

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

PACKED RETAIL LOCATION! STARBUCKS NEXT DOOR!

110+ NEW PATIENTS PER MONTH!

ASSOCIATE RUN WITH SPECIALTY!

BORREGO! \$6,800 CAP! 4-5 HYGIENE DAYS!

LISTING # 20 - 360 PRICE: \$1,279,000 A/R'S: Negotiable

LOCATION: Riverside Est. (1970) 2015 POPULATION: Mixed

DESCRIPTION: # of Ops: 7 # Not Plumbed: Sq. Ft. 3,000 +/-

Lease X Own Option/Renew 2 x 5 Yrs. Remain 5 \$/Month \$6,300 total

Office Hours M T W TH FR SAT SUN

O = Owner, A = Associate
H = Hygienist

9-6 O+A+H 9-6 O+A+H 10-7 A 9-6 A+H 9-5 A+H Closed Closed

STAFF Front: 3 Salary: \$21 / \$16 Will Stay Y

SPECIALTY Back: 3 Salary: \$20 / \$17 / \$16 Will Stay Y

Endo - 2x, paid by fees Other: Associate Salary: \$650 + 25% over \$3000 Will Stay Y

Endo - 1x, 50% Other: Hygienist Salary: \$42 / hr Will Stay Y

Ortho 1x - 50% collections OS 1x - 50%

PATIENT PROFILE:

% Group 5-10 Yrs: 4% 11-19 Yrs: 13% 20-49 Yrs: 43% 50-75+: 40%

% Reimb Cash 39% Idemn PPO 14% Plans

Medical 40% Cap 7% Avg. Cap \$6,800 +/-

%Revenue Restorative 35% Crown & Bridge 30% Endo 8% Perio 7%

Oral Surgery 7% Prosthetics 3% Ortho 9% Implant 1%

Procedures referred out:

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

Active Charts 4,000 # of Recalls per month*

of New Patients per month* 110+ Total # of New Patients YTD* 1,078 as of 9/30

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

Does practice employ a hygienist? Yes Number of days 4 % of Gross 15%

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

2017 \$1,115,452 2018 \$1,268,572 2019 \$1,356,620 Current YTD \$757,188 as of 9/30

EQUIPMENT:

Chairs 7 Hygiene Avg. Age Newer

X-Rays 4 digital Pano Digital Other Cerec OmniCam

Special Equip owned: Laser Small Intraoral Camera Yes Other

Is the practice computerized? Yes Type of Software: EagleSoft

COMMENTS: Seller relocating out of state. Has almost tripled this practice in 5 years! Mostly associate run with specialty. Retail center is busy and demographics fantastic! Long established practice. Newer equipment and recently remodeled. Seller does minimal chairside work in practice. New patients mostly referral and walk-in. STILL ROOM TO GROW!

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.

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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 – 360

Location Riverside

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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