

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

STAND-ALONE BUILDING ON MAJOR STREET!

45%+ NET! \$4,500 CAP!

MOSTLY CASH PRACTICE!

LISTING # 23 - 254 PRICE: \$1,100,000 PRACTICE A/R'S: Negotiable
\$1,700,000 BUILDING
LOCATION: 2 & 210 Area Est. (2003) 4/21 POPULATION: Mixed
DESCRIPTION: # of Ops: 5 # Not Plumbed: Sq. Ft. 1,586

Lease X Own Option/Renew NA Yrs. Remain NA \$/Month MORTGAGE!
Office Hours M T W TH FR SAT SUN
Staff 9-6 9-6 9-6 + H 9-6 closed closed

STAFF Front: 2 +1 Salary: \$30/\$26/\$20 Will Stay Yes
Back: 2 Salary: \$25/\$430 Will Stay Yes
Other: Associates - 1 day/wk Salary: Will Stay TBD

PATIENT PROFILE: OS - 1-2x / month @ 35% , Hygienist - \$400 / day + 15%

% Group 5-10 Yrs: 5% 11-19 Yrs: 21% 20-49 Yrs: 45% 50-75+: 29%
% Reimb Cash 75% Idemn PPO 15% Plans
Medical 10% Cap 4% Avg. Cap \$5,000 +/-
% Revenue Restorative 30% Crown & Bridge 28% Endo 3% Perio 11%
Oral Surgery 11% Prosthetics 1% Ortho 2% Implants 14% (205)

Procedures referred out: Some Pedo, straight wire Ortho

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

Active Charts 1,634 # of Recalls per month*
of New Patients per month* 50+ Total # of New Patients YTD* 652 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 1 / wk % of Gross 5%

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

2020 \$894,507 2021 \$1,196,134 2022 \$1,265,383 Current YTD Pending 2023

EQUIPMENT: Waterlase excluded

Chairs 5 Hygiene Avg. Age mixed
X-Rays 3 digital Pano Carestream CT Other

Special Equip owned: Laser BioLase Intraoral Camera Yes Other

Is the practice computerized? yes Type of Software: Easy Dental

COMMENTS: Street-side location, great marketing generates 50+ new patients per month. Growing hygiene department has lots of room to keep growing! Excellent income demographics and busy retail area. Building has its own parking in back. Some CAP/PPO. Mostly Credit Card/Care Credit/Cash. Mix of owners and associate.

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REGISTRATION AGREEMENT – CONFIDENTIALITY

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. 23 - 254 Location 2 & 210 Area

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.