

STELLAR 100% ASSOCIATE RUN PRACTICE!

**TRIPLE ANCHOR RETAIL CENTER WITH GREAT TRAFFIC!**

ROOM TO GROW TO \$2M+ IN THIS GREAT DEMOGRAPHIC!

**FIRST CHOICE PRACTICE SALES, INC.**

Phone: (949) 548-4559 • Fax: (949) 548-0525 • www.firstchoicedds.com

LISTING # 19 - 299 PRICE \$: \$925,000 A/R'S: Negotiable  
 LOCATION: West Covina Est. 2008 POPULATION: Mixed  
 DESCRIPTION: # of Ops: 11 # Not Plumbed: \_\_\_\_\_ Sq. Ft. 2,700  
 Lease X Own \_\_\_\_\_ Option/Renew 2 x 5 Yrs. Remain 1+ \$/Month \$ 11,290 total

Office Hours	M	T	W	TH	FR	SAT	SUN
	10-7	10-7	10-7	10-7	9-6	8 - 4:30 2x	Closed

**STAFF**  
 Front: 3 Manager - \$60,000, TC - \$21/hr, Receptionist \$15 Will Stay Y  
 SPECIALISTS Back: 3 DA's Salary: \$15/\$12/\$10 Will Stay Y  
 Perio 1x month - 45% split Ortho 2x month - \$1,400 day O.S. 1x month - 50% split Endo 1x / month - 45% split  
 Other: GP Associate Salary: \$500 / 20% Will Stay Y  
 Other: \_\_\_\_\_ Salary: \_\_\_\_\_ Will Stay \_\_\_\_\_

**PATIENT PROFILE:**

% Group 5-10 Yrs: \_\_\_\_\_ 11-19 Yrs: \_\_\_\_\_ 20-49 Yrs: \_\_\_\_\_ 50-75+: \_\_\_\_\_  
 % Reimb Cash 72% Idemn \_\_\_\_\_ PPO 24% Plans \_\_\_\_\_  
 Medical 0% Cap 4% Avg. Cap \$3,500 +/-  
 %Revenue Restorative 26% Crown & Bridge 27% Endo 7% Perio 9%  
 Oral Surgery 9% Prosthetics 6% Ortho 11% Implant 5%

Procedures referred out: \_\_\_\_\_

**PRACTICE STATS: \*(Need to verify with Buyer Audit) (approx)**

# Active Charts 2,000+ # of Recalls per month\* pending  
 # of New Patients per month\* 45+ Total # of New Patients YTD\* pending  
 Does practice employ a hygienist? No Number of days \_\_\_\_\_ % of Gross \_\_\_\_\_

**FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)**

2016 \_\_\_\_\_ 2017 \$895,453 2018 \$949,919 Current YTD Q1-\$179,5525

**EQUIPMENT:**

# Chairs 8 Hygiene room Avg. Age Mixed newer  
 # X-Rays 2 (digital) Pano Dig.w/ceph Other \_\_\_\_\_  
 Special Equip owned: Laser \_\_\_\_\_ Intraoral Camera Yes Other \_\_\_\_\_  
 Is the practice computerized? Yes Type of Software: Open Dental

**COMMENTS:** Seller is downsizing to keep growing his other larger practices. Large space built to keep growing! All staff will stay and specialists also. Major center with superb foot traffic and income demographic. This is a gem that is primed to keep growing! Seller does no advertising and gets 45+ new patients per month!

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## REGISTRATION AGREEMENT – CONFIDENTIALITY

**IMPORTANT: Please fax back this form to obtain the office location and financial data @ 949-548-0525**

In consideration of **FIRST CHOICE PRACTICE SALES, INC.**, hereinafter called **FIRST CHOICE**, supplying me with confidential information concerning the following businesses, or any other businesses to which you may otherwise introduce me, I agree to use such confidential information obtained only for purposes of evaluation to purchase. I further agree not to divulge such information to others, except to secure professional advice. **I further agree not to directly contact the owner, employees, suppliers or disturb any business relationship which includes requesting a position as an associate or asking for permission to visit the practice during practice hours of the seller without first obtaining seller's permission through FIRST CHOICE PRACTICE SALES.**

Should I, or anyone to whom I have introduced those confidential business listings that you previously presented to me, purchase or acquire an interest in any of those businesses, I agree to conduct all negotiations through your office. I further understand that the seller will be responsible for the payment of the commission to **FIRST CHOICE PRACTICE SALES, INC.** I further understand and agree that if I should purchase all or any portion, lease, become an associate of or come into possession of the business through direct negotiations with the seller and without **FIRST CHOICE's** involvement, within one year from date hereof, then a commission is due **FIRST CHOICE** and I will assume responsibility for the payment of that commission.

The commission referred to above is ten percent (10%) of the total purchase price or \$12,500, whichever is greater. Should any controversy arise as a result of this agreement, **FIRST CHOICE** and I hereby agree to have the matter settled by and under the rules of the American Arbitration Association without the necessity of a court order. All rights of discovery allowed by law may be used and the prevailing party shall be entitled to actual attorney fees and costs. Any decision shall be final and binding upon myself and **FIRST CHOICE**.

Listing No. 19 - 299

Location West Covina

Accepted and Agreed to:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Agent

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address

P. O. Box 8445  
Newport Beach, CA 92660  
(949) 548-4559

\_\_\_\_\_  
City

\_\_\_\_\_  
Zip

\_\_\_\_\_  
Phone (Circle one – Mobile Home Business)

\_\_\_\_\_  
E-mail Address

Any additions or deletions to this page other than information we have requested will void your request and we will not provide any additional information. Thank you.

**PLEASE FAX BACK TO: 949 548-0525**