

FIRST CHOICE PRACTICE SALES, INC.*a California Corporation (01916111)***SELLER RETIRING! MIX OF OWNER & ASSOCIATES!****BUILT HIGH NET, HIGH GROSS PRACTICE!****ALL THE BEST TECHNOLOGY & GREAT RENT!**

LISTING # 23 - 440 PRICE: \$1,699,000 A/R'S: Negotiable
 LOCATION: San Diego Kearny Mesa Est. 2008 POPULATION: Mixed
 DESCRIPTION: # of Ops: 6 # Not Plumbed: Sq. Ft. 2,000
 Lease Own Option/Renew 1 x 5 Yrs. Remain 3+ \$/Month \$4,300 total
 Office Hours M T W TH FR SAT SUN
9 - 6 O+A 12 - 8 O+A 9 - 6 A 9 - 6 O+A 9 - 6 O+A 9 - 4 A Closed

STAFF Front: 2 Salary: \$8,000 / \$3,000 Will Stay Transition / Yes
 Back: 3 Salary: \$25 / \$25 / \$20 Will Stay Yes
 Back: 2 GP Associates Salary: \$650 / day Will Stay Yes
 Back: Perio 1x / Ortho 2x Salary: 50% Will Stay Yes

PATIENT PROFILE:

% Group 5-10 Yrs: 2% 11-19 Yrs: 12% 20-49 Yrs: 54% 50-75+: 32%
 % Reimb Cash 66% Idemn PPO 34% Plans
 Medical 0% Cap 0% Avg. Cap \$0
 % Revenue Restorative 41% Crown & Bridge 25% Endo 0% Perio 5%
 Oral Surgery 4% Prosthetics 1% Ortho 10% Implants 14% (130)

Procedures referred out: All endo, some pedo.**PRACTICE STATS:** *(Need to verify with Buyer Audit) (approx)

Active Charts 2,434 # of Recalls per month*
 # of New Patients per month* 45 - 55 Total # of New Patients YTD* 542 last 12 months!
 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 18%

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

2020 \$1,362,975 2021 \$2,028,944 2022 \$1,724,114 Current YTD Pending 2023

EQUIPMENT:

Chairs 5 (2 years old!) Hygiene Avg. Age Newer
 # X-Rays 1 fixed, 2 portable, 2 sensors Pano CBCT Other Scanner / Planmeca Milling Unit

Special Equip owned: Laser Diode Intraoral Camera Yes Other PRP / Electric handpiecesIs the practice computerized? Yes Type of Software: Easy Dental

COMMENTS: Seller built from scratch 15 years ago and ready to retire! Patients are all PPO/Cash! Great net, steady new patients and up to date technology. Office looks great! Long term staff will stay and seller will provide transition.

Includes massive inventory of implants (almost \$100K!) Everything a buyer wants in a practice is here!

You can net \$1M+ on 5 days!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.

a California Corporation (01916111)

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. 23 – 440

Location San Diego

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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