

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

MAJOR ANCHOR RETAIL CENTER!

FULLY EQUIPPED & READY FOR WALK-INS!

SELLER FINANCING AVAILABLE OAC!

LISTING # 20 – 560 PRICE: \$149,000 OBO A/R'S: None
LOCATION: Orange Est. 2010 POPULATION: Mixed
DESCRIPTION: # of Ops: 3 # Not Plumbed: Sq. Ft. 1,050
Lease X Own Option/Renew No Yrs. Remain 6 mos. \$/Month \$4,100 total

EQUIPMENT: excluded: Surgybone, Medifuge, most surgical kits, specialized surgical instruments

Chairs 3 Hygiene Avg. Age Mixed
X-Rays 2 (2 sensors) Pano wired Other Optional CT.

Special Equip owned: Laser No Intraoral Camera Yes Other Endo & Implant motor

Is the practice computerized? Yes – front/ops/server Type of Software: none

COMMENTS: Seller consolidating patients into larger office in Santa Ana. Has mostly done oral surgery/implants and little general. Office is turnkey. Busy retail center. Great signage and foot traffic! Seller will take CT or Buyer can take over payments. Seller can replace also with a Pan/Ceph for \$20,000. Office is well-kept and ready for full-time dentist!

REGISTRATION AGREEMENT – CONFIDENTIALITY

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

ALL INFORMATION PROVIDED SUBJECT TO BUYER VERIFICATION – BROKER MAKES NO WARRANTIES

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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, landlord, 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, INC.**

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**. 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**.

NO AGENCY RELATIONSHIP IS CREATED BY SIGNING THIS AGREEMENT.

Listing No. 20 – 560

Location Orange

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