## FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

# STREETSIDE LOCATION WITH LOTS OF SIGNAGE! GREAT PARKING! SOLID 4 DAYS HYGIENE! ALL PPO/CASH PATIENTS! 45% NET ON 4 DAYS!

LISTING #	23 - 480	PRIC	E: \$7	759,000	A	/ <b>R'S:</b> <u>N</u>	egotiable		
LOCATION:	North SD C	County	<b>Est.</b> (1	980) 5/21	POPULAT	ION: N	Aixed Upp	er	
<b>DESCRIPTION:</b>	<b># of O</b> ]	ps: 6	# Not Plumb	oed:	<b>Sq. Ft.</b> <u>2,</u>	200 sq ft +/-			
Lease	Own	<b>Option/Re</b>	enew 5	Yrs. Remain	n <u>4+</u>	\$/Month	\$7,000	) total	
<b>Office Hours</b>	Μ	Т	W	ТН	FR	SAT		SUN	
	9–6+H	9–6+H	8 – 5 <b>+</b> H	8 – 5 <b>+</b> H	Closed	Closed		Closed	
<b>STAFF</b>	Front:	1	Salary:	\$34	W	ill Stay	Ye	s	
	Back:	2	Salary:	\$31 / \$1	9 W	ill Stay	Ye	S	
	Other:	Hygienist	Salary:	\$55 / hi	r W	ill Stay	Ye	S	
PATIENT PROFILE:									
% Group	5-10 Yrs:	2% 11-	- <b>19 Yrs:</b> 15	<u>5%</u> 20-4	9 Yrs:	41%	50-75+:	42%	
% Reimb	Cash	67%	Idemn		PPO	33%	Plans _		
	Medical	0%	Cap\$	<u>60</u> Avg.	Cap	0%	_		
%Revenue	Restorative	42% Crow	n & Bridge	42%	Endo	2%	Perio	5%	
	Oral Surgery	6%	Prosthetics	1%	Ortho	0% In	mplants _	2% (7)	
Procedures referred out:									
<b><u>PRACTICE STATS</u>: *(Need to verify with Buyer Audit) (approx)</b>									
<b># Active Charts</b> 1,201 <b># of Recalls per month*</b>									
# of New Patier	<b>tts per month*</b> $12-15$ <b>Total # of New Pa</b>								
Any one referral source account for more than 10% of practice revenue? Yes No									
Does practice emp	oloy a hygienist	?	Yes Num	nber of days	4	% of Gross		7%	
FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)									
2020		2021 \$676,0	<u>678</u> <b>20</b> 2	<b>22</b> \$892,811	Currei	nt YTD\$4	48,724 as o	of 5/31	
EQUIPMENT:									
# Chai	<b>rs</b> 6	Hygien	e		Avg.	Age	Mixed		
# X-Ray	<b>ys</b> <u>6 (2 senso</u>	rs) Pane	0 <u>CT</u>	Other					
Special Equip own	ned: La	aser Small	Intraora	al Camera	Yes	Other _			
Is the practice con						en Dental			
<b><u>COMMENTS:</u></b> S income demograph on track for \$1M+	ics and lots of r								

## **FIRST CHOICE PRACTICE SALES, INC.**

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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. <u>23 – 480</u> Lo	Location North San Diego County	
Accepted and Agreed to:		
Signature	Agent	
Print Name	Print Name	
Date	Date	
	P. O. Box 8445	
Address	Newport Beach, CA 92660 (949) 548-4559	
City Zip	Any additions or deletions to this page other than information we have	
Phone (Circle One: Mobile/Home/Business)	requested will void your request and we will not provide any additional	
E-mail Address	- information. Thank you.	

### PLEASE FAX BACK TO: 949 548-0525

Phone: (949) 548-4559 • Fax: (949) 548-0525 • <u>www.firstchoicedds.com</u> ALL INFORMATION PROVIDED SUBJECT TO BUYER VERIFICATION – BROKER MAKES NO WARRANTIES