

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

\$400,000+ 2022 PROJECTED SELLER NET!
ON 3 DAYS! ONLY PPO/FFS! BUY BUILDING!
8 HYGIENE DAYS CURRENTLY!
A FINANCIALLY LIFE CHANGING PRACTICE!

LISTING # 22-398 PRICE: \$1,050,000 A/R'S: Negotiable
LOCATION: Blythe Est. 2000 POPULATION: Mixed
DESCRIPTION: # of Ops: 9 # Not Plumbed: Sq. Ft. 3,000 +/-
Lease X Own X Option/Renew NEW Yrs. Remain NEW \$/Month \$4,000 or OWN!
Office Hours M T W TH FR SAT SUN
8-5+2H 8-5+2H 8-5+2H Staff+2H Staff Closed Closed
STAFF Front: 2 Salary: \$70K+3% Will Stay Yes
Back: 2 Salary: \$25/\$18 Will Stay Yes
Hygienists: 2 Salary: \$500 or 30%/32% Will Stay Yes

PATIENT PROFILE:

% Group 5-10 Yrs: 6% 11-19 Yrs: 15% 20-49 Yrs: 33% 50-75+: 46%
% Reimb Cash 47% Idemn PPO 53% Plans
Medical 0% Cap 0% Avg. Cap \$0
% Revenue Restorative 49% Crown & Bridge 30% Endo 0% refers Perio 10%
Oral Surgery 2% Prosthetics 5% Ortho 4% (70) Implants 0%
Procedures referred out: All endo, some pedo, some OS, perio surgeries

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

# Active Charts 1,858 # of Recalls per month\*
# of New Patients per month\* 18-22 Total # of New Patients YTD\* 269 last 12 months
Any one referral source account for more than 10% of practice revenue? Yes No
Does practice employ a hygienist? Yes Number of days 8 % of Gross 18%

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

2020 \$1,043,435 2021 \$1,349,019 2022 \$1,182,445 Current YTD Pending 2023

EQUIPMENT:

# Chairs 8 Hygiene Avg. Age Mixed, newer
# X-Rays 5 Pano Digital Other

Special Equip owned: Laser No Intraoral Camera Yes Other
Is the practice computerized? Yes Type of Software: Dentrix

COMMENTS: Seller has made fortune serving this community for 22 years. When working 5 days collected mid \$2M's. Unlimited potential past \$3M per year here. Great fees and very limited competition. Seller will sell real estate also. Practice is well kept on the inside and the outside and has great long term staff!

WORK 5 DAYS AND YOU COULD NET \$1.0M!!!

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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 - 398 Location Blythe

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](http://www.firstchoicedds.com)

**ALL INFORMATION PROVIDED SUBJECT TO BUYER VERIFICATION – BROKER MAKES NO WARRANTIES**