

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

BUSY STRIP CENTER!

100% ASSOCIATE RUN!

LOW RENT AND ENDLESS PATIENTS!

LISTING # 21 - 286 PRICE: \$419,000 A/R'S: Not included
LOCATION: North Hills Est. (1980) 2018 POPULATION: Hispanic
DESCRIPTION: # of Ops: 4 # Not Plumbed: Sq. Ft. 916
Lease X Own Option/Renew no Yrs. Remain 2.5 \$/Month \$2,700 total
Office Hours M T W TH FR SAT SUN
Closed 9 - 6 Closed 9- 6 Closed 9 - 4 closed

STAFF Front: 1 Salary: \$25 / hr Will Stay Yes
Back: 2 Salary: \$18.75 / hr Will Stay Yes
Other: Associate Salary: \$700 / day Will Stay Yes

PATIENT PROFILE:

% Group 5-10 Yrs: 9% 11-19 Yrs: 8% 20-49 Yrs: 41% 50-75+: 42%
% Reimb Cash 27% Idemn PPO 8% Plans
Medical 65% Cap 0% Avg. Cap \$0
%Revenue Restorative 44% Crown & Bridge 20% Endo 8% Perio 16%
Oral Surgery 9% Prosthetics 3% Ortho 0%

Procedures referred out:

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

# Active Charts 650+ # of Recalls per month\*
# of New Patients per month\* 25 - 30 Total # of New Patients YTD\* 340+ last 12 months
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)

2018 2019 \$484,018 2020 \$478,314 Current YTD Pending 2021

EQUIPMENT:

# Chairs 4 Hygiene Avg. Age Mixed
# X-Rays 2 digital Pano No Other

Special Equip owned: Laser Intraoral Camera Other
Is the practice computerized? Yes Type of Software: Easy Dental

COMMENTS: Located in busy, streetside strip center on major street. Foot traffic all day and all night! Restaurant next door and money order center on the other side. Many daily walk-ins! Mostly associate run. 50%+ net for working owner!

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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. 21 – 286 Location North 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](http://www.firstchoicedds.com)

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