

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

HIGH PROFILE STREETSIDE LOCATION!

PEDO OFFICE! VERY HIGH NET!

PRACTICE PLUMBED FOR 11 OPS!!

LISTING # 21 - 598 PRICE: \$699,000 A/R'S: Not included
LOCATION: Santa Ana Est. 2006 POPULATION: Hispanic
DESCRIPTION: # of Ops: 11 # Not Plumbed: Sq. Ft. 2,194
Lease X Own Option/Renew NEW Yrs. Remain NEW \$/Month \$5,400 per month
Office Hours M T W TH FR SAT SUN
9 - 5:30 9 - 5:30 9 - 5:30 Closed 9 - 5:30 8:30 - 1:30 Closed
Front: 1 Salary: \$17 Will Stay Yes
Back: 1 Salary: \$15 Will Stay Yes
Other: Salary: Will Stay

PATIENT PROFILE:

% Group 5-10 Yrs: 70% 11-19 Yrs: 25% 20-49 Yrs: 5% 50-75+: 0%
% Reimb Cash 5% Idemn PPO 5% Plans
Medical 90% Cap 0% Avg. Cap \$0
%Revenue Restorative 69% Crown & Bridge 13% Endo 5% Perio 0%
Oral Surgery 3% Prosthetics 0% Ortho 0% N2O 10%

Procedures referred out:

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

# Active Charts 1,500-2,000 # of Recalls per month\*
# of New Patients per month\* 50+ Total # of New Patients YTD\*
Any one referral source account for more than 10% of practice revenue? Yes No
Does practice employ a hygienist? NO Number of days % of Gross

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

2019 \$621,648 2020 \$675,407 2021 \$781,271 Current YTD Pending 2022

EQUIPMENT:

# Chairs 7 Hygiene Avg. Age Newer
# X-Rays 2 Digital Pano Yes Other
Special Equip owned: Laser No Intraoral Camera No Other N20/O2

Is the practice computerized? Yes Type of Software: Mogo

COMMENTS: Seller has built a fantastic, pedo business. Excellent streetside location with great parking. Online reviews are fantastic for this seller! Practice has 4 open, 3 closed and 4 standard GP ops! Incredible format for large, multi-specialty practice! Seller will write new lease with first right of refusal for building! Nicely remodeled inside!

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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 – 598 Location Santa Ana

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**

Phone: (949) 548-4559 ● Fax: (949) 548-0525 ● [www.firstchoicedds.com](http://www.firstchoicedds.com)

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