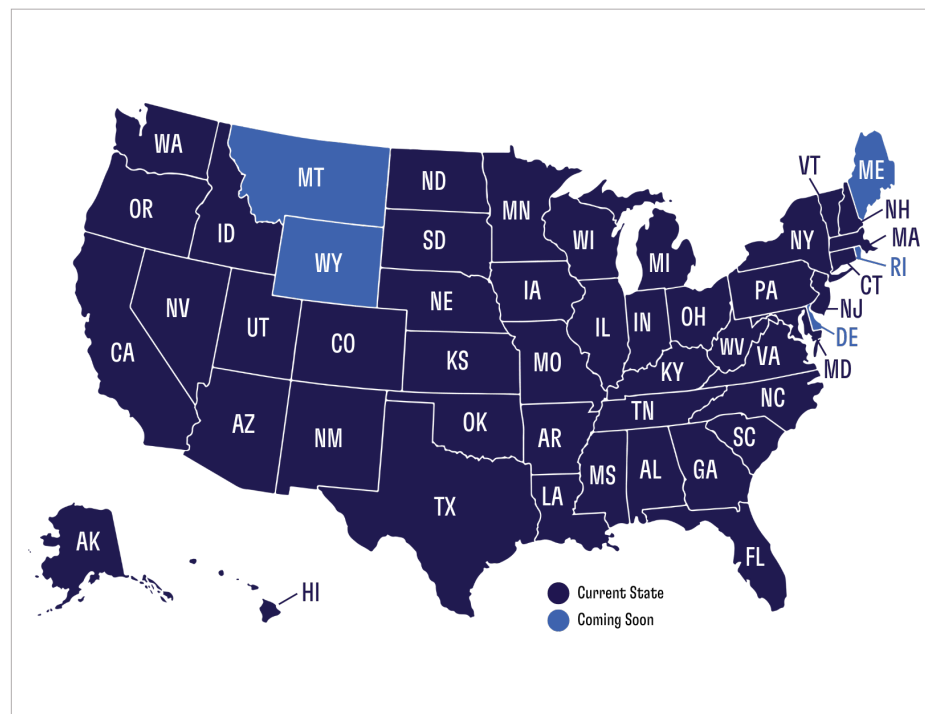
ROOTED IN DENTISTRY RAISED ON RESULTS

MB2 Dental is a leading, doctor-focused dental partnership organization (DPO) headquartered in Carrollton, Texas. Founded in 2007, the company has grown into one of the largest dental platforms in the United States, with more than 800 affiliated practices across 45+ states. MB2’s model is centered around empowering dentists to maintain equity ownership and clinical autonomy while benefiting from centralized operational support, including marketing, human resources, procurement, and financial management.

The platform supports over 1,900 doctors and 12,000 employees, delivering millions of patient visits annually across a wide range of specialties, including general dentistry, orthodontics, oral surgery, and pediatric care. Its unique DPO structure has made it one of the most attractive platforms for entrepreneurial dentists, allowing providers to scale their practices while maintaining control over clinical decisions and long-term growth.

MB2 Dental is backed by institutional capital, including a recent recapitalization by Warburg Pincus, and has demonstrated a strong track record of expansion through both acquisitions and organic growth. Its size, national presence, and doctor-aligned model position it as a highly reliable tenant within the healthcare real estate sector, with stable operations and long-term commitment to its locations.

MB2 ACCELERATING PRACTICES ACROSS THE COUNTRY





LOCATION OVERVIEW

YUBA CITY, CA

Yuba City is a city in Sutter County, CA that is situated roughly 110 miles northeast of San Francisco and 40 miles north of Sacramento.

Yuba City is a growing city in north-central California, acting as the seat the agricultural hub of the Sacramento Valley. Located roughly 40 miles north of Sacramento, it is situated along the Feather & Yuba rivers and serves as a community with significant cultural diversity and proximity to the Sutter Buttes, famously referred to as "the world's smallest mountain range".

The city serves as the economic hub for the region, covering roughly 15 square miles and serving as the principal city for the surrounding two-county metropolitan area. Incorporated in 1908, Yuba City historically developed as an agricultural center, known for agricultural products including rice, walnuts, peaches, and tomatoes. Its economy has evolved beyond agriculture to include food processing, light manufacturing, and services based on the nearby Beale Air Force Base. The town has grown from a historic agricultural hub into a suburban-rural blend, offering a more cost-effective lifestyle compared to larger California metropolitan areas.

Culturally, Yuba City is renowned as the home of one of the largest Punjabi Sikh populations outside of India. This heritage is highlighted by a prominent local Sikh Temple and an annual festival in November. The town provides a small-town atmosphere with modern amenities, including a vibrant downtown area, well-maintained parks, & easy access to outdoor recreation, located roughly two hours from larger northern California attractions.

PROPERTY SPECIFIC DEMOGRAPHICS

115K

2025 POPULATION
5-MILE RADIUS

51K

HOUSEHOLDS
5-MILE RADIUS

\$94K

AVG HH INCOME
5-MILE RADIUS



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