

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

LARGE RETAIL LOCATION!

MASSIVE FOOT TRAFFIC! ONLY PPO & FFS!

BUSY AREA HAS WALK-INS EVERYDAY!

LOTS OF CASH BUSINESS!

LISTING # 22-296 PRICE: \$249,000 A/R'S: Negotiable
LOCATION: Rowland Heights Est. (1985) 2019 POPULATION: Mixed
DESCRIPTION: # of Ops: 4 # Not Plumbed: Sq. Ft. 1,200 +/-
Lease X Own Option/Renew Yrs. Remain 4+ \$/Month \$5,300 total
Office Hours M T W TH FR SAT SUN
9-6 A Closed Closed Closed 9-6 A Closed Closed

STAFF Front: 1 Salary: Will Stay Yes
Back: 2 Salary: Will Stay Yes
Associate: 1 Salary: \$1,000 / day Will Stay Yes

PATIENT PROFILE:

% Group 5-10 Yrs: 11-19 Yrs: 20-49 Yrs: 50-75+:
% Reimb Cash 15% Idemn PPO 85% Plans
Medical 0% Cap 0% Avg. Cap \$0
% Revenue Restorative 38% Crown & Bridge 15% Endo 2% Perio 14%
Oral Surgery 11% Prosthetics 1% Ortho 0% Implant 19% (16)

Procedures referred out:

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

Active Charts 250+ # of Recalls per month*
of New Patients per month* 4-6 Total # of New Patients YTD* 49 as of 9/20
Any one referral source account for more than 10% of practice revenue? Yes No
Does practice employ a hygienist? NO Number of days % of Gross

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

2019 NA 2020 \$285,261 2021 \$350,566 Current YTD \$183,544 as of 9/20

EQUIPMENT:

Chairs 4 Hygiene Avg. Age Mixed, Newer
X-Rays 0 Pano CBCT Other Implant Motor

Special Equip owned: Laser No Intraoral Camera Yes Other

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

COMMENTS: Seller bought just before Covid hit at end of 2019. Selling to focus on 2 other offices. Lots of implants and crowns. Staff will stay as will associate if Buyer wants. Busy shopping center all day long. Mixed demographics, Chinese, Korean and Hispanic. Seller only takes PPO and cash. Lots of DentiCal walk-ins. Easy practice to grow! New floors and paint! Seller cut back from 3 to 4 days in 2021 to 2 days in 2022 due to health issues.

Phone: (949) 548-4559 • Fax: (949) 548-0525 • www.firstchoicedds.com

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

FIRST CHOICE PRACTICE SALES, INC.

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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 – 296 Location Rowland Heights

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

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