

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

**RETAIL LOCATION PACKED ALL DAY LONG!
ON BORDER OF PORTER RANCH!**

BEAUTIFUL PRACTICE READY FOR INSTANT \$1M+!

LISTING # 22- 222 PRICE \$: \$399,000 OBO A/R'S: Negotiable

LOCATION: Northridge Est. 9/16 POPULATION: Mixed

DESCRIPTION: # of Ops: 4 # Not Plumbed: _____ Sq. Ft. 1600

Lease <u>X</u>	Own _____	Option/Renew <u>1 x 5</u>	Yrs. Remain <u>1+</u>	\$/Month <u>\$5,970 total</u>			
Office Hours	M	T	W	TH	FR	SAT	SUN
	Closed	Closed	9-5 H	Closed	9-5 2x H	Closed	Closed

STAFF

Front: 1 + 1 Salary: _____ Will Stay Transition / Y

Back: 1 Salary: _____ Will Stay Transition

Other: Hygienist Salary: _____ Will Stay Transition

PATIENT PROFILE:

% Group 5-10 Yrs: 1% 11-19 Yrs: 4% 20-49 Yrs: 54% 50-75+: 41%

% Reimb Cash 70% Idemn _____ PPO 30% Plans _____

Medical 0% Cap 0% Avg. Cap \$0

% Revenue Restorative 39% Crown & Bridge 22% C&B + 20% V Endo 3% Perio 1%

Oral Surgery 4% Prosthetics 1% Ortho 6% Implants 4%(18)

Procedures referred out: 3rds, some endo, straight wire

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

Active Charts 491 # of Recalls per month* _____

of New Patients per month* 15 - 20 Total # of New Patients YTD* 150 as of 9/14

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

Does practice employ a hygienist? Yes Number of days 1.5 % of Gross _____

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

2019 \$362,901 2020 \$305,541 2021 \$374,940 Current YTD \$221,815 as of 9/14

EQUIPMENT: Cerec mill and oven not included.

Chairs 4 Hygiene _____ Avg. Age New

X-Rays 1 Nomad + Dexis Pano space Other Implant motor

Special Equip owned: Laser No Intraoral Camera Yes Other _____

Is the practice computerized? Yes Type of Software: EagleSoft - paperless

COMMENTS: Seller wants to focus on primary practice. Built top-notch practice will high-end equipment. Shopping center is packed with excellent restaurants and gym. All PPO. Great business name and excellent website. CHEAP PRICE FOR INSTANT \$\$!!

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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 – 222 Location Northridge

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