FIRST CHOICE PRACTICE SALES, INC. a California Corporation (01916111)

HIGH VOLUME & HIGH NET!! BEAUTIFUL REMODELED PRACTICE! 100% ASSOCIATE RUN!

	21 - 308			PRICE: \$819,000 OBO			0	A/R'S: Not included					
LOCATION:	Rancho Cucamonga			Est. 2019			_ F	POPULATION: Mixed, Hispanic					
DESCRIPTION:	# of Ops: _ 6			# Not Plumbed:				Sq. Ft. <u>1,800 +/-</u>					
Lease X	Own	0	ption/Re	enew 1 >	x 5	Yrs.	Rema	in <u>4+</u>	\$	/Month	\$3,98	0 total	
Office Hours	Μ	Т		W		ТН		FR		SAT	:	SUN	
	Front	9 -	6	Front		9 - 6	5	9-6	(Closed		losed	
<u>STAFF</u>	Front:	3		Salary:	\$2	TX \$20 / \$17.50 / \$17.50 Will Stay yes,				K no, MGR , Biller Yes			
	Back:					\$16.25 / \$15			Will Stay			No / Yes	
	Other:					\$700 / day			Will Stay		Ye	Yes	
PATIENT PROFIL	<u></u>			-									
% Group	5-10 Yrs:	1%	11-2	19 Yrs:	11	%	20-4	9 Yrs:	56%	50-	-75+:	32%	
% Reimb	Cash	46%	_	Idemn _				PPO	20%	1	Plans		
	Medical	34%	_	Cap _	09	%	Avg.	Cap	\$0				
%Revenue	Restorative	37%	Crown	n & Bridg	ge	40%		Endo	7%]	Perio	12%	
	Oral Surgery	2%]	Prosthetic	<u></u>	2%		Ortho	0%				
Procedures referred out:													
<u>PRACTICE STATS</u> : *(Need to verify with Buyer Audit) (approx)													
#.		2,000+			# of Recalls per month*								
# of New Patients per month*			65+		To	Total # of New Patients YT				D* 1,002 in 2020			
Any one referral so	e than 10)% of pra	actice	ctice revenue?			Yes		No				
Does practice employ a hygienist?			N	0	Num	Number of days			% of Gross				
FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)													
2018		2019	\$1,188,	806	2020	\$1,17	9,943	Current	t YTD	\$560,4	29 as o	of 8/31	
EQUIPMENT:													
# Chairs	6	H	Iygiene					Avg	. Age	1	Newer		
# X-Rays	3 digital		Pano	Pano room Other Large Monitors all ops									
Special Equip owned: Laser				Intraoral Camera			a	Yes	0	ther			
Is the practice computerized? <u>COMMENTS:</u> Fantastic associate run pract								Software: Eaglesoft					
keep growing! Low:													

new patients. Practice has large lobby and has the room to DOUBLE!

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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 - 308	Location	Rancho Cucamonga				
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	ip	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						

PLEASE FAX BACK TO: 949 548-0525

Phone: (949) 548-4559 • Fax: (949) 548-0525 • <u>www.firstchoicedds.com</u> ALL INFORMATION PROVIDED SUBJECT TO BUYER VERIFICATION – BROKER MAKES NO WARRANTIES