

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

ALL PPO/FFS & 3 DAYS HYGIENE!

LOW OVERHEAD & HIGH NET DREAM PRACTICE!

FANTASTIC DEMOGRAPHICS!

LISTING # 21 - 551 PRICE: \$499,000 A/R'S: negotiable
LOCATION: Santa Ana Tustin Est. (1980) 2019 POPULATION: Mixed
DESCRIPTION: # of Ops: 4 # Not Plumbed: Sq. Ft. 1,000

Lease X Own Option/Renew 1 x 5 Yrs. Remain 1 \$/Month \$ 1,920
Office Hours M T W TH FR SAT SUN
9-5+H1+A 9-5+H2+A 5+H1+A+O staff 9-1 2x O closed closed

STAFF Front: 1 Salary: \$25 Will Stay Yes
Back: 1 Salary: \$15 Will Stay Yes
Other: Associate Salary: \$700 or 30% Will Stay Yes
Other: Hygienist (2) Salary: 1-\$350/\$450 2-\$300 Will Stay Yes

PATIENT PROFILE:

% Group 5-10 Yrs: 3% 11-19 Yrs: 5% 20-49 Yrs: 50% 50-75+: 42%
% Reimb Cash 73% Idemn PPO 27% Plans
Medical 0% Cap 0% Avg. Cap \$0
%Revenue Restorative 44% Crown & Bridge 27% Endo 4% Perio 6%
Oral Surgery 4% Prosthetics 2% Ortho 13%

Procedures referred out: Some endo / os / implants

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

Active Charts 1,400+ # of Recalls per month*
of New Patients per month* 45 + Total # of New Patients YTD* 571 last 12 months
Any one referral source account for more than 10% of practice revenue? Yes No
Does practice employ a hygienist? Yes Number of days 3 % of Gross 13%

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

2018 \$535,771 2019 \$513,414 2020 \$471,435 Current YTD \$369,497 as of 7/31

EQUIPMENT:

Chairs 3 Hygiene Avg. Age Mixed
X-Rays 1 (digital) Pano no Other Cerec (older and not used but works)

Special Equip owned: Laser No Intraoral Camera yes Other

Is the practice computerized? yes Type of Software: Dentrax

COMMENTS: Seller has increased collections 20%+ in past year! 4 days per week with associates and hygiene. Nothing but upside here for a buyer who wants to work 5 days per week. Solid hygiene and great flow of new patients every month! Long term staff will stay and help you take the jump to \$1M+!

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. 21 - 551 Location Santa Ana Tustin

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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