

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

BEAUTIFUL PRACTICE SURROUNDED WITH WINDOWS!
INCREDIBLE VISIBILITY WITH NICE SIGNAGE!
NOTHING BUT UPSIDE HERE! ON BORDER OF NEWPORT!
INSTANT \$25,000 PER MONTH!

PATIENTS FROM NEWPORT BEACH, CORONA DEL MAR, HUNTINGTON BEACH!

LISTING # 20 - 509 PRICE: \$188,000 OBO A/R'S: Negotiable

LOCATION: Costa Mesa Est. 4/2002 POPULATION: Mixed Upper

DESCRIPTION: # of Ops: 5 # Not Plumbed: Sq. Ft. 1500

Table with columns: Lease (X), Own, Option/Renew (1 x 10), Yrs. Remain (1+), \$/Month (\$5,100 total), Office Hours (M, T, W, TH, FR, SAT, SUN) with corresponding hours.

STAFF Front: 1 RDA Salary: \$14 Will Stay Yes Back: 1 DA Salary: \$11 Will Stay

PATIENT PROFILE:

Table showing patient demographics: % Group (5-10 Yrs: 1%, 11-19 Yrs: 5%, 20-49 Yrs: 49%, 50-75+: 45%), % Reimb (Cash: 72%, Idemn, PPO: 13% (60%), Plans), %Revenue (Restorative: 48%, Crown & Bridge: 4%, Endo: 0%, Perio: 36%, Oral Surgery: 8%, Prosthetics: 4%, Ortho: 0%).

Procedures referred out:

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

Active Charts 400+ # of Recalls per month* 16 - 18
of New Patients per month* 8 - 12 Total # of New Patients YTD*
Any one referral source account for more than 10% of practice revenue? Yes No
Does practice employ a hygienist? NO Number of days % of Gross

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

2017 \$198,328 2018 \$193,326 2019 \$178,279 Current YTD Pending 2020

EQUIPMENT:

Chairs 4 Hygiene Avg. Age Mixed
X-Rays 2 digital Pano Room Other

Special Equip owned: Laser Yes Intraoral Camera Yes Other

Is the practice computerized? Yes Type of Software: EagleSoft/DentiSoft

COMMENTS: Seller built out scratch in 2002 and has kept practice in immaculate condition! Enjoys laser soft tissue management and onlays. Has kept low key, easy schedule for many years. Great staff will stay and help new buyer grow! On border of Newport Beach. Busy retail area with lots of traffic and homes. Massive exposure! Great trade name and website included!

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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, 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 – 509 Location Costa Mesa

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

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

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