FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

BUSY STRIP CENTER! 100% ASSOCIATE RUN! LOW RENT AND ENDLESS PATIENTS!

LISTING #	21 - 286		PRICE: BEST OFFER! A/R'S: Not included					
LOCATION:	North Hills	_	Est. (1980) 20)18 POPU		Hispanic		
DESCRIPTION:	# of Ops: _4		# Not Plumbed:		Sq. Ft. 9	16		
Lease X	Own	Option/I	Renew no	Yrs. Remain	2.5	\$/Month	\$2,700) total
Office Hours	M	T	W	TH	FR	SAT	S	SUN
	Closed	9 – 6	Closed	9- 6	Closed	9 – 4	clos	ed
STAFF	Front: _	1	Salary:	\$25 / hr	Wil	ll Stay	Yes	
	Back:	2	Salary:	\$18.75 / hr	Wil	ll Stay	Yes	
	Other:	Associate	Salary:	\$700 / day	Wil	ll Stay	Yes	
PATIENT PROFIL	<u>Æ:</u>							
% Group	5-10 Yrs:	<u>9%</u> 11	1-19 Yrs: 8	20-49 Y	Yrs:4	1% 50	-75+:	42%
% Reimb	Cash	27%	Idemn	F	PPO 8%		Plans _	
	Medical	65%	Cap 0	Avg. C	ap	\$0	-	
%Revenue	Restorative	_44% Crov	vn & Bridge _	<u>20%</u> E	ndo8	3%	Perio _	16%
	Oral Surgery	9%	Prosthetics	3% Or	rtho)%	=	
Procedures re	eferred out: _							
PRACTICE STATS	S: *(Need to ve	rify with Buye	er Audit) (appr	ox)				
# Active Charts65				per month*				
# of New Patien								_
						5 4 0⊤ 1as	st 12 m	onths
any one referral so	urce account f	or more than 1	10% of practice		Ye		No 12 mc	onths
•			-	revenue?	Ye	es		onths
Does practice emplo	oy a hygienist?		NO Num	revenue? nber of days	Ye	es		onths
Does practice emplo	oy a hygienist?	n Tax Returns	NO Num	revenue? nber of days Information by	Ye % Seller) Curre	es of Gross _	No	
Does practice emplo FINANCIAL: (Need 2018	oy a hygienist?		NO Num	revenue? nber of days	Ye % Seller) Curre	es of Gross	No	
Does practice emplo <u>FINANCIAL</u> : (Need 2018 <u>EQUIPMENT:</u>	oy a hygienist? d to verify with	1 Tax Returns 2019\$48	NO Num and Financial 3 4,018 2020	e revenue? The role of days Information by \$ \$478,314	Ye % Seller) Curre Y	es of Gross ent FD\$172,2	No 76 As 0	Of 7/31
Does practice emplo <u>FINANCIAL</u> : (Need 2018 <u>EQUIPMENT:</u> # Chairs	oy a hygienist? d to verify with	1 Tax Returns 2019\$48	NO Num and Financial 1 4,018 2020	e revenue? The of days Information by \$ \$478,314	Ye % Seller) Curro Y' Avg. Aş	es of Gross ent	No 76 As (Of 7/31
Does practice emplo <u>FINANCIAL</u> : (Need 2018 <u>EQUIPMENT:</u> # Chairs	oy a hygienist? d to verify with	1 Tax Returns 2019\$48	NO Num and Financial 3 4,018 2020	e revenue? The of days Information by \$ \$478,314	Ye % Seller) Curro Y' Avg. Aş	es of Gross ent	No 76 As (Of 7/31
Does practice emplo <u>FINANCIAL</u> : (Need 2018 <u>EQUIPMENT:</u> # Chairs	oy a hygienist? d to verify with	n Tax Returns 2019	NO Num and Financial 1 4,018 2020 e No No	e revenue? The of days Information by \$ \$478,314	Ye % Seller) Curro Y' Avg. Aş	es of Gross ent	No 76 As (Of 7/31
Does practice emplo FINANCIAL: (Need 2018 EQUIPMENT: # Chairs # X-Rays	by a hygienist? d to verify with 3 4 2 digital d: La puterized?	n Tax Returns 2019 \$48 Hygiend Pand ser	NO Num and Financial 1 4,018 2020 e No Intraora Yes	e revenue? The of days Information by \$ \$478,314 Other Il Camera Type of So	Ye % Seller) Curre Y Avg. As	es of Gross ent TD \$172,2 ge Other asy Dental	No 76 As C	Of 7/31

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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. <u>21 – 286</u>	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 Z	<u>Zip</u>	Any additions or deletions to this page other than information we have
Phone (Circle One: Mobile/Home/Business))	requested will void your request and we will not provide any additional information. Thank you.
E-mail Address		

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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