

FIRST CHOICE PRACTICE SALES, INC.*a California Corporation (01916111)***HIGH NET PRACTICE! 60%+ NET!****ALL FFS! RENT IS FANTASTIC!****30+ YEARS OF GOODWILL!**

LISTING # 20-211 PRICE: \$499,000 A/R'S: None
 LOCATION: Beverly Hills Est. 1989 POPULATION: Mixed
 DESCRIPTION: # of Ops: 3 # Not Plumbed: Sq. Ft. 800 +/-
 Lease X Own Option/Renew 1x5 Yrs. Remain 2+ \$/Month \$2,539 total
 Office Hours M T W TH FR SAT SUN
9-5 9-5 9-5 9-5 Closed By appt. By appt.
 STAFF Front: 1 (front & back) Salary: \$21.50 / hr Will Stay Yes
 Back: Salary: Will Stay

PATIENT PROFILE:

% Group 5-10 Yrs: 3% 11-19 Yrs: 10% 20-49 Yrs: 62% 50-75+: 25%
 % Reimb Cash 100% Idemn PPO 0% Plans
 Medical 0% Cap 0% Avg. Cap \$0
 %Revenue Restorative 15% Crown & Bridge 40% Endo 10% Perio 15%
 Oral Surgery 9% Prosthetics 0% Ortho 1% Implants 10%

Procedures referred out: Some endo and OS. Pedo.**PRACTICE STATS: *(Need to verify with Buyer Audit) (approx)**

Active Charts 900+ # of Recalls per month* 20-40
 # of New Patients per month* 15-20 Total # of New Patients YTD* 140+ as of 10/31
 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 2019 \$534,952 2020 \$618,066 Current YTD \$96,523 as of 2/28/21**EQUIPMENT:**

Chairs 3 Hygiene Avg. Age Mixed newer
 # X-Rays 1 film Pano Other

Special Equip owned: Laser Intraoral Camera Yes Other Is the practice computerized? No Type of Software: none

COMMENTS: Seller retiring after 30+ years! Has built very profitable, well-run practice with incredibly low overhead! Low rent, steady new patients from referrals and great website. Seller places some implants. Dream practice for any dentist who wants to work in Beverly Hills! Building has imaging services downstairs for CT and Pano needs. Practice has fantastic views of downtown LA! Seller has great fees! \$2,000 crowns, \$5,500 implant, crown, abutment, extra \$2,500 for custom abutment.

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**.

NO AGENCY RELATIONSHIP IS CREATED BY SIGNING THIS AGREEMENT.

Listing No. 20 – 211 Location Beverly Hills

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