

**FIRST CHOICE PRACTICE SALES, INC.**  
*a California Corporation (01916111)*  
**STREETSIDE RETAIL LOCATION!**  
**LOW RENT!**  
**ENDLESS STREAM OF PATIENTS!**  
**PERFECT TO ADD DENTICAL!**

LISTING # 22 - 284      PRICE \$: ~~\$110,000~~ **\$80,000**      A/R'S: None

LOCATION: Lynwood      Est. \_\_\_\_\_      POPULATION: Hispanic

DESCRIPTION:      # of Ops: 3      # Not Plumbed: \_\_\_\_\_      Sq. Ft. 960

Lease X      Own \_\_\_\_\_      Option/Renew 1 X 5      Yrs. Remain 2+      \$/Month \$2,000

Office Hours	M	T	W	TH	FR	SAT	SUN
Staff		10 - 6	Staff	1 - 6	Staff	9 - 4	Closed

**STAFF**

Front:	<u>1</u>	Salary:	<u>\$15</u>	Will Stay	<u>Yes</u>
Back:	<u>2</u>	Salary:	<u>\$15 / \$14.50</u>	Will Stay	<u>Yes</u>
Other:	<u>GP Associate</u>	Salary:	_____	Will Stay	_____

**PATIENT PROFILE:**

% Group	5-10 Yrs:	<u>0%</u>	11-19 Yrs:	<u>0%</u>	20-49 Yrs:	<u>40%</u>	50-75+:	<u>60%</u>
% Reimb	Cash	<u>95%</u>	Idemn	_____	PPO	<u>5%</u>	Plans	_____
	Medical	<u>0%</u>	Cap	<u>0%</u>	Avg. Cap	<u>\$0</u>		_____
% Revenue	Restorative	<u>10%</u>	Crown & Bridge	<u>30%</u>	Endo	<u>30%</u>	Perio	<u>20%</u>
	Oral Surgery	<u>2%</u>	Prosthetics	<u>8%</u>	Ortho	<u>0%</u>		_____

Procedures referred out: Retreats, some OS, implants, ortho

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

# Active Charts	<u>700+</u>	# of Recalls per month*	<u>15 - 25</u>
# of New Patients per month*	<u>60+</u>	Total # of New Patients YTD*	_____

Any one referral source account for more than 10% of practice revenue?      Yes      No

Does practice employ a hygienist?      \_\_\_\_\_      Number of days      \_\_\_\_\_      % of Gross      \_\_\_\_\_

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

2019 \_\_\_\_\_      2020 \$230,733      2021 \$287,058      Current YTD pending

**EQUIPMENT:**

# Chairs	<u>3</u>	Hygiene	_____	Avg. Age	<u>Mixed</u>
# X-Rays	<u>1 digital</u>	Pano	_____	Other	_____

Special Equip owned:      Laser \_\_\_\_\_      Intraoral Camera Yes      Other \_\_\_\_\_

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

**COMMENTS:**      Streetside location with part-time associate. Easy practice to grow just by showing up! Busy retail center with heavy foot traffic. Office is newer and up to date. Rent is great! **BUY AT 40% OF COLLECTIONS!**

# 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. 20 – 284 Location Lynwood

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**