

FIRST CHOICE PRACTICE SALES, INC.*a California Corporation (01916111)*

BUSY RETAIL LOCATION! GROCERY STORE ANCHOR!
MIX OF OWNER AND ASSOCIATE!
GREAT RENT & ROOM TO GROW!

LISTING # 20 – 285 PRICE: \$299,000 A/R'S: negotiableLOCATION: La Puente/West Covina Est. (2004) 5/2010 POPULATION: HispanicDESCRIPTION: # of Ops: 4 # Not Plumbed: _____ Sq. Ft. 1,300 sq ft +/-

Lease <u>X</u>	Own _____	Option/Renew <u>no</u>	Yrs. Remain <u>9+</u>	\$/Month <u>\$3,900</u>			
Office Hours	<u>M</u>	<u>T</u>	<u>W</u>	<u>TH</u>	<u>FR</u>	<u>SAT</u>	<u>SUN</u>
	<u>closed</u>	<u>Associate</u>	<u>Associate</u>	<u>Owner</u>	<u>closed</u>	<u>Owner 1x</u>	<u>closed</u>

STAFF Front: 1 Salary: \$25 Will Stay YesBack: 2 Salary: \$16 / \$17 Will Stay YesOther: 1 Associate Salary: \$500 / day Will Stay Yes**PATIENT PROFILE:**% Group 5-10 Yrs: 3% 11-19 Yrs: 12% 20-49 Yrs: 62% 50-75+: 23%% Reimb Cash 50% Idemn _____ PPO 30% Plans _____Medical 20% Cap 0% Avg. Cap \$0%Revenue Restorative 51% Crown & Bridge 20% Endo 8% Perio 6%Oral Surgery 6% Prosthetics 2% Ortho 7%

Procedures referred out: _____

PRACTICE STATS: *(Need to verify with Buyer Audit) (approx)# Active Charts 750+ # of Recalls per month* _____# of New Patients per month* 15+ Total # of New Patients YTD* 178 past 12 month

Any one referral source account for more than 10% of practice revenue? Yes _____ No _____

Does practice employ a hygienist? No Number of days 0 % of Gross 12%**FINANCIAL:** (Need to verify with Tax Returns and Financial Information by Seller)2017 \$325,418 2018 \$377,787 2019 \$434,029 Current YTD \$243,032 as of 9/30**EQUIPMENT:**# Chairs 4 Hygiene _____ Avg. Age Mixed – newer# X-Rays 1 digital Pano digital w/ceph Other _____

Special Equip owned: Laser _____ Intraoral Camera _____ Other _____

Is the practice computerized? Yes Type of Software: Easy DentalCOMMENTS: Busy retail center with several great anchor stores! Mix of PPO/FFS/DentiCal! All walk-in and referral business. Plenty of room to keep growing! Rent is excellent. Practice and equipment are in excellent condition! Ready for a full-time dentist! Right on the border of West Covina. **On track for \$350,000 - \$360,000 in 2020!**Phone: (949) 548-4559 • Fax: (949) 548-0525 • www.firstchoicedds.com

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

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

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**.

Listing No. 20 - 285

Location La Puente

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

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