

**GREAT RENT AND DEMOGRAPHICS!**  
**RECENTLY REMODELED!**  
**TURNKEY PRACTICE!**

**leaseholds**

**FIRST CHOICE PRACTICE SALES, INC.**

Phone: (949) 548-4559 • Fax: (949) 548-0525 • [www.firstchoicedds.com](http://www.firstchoicedds.com)

LISTING # 22 – 245 PRICE \$: <sup>\$69,000</sup>\$54,900 A/R'S: none  
LOCATION: Diamond Bar Est. (1980) 2016 POPULATION: Mixed  
DESCRIPTION: # of Ops: 4 # Not Plumbed:        Sq. Ft. 1,190  
Lease X Own        Option/Renew 1 x 3 Yrs. Remain 2+ \$/Month \$1,825 FG

**EQUIPMENT:**

# Chairs 3 Hygiene                                  Avg. Age                 mixed  
# X-Rays 3 (2 sensors) Pano no Other Endo Motor/Implant Motor

Special Equip owned: Laser no Intraoral Camera                                  Other                                 

Is the practice computerized? laptop Type of Software: none

**COMMENTS:** Nice, bright and airy office! Completely turnkey with major equipment, instruments and supplies!  
Includes lots of surgical instruments, endo equipment/supplies and implant motor/supplies. Fantastic rent in nice area. This is a steal in a well-kept medical building. Other long established, successful dentists are tenants also. This is a great opportunity to start a practice for very low \$\$ today! Includes 30+ year old phone number and website!

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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**.

Listing No. 21 - 245

Location Diamond Bar

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**