

FIRST CHOICE PRACTICE SALES, INC.*a California Corporation (01916111)***EXCELLENT HIGH-END LOCATION!****ALL PPO/FFS! 3 HYGIENE DAYS!****SELLER REFERS MANY PROCEDURES!**

LISTING #	23 – 208		PRICE:	\$720,000		A/R'S:	Negotiable	
LOCATION:	El Segundo		Est.	2010		POPULATION:	Mixed Upper	
DESCRIPTION:	# of Ops:	5	# Not Plumbed:			Sq. Ft.	1,846 sq ft	
Lease	Own	Option/Renew	1 x 5	Yrs. Remain	3	\$/Month	\$10,000 FG	
Office Hours	M	T	W	TH	FR	SAT	SUN	
	9 - 6 + H1	Staff	9 - 6 + H1	Staff	9 - 6 + H2	Closed	Closed	
STAFF	Front:	1	Salary:	\$5,000 / mo		Will Stay	Y	
	Back:	2	Salary:	\$27 / \$23		Will Stay	Y	
	Other:	2 Hygienists	Salary:	\$450 / day		Will Stay	Y	

PATIENT PROFILE:

% Group	5-10 Yrs:	1%	11-19 Yrs:	4%	20-49 Yrs:	63%	50-75+:	32%
% Reimb	Cash	41%	Idemn		PPO	59%	Plans	
	Medical	0%	Cap	0%	Avg. Cap	\$0		
% Revenue	Restorative	37%	Crown & Bridge	42%	Endo	0%	Perio	7%
	Oral Surgery	2%	Prosthetics	2%	Ortho	6% (aligners)	Implants	4% (20)

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

# Active Charts	883	# of Recalls per month*	
# of New Patients per month*	15 – 20	Total # of New Patients YTD*	204 in 2022 and 93 as of 6/13
Any one referral source account for more than 10% of practice revenue?	Yes	No	
Does practice employ a hygienist?	Yes	Number of days	3
		% of Gross	19%

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

2020	\$591,792	2021	\$744,673	2022	\$728,559	Current YTD	\$527,373 as of 8/31
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EQUIPMENT:

# Chairs	4	Hygiene		Avg. Age	Mixed
# X-Rays	2 sensors	Pano	Space	Other	
Special Equip owned:	Laser	No	Intraoral Camera		Other
Is the practice computerized?	Yes	Type of Software:	EagleSoft		

COMMENTS: Seller opened scratch practice in 2010 in beautiful, first floor, retail location. Has had non-stop walk-in business with middle/high income clientele. Steady hygiene, great staff and immaculate practice. This is a great dental market that is hard to get into. Good parking and access to practice. Superb growth potential when you dedicate 5 days here!

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 \$20,000, 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 – 208

Location El Segundo

Accepted and Agreed to:

Signature

Agent

Print Name

Print Name

Date

Date

Address

17821 17th Street, Suite 180
Tustin, CA 92780
(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.

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