## FIRST CHOICE PRACTICE SALES, INC.

California Corporation (01916111)

# STREETSIDE BUILDING! 100% ASSOCIATE RUN! HUGE AREA FOR DENTICAL & RETIREES!

LISTING #	21 – 298	21 – 298 <b>PRICE:</b> \$869,000 <b>A/R'S:</b> Not included								
LOCATION:	Long Beach		Est. 2017 POPULATION: Hispanic							
<b>DESCRIPTION:</b>	# of Ops: 4		# Not Plumbed:		<b>Sq. Ft.</b> 1,200					
Lease X	Own	Option/I	Renew 1 x 5	Yrs. Rema	ain <u>2</u>	\$/Moi	nth \$3,60	3 total		
Office Hours	M	T	W	TH	FR	SAT	Γ .	SUN		
	9 – 6	9 – 6	staff	9 – 6	9 – 6	close	ed clos	ed		
<u>STAFF</u>	<b>Front:</b> 2	Sa	alary:	\$20 / \$19 hr.		Vill Stay _	No / Ye	No / Yes		
	<b>Back:</b> 2	Sa	alary:	\$22 / \$23 / hr.		Will Stay _	Yes			
	Other: Assoc	ciate Sa	alary:	\$700/ day	V	Vill Stay _	Yes			
PATIENT PROF	<u> ILE:</u>									
% Group	5-10 Yrs:	<u>5</u> % 11	-19 Yrs:	7% 20-4	9 Yrs:	46%	50-75+:	42%		
% Reimb	Cash	33%	Idemn		<b>PPO</b>	5%	Plans			
	Medical	62%	<b>Cap</b>	0% Avg.	. Cap	\$0				
%Revenue	Restorative		vn & Bridge _	34%	Endo	3%	Perio	10%		
	Oral Surgery	12%	Prosthetics _	12%	Ortho					
Procedures referred out:										
PRACTICE STATS: *(Need to verify with Buyer Audit) (approx)										
# Active Charts										
# of New Patients per month* 50 – 60+ Total # of New Patients YTD* 772 last 12 month!										
Any one referral	source account f	or more than 1	10% of practic	ce revenue?		Yes	No			
Does practice em	ploy a hygienist?	Nui	Number of days % of Gross							
FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)										
2018 \$7	<sup>7</sup> 32,850 <b>2</b>	<b>019</b> \$623,5	506 2	<b>1,583,1</b>	59 Curren	nt YTD _\$	823,494 As	Of 8/31		
<b>EQUIPMENT:</b>										
# Cha	irs4	Hygien	e		Avg.	Age	Mixed nev	ver		
# X-Ra	ays 1 portable	Pano	o room	Other	En	do Motor				
Special Equip owned: Laser Intraoral Camera Yes Other										
Is the practice co	mputerized?		Yes Type of Software: Easy Dental eetside in nice area of Long Beach! Low rent, steady flow of new patients.							
COMMENTS: Associate will stay	•	•		•		•	•	ments.		

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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 No21 – 298	Location	Long Beach
Accepted and Agreed to:		
Signature		Agent
Print Name		Print Name
Date		Date
Address		P. O. Box 8445 Newport Beach, CA 92660
Address		(949) 548-4559
City	<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		illioilliation. Thank you.

PLEASE FAX BACK TO: 949 548-0525