

FIRST CHOICE PRACTICE SALES, INC.*a California Corporation (01916111)***CORNER, RETAIL LOCATION!****GREAT RECALL & STEADY NEW PATIENTS!****GREAT SELLER NET & ROOM TO GROW TO \$1M+!**

LISTING # 21 - 355 PRICE: \$294,000 A/R'S: Negotiable
 LOCATION: Fontana Est. (2001) 2004 POPULATION: 80% Hispanic
 DESCRIPTION: # of Ops: 6 # Not Plumbed: Sq. Ft. 1,635
 Lease X Own Option/Renew 2 x 4 Yrs. Remain 3+ \$/Month \$ 2,880 total
 Office Hours M T W TH FR SAT SUN
 10 - 7 10 - 7 2x 10 - 7 Staff 10 - 7 10 - 2 2x closed

STAFF
 Front: 1 Salary: \$22 Will Stay Yes (5 years)
 Back: 1 + 1 (pt) Salary: \$17 / \$16.50 Will Stay Yes
 Other: Salary: Will Stay

PATIENT PROFILE:

% Group 5-10 Yrs: 7% 11-19 Yrs: 23% 20-49 Yrs: 45% 50-75+: 25%
 % Reimb Cash 10% Idemn PPO 25% Plans Delta only
 Medical 65% Cap 0% Avg. Cap \$0
 %Revenue Restorative 70% Crown & Bridge 15% Endo 7% Perio 4%
 Oral Surgery 2% Prosthetics 2% Ortho 0%

Procedures referred out: Implants, ortho, molar endo and some extractions. Perio surgeries.

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

Active Charts 750+ # of Recalls per month* 30 - 50
 # of New Patients per month* 13 - 16 Total # of New Patients YTD* 163 as of 10/31
 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 22%

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

2019 \$399,632 2020 \$320,749 2021 \$359,357 Current YTD Pending 2022

EQUIPMENT:

Chairs 3 Hygiene Avg. Age
 # X-Rays 1 (ScanX) Pano No Other

Special Equip owned: Laser No Intraoral Camera Yes Other

Is the practice computerized? Yes Type of Software: Easy Dental

COMMENTS: Seller has rock steady practice on major street across from large grocery store! Huge signage and practice is built for pedo/ortho separate interior waiting area for 2 ops and large lobby! Well-trained staff does excellent recall and seller has steady flow of new patients. All the ingredients to rapidly increase collections. Great net!

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.

a California Corporation (01916111)

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 – 355

Location Fontana

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.

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