## FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

# **NEWPORT BEACH FASHION ISLAND! SELLER CAN STAY LONG TERM FOR SURGERIES! GREAT NET & GREAT RENT!**

LISTING #	22 -	22 - 530		PRI	<b>PRICE:</b> \$219,000 OBO			A/R'S: none						
LOCATION:	Nev	Newport Beach		I	<b>Est.</b> (1998) 2012		POPULATION: Mixed /				Jpper			
DESCRIPTION: # of Ops: _			<b>Ops:</b> 3	3 # Not Plumbed:				<b>Sq. Ft.</b> 900						
Lease X	Own		Option/Renew		<b>w</b> 0	Yrs. Ren		nain 5		<b>\$/Month</b> \$3		3,372 FG		
Office Hours	M		T		$\mathbf{W}$	TH		FR		SAT		SUN		
_	clos	ed	9 - 6		closed	close	ed	9 - (	6	close	d	clo	osed	
<b>STAFF</b>	<b>Front:</b> 1		1	Salary:					Will Stay		Y			
	Back:		1	Salary:		\$120		0	Wi		ll Stay		maybe	
	Other:	Hygien	ist 1-2x/mo	S	Salary: _	\$50 / pati	ent (\$	(\$140 charge)		Will Stay		Yes		
PATIENT PRO	FILE:													
% Group		10 Yrs:	0%	11-19	Yrs:	3%	20-49	Yrs:	3	8%	50-75	+: _	59%	
% Reimb		Cash	70%	Ide	emn			PPO	10%		Pla	ns _		
	N	<b>Aedical</b>	20%	(	Сар	0%	Avg.	Cap _				_		
%Revenue	Rest	orative	22%C	rown &	Bridge	40%		Endo _	1	1%	Per	io _	8%	
	Oral S	Surgery	6%	Pro	sthetics	1%	(	Ortho _	C	)%	Impla	nt _	12%	
Procedures referred out:														
PRACTICE STATS: *(Need to verify with Buyer Audit) (approx)														
# of New Patients per month*  4-5  Total # of New Patients YTD*														
Any one referral source account for more than 10				n 10%	% of practice revenue?				Yes No					
Does practice employ a hygienist?  Yes						mber of d	lays		_ %	of Gros	s			
FINANCIAL: (N	FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)													
2019\$	240,670		2020 _ 5	\$161,445	5	2021 \$	267,97	75 C	urrent	YTD _	Pend	ling	2022	
<u>EQUIPMENT: 1</u>	Implant a	nd End	o motor and	supplie	es exclud	ed.								
# Cha	airs	3	Hygi	iene				A	vg. Ag	ge	Mixed/	New	er	
# X-R	ays	2 digital	P	ano	no	Othe	er							
Special Equip ov	wned:	L	aser ye	es	Intrao	ral Camer	a	Yes		Other				
Is the practice computerized? Yes Type of Software: EagleSoft														
<b>COMMENTS:</b> FFS practice with month for surgeri	great ren		ave practice lvertising and				_	•			•		•	

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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 - 530	Location	Newport Beach
Accepted and Agreed to:		
Signature		Agent
Print Name		Print Name
Date		Date
		P. O. Box 8445
Address		Newport Beach, CA 92660 (949) 548-4559
City Z	<u>Zip</u>	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
E-mail Address		information. Thank you.

PLEASE FAX BACK TO: 949 548-0525