

a California Corporation (01916111)

BUSY RETAIL LOCATION WITH BUSY RESTAURANTS!

LISTING #	<u>23 – 596</u>		PRICE:	<u>\$269,000</u>		A/R’S:	<u>Negotiable</u>	
LOCATION:	<u>La Habra</u>		Est.	<u>2007</u>		POPULATION:	<u>Hispanic</u>	
DESCRIPTION:	# of Ops:	<u>3</u>	# Not Plumbed:	<u>2 x</u>		Sq. Ft.	<u>900</u>	
Lease	Own	Option/Renew	Yrs. Remain	1+		\$/Month	\$1,800 total	
Office Hours	M	T	W	TH	FR	SAT	SUN	
	9 - 6	9 - 6	9 - 6	9 - 6	9 - 6	9 – 12 2x	closed	
STAFF	Front:	<u>1</u>	Salary:	<u>\$30</u>		Will Stay	<u>Yes – 15 years</u>	
	Back:	<u>1</u>	Salary:	<u>\$20</u>		Will Stay	<u>Yes</u>	

% Group	5-10 Yrs:	3%	11-19 Yrs:	12%	20-49 Yrs:	55%	50-75+:	30%
% Reimb	Cash	60%	Idemn		PPO	24%	Plans	
	Medical	15%	Cap	1%	Avg. Cap	\$1,900 +/-		
%Revenue	Restorative	61%	Crown & Bridge	11%	Endo	8%	Perio	3%
	Oral Surgery	10%	Prosthetics	6%	Ortho	0%	Implants	1% (2-4)

Procedures referred out:

# Active Charts	1,638	# of Recalls per month*	
# of New Patients per month*	15 – 20	Total # of New Patients YTD*	235 in 2022, 154 as of 6/24/23
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

2020	2021	\$334,529	2022	\$310,220	Current YTD	\$142,843 as of 6/30
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# Chairs	3	Hygiene		Avg. Age	Mixed, newer
# X-Rays	2 digital	Pano	Room	Other	2 NSK endo motors, 1 Dentis Implant motor

Special Equip owned: Laser _____ Intraoral Camera _____ Other _____

Is the practice computerized? Yes Type of Software: PracticeWeb

COMMENTS: Seller retiring after 16+ years at this location. No advertising and 20+ new patients per month. Large base of patients as seller is very conservative in his diagnosis. Practice has very low rent for the amount of foot traffic. This is a great area for dentistry. Long term staff will stay. Plenty of patients to make this \$1M+ quick!!

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 \$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 - 596

Location La Habra

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)

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.

Phone: (949) 548-4559 • Fax: (949) 548-0525 • www.firstchoicedds.com

ALL INFORMATION PROVIDED SUBJECT TO BUYER VERIFICATION – BROKER MAKES NO WARRANTIES

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E-mail Address

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