



LEASE  
CREATION  
SERVICES FOR  
OWNERS

# Do You Own, or Are You Planning to Purchase Commercial Real Estate for Your Practice?

If so, it's essential that you understand how and why a properly structured office lease agreement can maximize the value of your property *and* practice, as well as *limit your liability*.

## REDUCING RISK AND LIABILITY TO YOUR BUSINESS

Acquiring/owning commercial property is expensive and comes with certain liabilities. As such, it is smart to acquire the property through a different company (legal entity) than your dental practice so that it's not the "dental practice" that is buying the real estate. Therefore, there should be two separate companies: "Company A" (the building/landlord), and "Company B" (the practice/tenant). This arrangement will also help limit liabilities to your family and/or estate.

## PROPERTY OWNERSHIP AND THE DENTAL OFFICE LEASE

When the time comes to eventually sell/transition your practice, you may decide to maintain ownership of the property after the sale as a form of predictable income beyond retirement. This is a prime example of how important it is to have a properly structured lease agreement in place – one with attractive rental rates and terms that will protect and appeal to both you and your future tenant.

### ➤ OFFICE LEASE CREATION SERVICES FOR PROPERTY OWNERS ◀

Secure the future for both your practice and property with a properly structured office lease agreement between Company A (the building), and Company B (the practice), written and created by the leasing experts at Cirrus Consulting Group.

Cirrus will prepare the entire lease agreement for you from start to finish, ensuring it provides ample security to protect the future of your assets, maximize practice value, and add flexibility with lots of term and options.

Questions to consider when purchasing property for your practice:

- How much rent will you pay yourself and the building each month?
- Who is responsible for repairs to the building when needed?
- How do you separate the relationship and obligations between the landlord and tenant, when you're both?

If you're considering buying a property for your dental office, and want to know more about how the lease agreement can be a valuable tool for you and your investment, Cirrus can help! Schedule your complimentary consultation with a leasing professional by calling 1.800.459.3413, today.