

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

\$8,000+ CAP!

100% ASSOCIATE RUN PRACTICE!

4-5+ GP DAYS PLUS 3+ HYGIENE DAYS PER WEEK!

MULTI - SPECIALTY!

LISTING # 22 - 502 PRICE \$: \$1,250,000 A/R'S: Negotiable
LOCATION: Tustin Orange Est. (1980) 2020 POPULATION: Mixed Upper
DESCRIPTION: # of Ops: 15 # Not Plumbed: Sq. Ft. 4,000 +/-
Lease X Own Option/Renew 1 x 5 Yrs. Remain 3+ \$/Month \$11,995
Office Hours M T W TH FR SAT SUN
8:30 - 5 H 8:30 - 5 H 8:30 - 5 8:30 - 5 H 8:00 - 2 closed closed

ASSOCIATES - 4 different GP's working 1 to 2 days per week - \$700 - \$750 per day
Front Office - 3 @ \$24 / \$23 / \$15 Back Staff - 2 FT @ \$28 / \$22 1 PT @ \$19 Hygienists - 1 hygienist working 3 days @ \$400
Specialists - Perio 1x / mo @ 50%, Ortho 2x/mo @ \$850 / day

PATIENT PROFILE:

% Group 5-10 Yrs: 1% 11-19 Yrs: 1% 20-49 Yrs: 51% 50-75+: 47%
% Reimb Cash 70% Idemn PPO 17% Plans
Medical 3% Cap 10% Avg. Cap \$8,000 +/-
% Revenue Restorative 31% Crown & Bridge 34% Endo 4% Perio 11%
Oral Surgery 12% Prosthetics 1% Ortho 1% Implant 6%

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

Active Charts 1,914+ # of Recalls per month*
of New Patients per month* 35+ Total # of New Patients YTD* 475 as of 10/15!
Any one referral source account for more than 10% of practice revenue? Yes No
Does practice employ a hygienist? yes Number of days 3 % of Gross 18%

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

2019 2020 \$1,263,900 2021 \$1,087,983 Current YTD \$812,371 as of 9/30

EQUIPMENT:

Chairs 11 Hygiene Avg. Age Mixed
X-Rays 3 digital Pano CT Other
Special Equip owned: Laser small Intraoral Camera yes Other

Is the practice computerized? Yes Type of Software: EagleSoft

COMMENTS: Busy associate run practice in great demographics! Retail location. Absentee seller has had great net for many years and has purchased practices in other areas. Multi-Specialty practice with nice CAP check. Large space has legs to keep growing! Strong management, great employees and excellent hygiene program! Perfect for owner operated or absentee!

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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 – 502 Location Tustin Orange

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