FIRST CHOICE PRACTICE SALES, INC. a California Corporation (01916111) STREETSIDE STANDALONE! ASSOCIATE RUN! GREAT NET & LOTS OF UPSIDE!

| LISTING # 22–227 PRICE: 81,000,000 BUILDING A/R*S: No LOCATION: Hawthome Est. 2019 POPULATION: Hispanic DESCRIPTION: # of Ops: 4 # Not Plumbed: Sq. Ft. 1,196 +/- Lease X Own Option/Renew NEW Yrs. Remain NEW \$/Month YOUR MORTGAGE! Office Hours M T W TH FR SAT SUN 9–6 A1 9–6 A1 Staff 9–6 A2 Staff 9–4 A2 closed STAFF Front: 1 Salary: S20 / hr Will Stay Yes Back: 1 Salary: S17 / hr Will Stay Yes Other: Biller Salary: \$17 / hr Will Stay Yes Other: Biller Salary: \$300 / day Will Stay Yes Other: Biller Salary: \$300 / day Will Stay Yes 0 ther: Associates Salary: \$300 / day Will Stay Yes 0 ther: Associates Salary: \$300 / day Will Stay Yes 0 ther: Associates Salary: \$300 / day Will Stay 30–60 days PATIENT PROFILE: % Group 5-10 Yrs: 2% 11-19 Yrs: 17% 20-49 Yrs: 58% 50-75+: 23% % Revenue Restorative 25% Crown & Bridge 26% Endo 19% Perio 20% Oral Surgery 7% Prosthetics 3% Ortho 0% Procedures referred out: Implants, some pedo, ortho, refreats, PRACTICE STATS: *(Need to verify with Buyer Audit) (approx) # Active Charts 1.000+ # of Recalls per month* # Active Chart | LISTING # | 22 - 227 | Ы | | 649,000 PRACT | | A/R'S: N | Ío | | |
|---|---|----------------|------------------|---------------------|-----------------------------|------------------|-------------------|-------------------|--|--|
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| Lease X Own Option/Renew NEW Yrs. Remain NEW \$Month YOCK MORTGACE! Office Hours M T W TH FR SAT SUN 9-6 A1 9-6 A1 Staff 9-6 A2 Staff 9-4 A2 closed STAFF Front: 1 Salary: \$17 / hr Will Stay Yes Back: 1 Salary: \$17 / hr Will Stay Yes Other: Associates Salary: 1-\$750, 2-\$850 Will Stay Yes Other: Biller Salary: 1-\$750, 2-\$850 Will Stay Yes Other: Biller Salary: 10% Yes Same PATIENT PROFILE: * % Group \$-10 Yrs; 2% 11-19 Yrs; 17% 20-49 Yrs; 58% 50-75+; 23% % Reimb Cash 12% Idemn PPO 12% Plans | | | | | | | | | | |
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| Other: Associates Salary: 1 - \$750, 2 - \$850 Will Stay Yes Other: Biller Salary: \$300 / day Will Stay 30 - 60 days PATIENT PROFILE: ************************************ | <u>STAFF</u> | Front: | 1 | Salary: | \$20 / hr | Will | Stay Y | les | | |
| Other: Biller Salary: \$300 / day Will Stay 30 - 60 days PATIENT PROFILE: ************************************ | | Back: | 1 | Salary: | \$17 / hr | Will | Stay | les | | |
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| % Reimb Cash 12% Idemn PPO 12% Plans | | | ንሚ 11 | 10 Vret | 17% 20 / | 10 Vret | 58% 50 | 75 23% | | |
| Medical 70% Cap Avg. Cap | - | | | | | | | | | |
| %Revenue Restorative 25% Crown & Bridge 26% Endo 19% Perio 20% Oral Surgery 7% Prosthetics 3% Ortho 0% | 70 Keinin | | | | | | | | | |
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| back. This can be a 6 day per week practice! | | | ilding renovated | Yes d and opened | Type of scratch practice | Staff will et | Easy Dental | t with parking in | | |
| Patient rich area and huge signage on building draws business all day long! | back. This can be a | 6 day per week | practice! | _ | _ | | | | | |
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Phone: (949) 548-4559 • Fax: (949) 548-0525 • <u>www.firstchoicedds.com</u> 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 - 227 | Location | Hawthorne | |
|--|----------|---|--|
| 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

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