

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

SELLER OVEREXTENDED IN SECOND PRACTICE!

ALL PPO PATIENTS!

50+ YEARS GOODWILL IN EXCELLENT AREA!

LISTING # 21 - 501 PRICE: \$175,000 A/R'S: Negotiable
LOCATION: Tustin Est. (1970) 2019 POPULATION: Caucasian
DESCRIPTION: # of Ops: 6 # Not Plumbed: Sq. Ft. 2,200
Lease X Own Option/Renew 1 x 5 Yrs. Remain 2+ \$/Month \$5,600 total
Office Hours M T W TH FR SAT SUN
9 - 6 Closed 9 - 6 Closed 9 - 6 1-2x Closed Closed

STAFF Front: 1 Salary: Will Stay 1 month
Back: 1 Salary: Will Stay 1 month
Other: Salary: Will Stay

PATIENT PROFILE:

% Group 5-10 Yrs: 1% 11-19 Yrs: 3% 20-49 Yrs: 38% 50-75+: 58%
% Reimb Cash 50% Idemn PPO 47% Plans
Medical 3% Cap 0% Avg. Cap \$0
%Revenue Restorative 43% Crown & Bridge 40% Endo 6% Perio 6%
Oral Surgery 2% Prosthetics 0% Ortho 1% Implants 2%

Procedures referred out:

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

# Active Charts 250 - 300 # of Recalls per month\*
# of New Patients per month\* 3 - 7 Total # of New Patients YTD\* 50 last 12 months

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 \$361,339 2020 \$190,391 2021 \$206,701 Current YTD Pending 2022

EQUIPMENT:

# Chairs 6 Hygiene Avg. Age Mixed newer
# X-Rays 3 (1 Dexis sensor) Pano Film Other Plumbed O2/N2O

Special Equip owned: Laser No Intraoral Camera 1 Other

Is the practice computerized? Yes Type of Software: Dentrix

COMMENTS: Excellent area of Tustin and a well kept office! Everything you need for a seven figure practice! Large, fully equipped lab could be sublet for extra income! Plentiful parking off a major street. Up to date computers and large, window ops makes for an enjoyable workplace. Doctor has a large, private office with bathroom. Nice staff break area. A long established patient base that needs a full-time dentist ASAP!

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.

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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 – 501 Location Tustin

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**

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