

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

NICE RESIDENTIAL STRIP MALL!

SUCCESSFUL SELLER BOUGHT BUILDING!

GREAT FFS/PPO DEMOGRAPHICS!

LARGE HIGH SCHOOL ACROSS THE STREET!

LISTING # 22 - 458 PRICE: \$159,000 A/R'S: None

LOCATION: Rancho Bernardo Est. 2008 POPULATION: Mixed Upper

DESCRIPTION: # of Ops: 5 # Not Plumbed: Sq. Ft. 1,600

Lease Own Option/Renew 1 x 5 Yrs. Remain 1 \$/Month \$5,500 total

EQUIPMENT:

Chairs 3 Hygiene Avg. Age Mixed

X-Rays 2 Pano No Other

Special Equip owned: Laser Intraoral Camera Other

Is the practice computerized? Wired Type of Software: None included

COMMENTS: Seller has had long-term success in this nice, residential strip center near the high school. Ice cream shops, Pilates studio, tutoring, Pizza places, dry cleaners all generate busy family, foot traffic. Large practice has 3 standard operatories and 2 closed room operatories. Great parking in this well-kept center.

BE THE NEXT SUCCESSFUL DENTIST HERE!

Sale to **include** all dental units, deliveries, lights and stools, vacuum, compressor, autoclave, ultrasonic cleaner, office furniture, phones, x-ray units.

Seller to take all supplies, instruments, handpieces, motors, table top equipment, x-ray shields, computers, sensors, business equipment, file cabinets, lab equipment.

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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. 22 – 458 Location Rancho Bernardo

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

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