FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

BUSY STRIP CENTER! LOW RENT! LOTS OF PATIENT FINANCING! SOLID BASE OF PATIENTS! 35+ YEARS GOODWILL!

LISTING #	21 - 205		PRICE: \$375,000		A/R'S: Negotiable			
LOCATION:	South Gate Downey		Est. 1985		POPULATION: Hispanic			
DESCRIPTION:	# of Ops: 4		# Not Plumbed:		Sq. Ft. 1,250 +/-			
Lease X	Own	wn Option/Renew 2 x 5		Yrs. Rema	Yrs. Remain 1+		\$/Month \$3,000 total	
Office Hours	M	T	W	TH	FR	SAT	SUN	
	9 – 6	9 – 6	9-6	9 – 6	9-6	Closed	Closed	
STAFF	Front:	1	Salary:	\$18 + Bon	nus	Will Stay	Yes	
	Back:	2	Salary:	\$15 / \$1:	5	Will Stay	Yes	
	Other: _	Implant	Salary:	\$500 + \$125/ii	mplant	Will Stay	Yes	
PATIENT PROF	ILE:							
% Group	5-10 Yrs: 11-19 Yrs:		-19 Yrs:	20-49 Yrs:		50-75+:		
% Reimb	Cash	85%	Idem <u>n</u>		PP O 9%	P	Plans	
	Medical	2%	Cap4%	Avg. Ca	p \$1,6	500 +/-		
%Revenue	Restorative	31% Crow	vn & Bridge _	32%	Endo	3% Per	rio 5%	
	Oral Surgery	6%	Prosthetics _	6%	Ortho	2% Implan	ts 15% (22)	
Procedures referred out:								
PRACTICE STATS: *(Need to verify with Buyer Audit) (approx)								
# Active Charts # of Recalls per month*								
# of New Patients per month*			15 Tot	tal # of New Pa	atients YTD	ents YTD*154 in 19 and 122 in 20!		
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: (Ne	eed to verify wit	h Tax Return	s and Financia	l Information	by Seller)			
2018 \$41	13,215	2019 \$35	7,078 2	2020 \$422,30	09 Curr	ent YTD P	ending 2021	
EQUIPMENT:								
# Chai	rs3	Hygien	e		Avg.	Age	mixed	
# X-Ray	ys 1 digital	Pand	Room_	Other				
Special Equip own	ned: La	nser No	Intraor	al Camera	No	Other		
Is the practice computerized? Front Type of Software: Practice Web COMMENTS: Seller has had steady, easy practice for many years! High quality cosmetic dentistry! Zirconia crowns,								
comments: some veneers and i Healthy net and go	mplants. Patien od upside for yo	ts are solid, mi unger dentist!	ddle class that j	pay out of pock	ket for most j	procedures! Very	little DentiCal.	

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**.

NO AGENCY RELATIONSHIP IS CREATED BY SIGNING THIS AGREEMENT.

Location	South Gate			
Accepted and Agreed to:				
	Agent			
	Print Name			
	Date			
	P. O. Box 8445 Newport Beach, CA 92660 (949) 548-4559			
Zip	Any additions or deletions to this page other than information we have			
3)	requested will void your request and we will not provide any additional information. Thank you.			
	<u>Zip</u>			

PLEASE FAX BACK TO: 949 548-0525