

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

BUSY STREETSIDE STRIP CENTER!

RECENTLY REMODELED & NEW COMPUTERS!
SELLER CANNOT MANAGE SECOND OFFICE!

LISTING # 23 - 542 PRICE: \$139,000 OBO A/R'S: Negotiable
LOCATION: Anaheim Est. (2002) 7/22 POPULATION: Hispanic
DESCRIPTION: # of Ops: 4 # Not Plumbed: Sq. Ft. 1,200 sq ft
Lease Own Option/Renew 1 x 5 Yrs. Remain 4+ \$/Month \$3,633 total
Office Hours M T W TH FR SAT SUN
9 - 5 Closed Closed 9 - 5 Closed Closed Closed

PATIENT PROFILE:

% Group 5-10 Yrs: 11-19 Yrs: 20-49 Yrs: 50-75+:
% Reimb Cash 15% Idemn PPO 15% Plans
Medical 70% Cap 0% Avg. Cap \$0
% Revenue Restorative 49% Crown & Bridge 34% Endo 2% Perio 5%
Oral Surgery 5% Prosthetics 5% Ortho 0%

Procedures referred out: Implants, some OS and Endo, ortho

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

# Active Charts 300 - 400 # of Recalls per month\*
# of New Patients per month\* 15 - 20 Total # of New Patients YTD\*
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

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

2020 NA 2021 NA 2022 \$50K - 3 months Current YTD \$10K-20K per month

EQUIPMENT:

# Chairs 3 Hygiene Avg. Age mixed
# X-Rays 1 digital Pano No Other

Special Equip owned: Laser No Intraoral Camera Other

Is the practice computerized? Yes Type of Software: Eaglesoft

COMMENTS: Seller bought in 2022 and renovated/added computers and digital xrays. Has had trouble staffing and cannot work due to primary office in San Gabriel Valley being too busy. Busy strip center and great signage in busy area of Anaheim. Walk-in patients daily and easy area to work full-time quick for motivated Buyer!

# 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 – 542 Location Anaheim

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**