

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

BEAUTIFUL, LARGE FORMAT PRACTICE!
BUSY RETAIL CENTER!

LOW DOWN PAYMENT & TAKE OVER BUYER'S LOAN!

LISTING # 23 - 328 PRICE: \$499,000 A/R'S: Negotiable

LOCATION: Upland Est. 9 / 2017 POPULATION: Mixed Hispanic

DESCRIPTION: # of Ops: 7 # Not Plumbed: Sq. Ft. 2,500

Table with columns: Lease (X), Own, Option/Renew (1 x 5), Yrs. Remain (2+), \$/Month (\$5,600), Office Hours (M, T, W, TH, FR, SAT, SUN) with corresponding times and staff status.

STAFF Front: 1 Salary: \$30 Will Stay Yes; Back: 2 Salary: \$25 / \$19 Will Stay Yes

PATIENT PROFILE:

Table showing patient demographics: % Group (5-10 Yrs: 5%, 11-19 Yrs: 18%, 20-49 Yrs: 41%, 50-75+: 36%), % Reimb (Cash: 32%, Idemn, PPO: 15%, Plans), % Revenue (Restorative: 34%, Crown & Bridge: 26%, Endo: 8%, Perio: 8%, Oral Surgery: 5%, Prosthetics: 9%, Ortho: 10%).

Procedures referred out:

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

Active Charts 951 # of Recalls per month*; # of New Patients per month* 25+ Total # of New Patients YTD* 167 as of 7/6; 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 \$466,039 2021 \$484,875 2022 \$271,370 Current YTD \$156,225 as of 6/30

EQUIPMENT:

Chairs 7 Hygiene Avg. Age Newer; # X-Rays 3 (2 sensors) Pano Digital w/Ceph Other Endo motor

Special Equip owned: Laser Intraoral Camera Yes Other; Is the practice computerized? Yes Type of Software: EagleSoft

COMMENTS: Seller bought end of 2021 and has struggled with staffing and management. Mix of Cash/PPO/DentiCal. Equipment is newer. Large lobby, fully equipped, plentiful parking and massive signage!

LOTS OF NEW PATIENTS EVERY DAY!

Seller will stay as associate long-term as part of the deal.

Take over payments on existing note of \$457,000 with low down payment.

Still purchasing below replacement cost WITH an associate, staff and new patients every month!

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.

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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. 23 – 328 Location Upland

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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