

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

SELLER STARTING TO RETIRE!

20 YEARS OF GOODWILL!

ALL PPO! GREAT PART OF TEMECULA!

CONDO AVAILABLE TO PURCHASE ALSO!

LISTING # 23 - 368 PRICE: PRACTICE \$559,000 BUILDING \$825,000 A/R'S: Negotiable

LOCATION: Temecula Est. 2004 POPULATION: Mixed/Hispanic

DESCRIPTION: # of Ops: 4 # Not Plumbed: Sq. Ft. 1,482 sq ft +/-

Table with columns: Lease, Own, Option/Renew, Yrs. Remain, \$/Month, MORTGAGE!, Office Hours, M, T, W, TH, FR, SAT, SUN. Rows include Closed, 9-2 2x, 10-5, 9-2, 9-2, 9-2, closed.

STAFF Front: 1 Salary: Will Stay Transition Back: 1 Salary: Will Stay Transition

PATIENT PROFILE:

% Group 5-10 Yrs: 1% 11-19 Yrs: 11% 20-49 Yrs: 52% 50-75+: % Reimb Cash 36% Idemn PPO 64% Plans 36% Medical 0% Cap 0% Avg. Cap \$0 %Revenue Restorative 52% Crown & Bridge 22% Endo 3% Perio 1% Oral Surgery 2% Prosthetics 8% Ortho 12% Implants 0%

Procedures referred out: Implants, Perio Surgeries, Some OS

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

# Active Charts 593 # of Recalls per month\* # of New Patients per month\* 9 - 11 Total # of New Patients YTD\* 120 last 12 months

Any one referral source account for more than 10% of practice revenue? Yes No

Does practice employ a hygienist? Number of days % of Gross

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

2020 \$520,481 2021 \$665,240 2022 \$618,242 Current YTD \$661,397 as of 12/21

EQUIPMENT:

# Chairs 4 Hygiene Avg. Age Mixed Newer # X-Rays 1 Pano Digital/Ceph Other

Special Equip owned: Laser Intraoral Camera Other

Is the practice computerized? Yes Type of Software: Dentrax

COMMENTS: Seller relocated practice into owned condo. Mostly referral PPO patients. Large office with great parking. Condo available to purchase also. This is a great part of Temecula. Seller will transition.

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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 – 386 Location Temecula

Accepted and Agreed to:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Agent

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address

17821 17<sup>th</sup> 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.

**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**