FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

HIGH END MULTI-SPECIALTY!

5+ DAYS HYGIENE! ALL PPO/FFS!

GP ASSOCIATE / ENDO / PERIO

LISTING # 21 – 271 **PRICE $:** $1,290,000 **A/R'S:** Negotiable

LOCATION: Cerritos **Est.** 2015 **POPULATION:** Mixed

DESCRIPTION: **# of Ops:** 5 **# Not Plumbed:** **Sq. Ft.** 1,800

Lease X **Own** **Option/Renew** 3 x 5 **Yrs. Remain** 1+ **$/Month** $3,704

Office Hours	**M**	**T**	**W**	**TH**	**FR**	**SAT**	**SUN**
	Staff	8 – 5 + H +A	8 – 5 + H	8 – 5 + H	8 – 5 + H + A	1 x / Mo.	Appt.

STAFF

Front:	2	**Salary:**	$5,000 / $23 / $17	**Will Stay** Yes
Back:	3	**Salary:**	$25 / $25 / $23	**Will Stay** Yes
Other:	2 - Hygienists	**Salary:**	1 - $52 / hr 2 - $51/hr	**Will Stay** Yes
Other:	1 GP Associate	**Salary:**	$700 or 25%	**Will Stay** Yes
Other:	Endo 2x/mo	**Salary:**	50%	**Will Stay** Yes

PATIENT PROFILE:

% Group	**5-10 Yrs:**		**11-19 Yrs:**		**20-49 Yrs:**	**50-75+:**	
% Reimb	**Cash**	62%	**Idemn**		**PPO** 38%	**Plans**	
	Medical	0%	**Cap**	0%	**Avg. Cap** $0		
%Revenue	**Restorative**	28%	**Crown & Bridge**	27%	**Endo** 6%	**Perio**	4%
	Oral Surgery	11%	**Prosthetics**	2%	**Ortho** 3%	**Implants**	19%

Procedures referred out:

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

 # Active Charts 1,866 **# of Recalls per month***

# of New Patients per month* 30+ **Total # of New Patients YTD*** 186 as of 7/7

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

Does practice employ a hygienist? Yes **Number of days** 3 – 4 **% of Gross** **10%**

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

2018 $1,244,375 **2019** $1,597,688 **2020** $1,210,639 **Current YTD** $675,535 As Of 7/7

EQUIPMENT:

 # Chairs 5 **Hygiene** **Avg. Age** Newer

 # X-Rays 2 portable **Pano** CT **Other**

Special Equip owned: **Laser** Soft Tissue **Intraoral Camera** Yes **Other** Surgical Room

Is the practice computerized? Yes **Type of Software:** Open Dental

COMMENTS: Seller built beautiful, scratch practice and wants to work closer to home in Central Orange County. Strong hygiene and lots of new patients every month! Great fees and busy location packed with restaurants! Fantastic rent and ops all have incredible window views! ***Seller to transition one year, 1 day per week for surgeries!***

Phone: (949) 548-4559 ● Fax: (949) 548-0525 ● www.firstchoicedds.com

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

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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 – 271 Location Cerritos

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	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.
Phone (Circle One: Mobile/Home/Business)	
E-mail Address	

PLEASE FAX BACK TO: 949 548-0525