

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

BUSY CORNER STRIP CENTER!

NEXT TO NAIL SALON, BARBER, PET GROOMER!

CLEAN PRACTICE WITH GREAT PATIENT BASE!

NEXT TO HB & SEAL BEACH! GREAT DEMOGRAPHICS!

LISTING # 20 - 544 PRICE: \$109,000 OBO A/R'S: negotiable
LOCATION: Westminster/HB Est. (1980) 2005 POPULATION: 60% Caucasian/40% Mixed Asian/Hispanic
DESCRIPTION: # of Ops: 4 # Not Plumbed: Sq. Ft. 1500

Table with columns: Lease (X), Own, Option/Renew, Yrs. Remain (6 mos), \$/Month (\$3,000 NOW), Office Hours (M, T, W, TH, FR, SAT, SUN) with corresponding hours.

STAFF Front & Back: 1 RDA Salary: \$16 Will Stay Yes

PATIENT PROFILE:

Table with patient demographics: % Group (5-10 Yrs: 5%, 11-19 Yrs: 12%, 20-49 Yrs: 35%, 50-75+: 48%), % Reimb (Cash: 63%, Idemn, PPO: 34%, Plans), %Revenue (Restorative: 52%, Crown & Bridge: 30%, Endo: 3%, Perio: 3%, Oral Surgery: 5%, Prosthetics: 7%, Ortho: 3%).

Procedures referred out: 3rds and some OS, Molar endo, perio surgeries, implants, ortho

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

# Active Charts 1,000+ # of Recalls per month\*
# of New Patients per month\* 3 - 4 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 18%

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

2017 2018 \$110,129 2019 \$144,295 Current YTD \$51,358 as of 3/18

EQUIPMENT:

# Chairs 4 Hygiene Avg. Age Mixed older
# X-Rays 2 (2 NEW sensors) Pano Other

Special Equip owned: Laser Intraoral Camera Other

Is the practice computerized? yes Type of Software: Easy Dental

COMMENTS: Seller ready to retire after 15 years in this location. Nice, part-time practice surrounded by many homes! Busy retail center with great parking. Landlord will write new lease. Seller just bought 2 new sensors. Mostly PPO patients and a tiny amount of DentiCal. Seller motivated!

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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 – 544 Location Westminster / Huntington Beach

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](http://www.firstchoicedds.com)

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