

**LARGE OFFICE BUILT FOR \$2M+**  
**TRIPLE ANCHOR RETAIL COMPLEX WITH STELLAR FOOT TRAFFIC!**  
**100% ASSOCIATE RUN! ONLY PPO/FFS!**  
**CLOSE TO PLAYA VISTA AND MAR VISTA!**

**FIRST CHOICE PRACTICE SALES, INC.**

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

LISTING # 23 - 251      PRICE \$: **TAKE OVER LOAN!**      A/R'S: Negotiable  
LOCATION: Culver City      Est. 9/2009      POPULATION: Mixed/Upper  
DESCRIPTION:      # of Ops: 7      # Not Plumbed: 0      Sq. Ft. 2,000

Lease <u>X</u>	Own <u>    </u>	Option/Renew <u>No</u>	Yrs. Remain <u>4+</u>	\$/Month <u>\$9,179 total</u>
Off. Hours	M <u>    </u>	T <u>    </u>	W <u>    </u>	TH <u>    </u>
	9 - 6	Staff	9 - 6	9 - 6
				FR <u>    </u>
				SAT <u>    </u>
				SUN <u>    </u>
				9 - 4 2x
				closed

**STAFF**

Front: <u>2</u>	Salary: <u>\$30 / hr</u>	Will Stay <u>Yes</u>
Back: <u>1</u>	Salary: <u>\$25 / hr</u>	Will Stay <u>Yes</u>
Associate: <u>2 GP</u>	Salary: <u>\$600 or 25% above \$2,500</u>	Will Stay <u>Yes</u>

**PATIENT PROFILE:**

% Group	5-10 Yrs: <u>    </u>	11-19 Yrs: <u>    </u>	20-49 Yrs: <u>    </u>	50-75+: <u>    </u>
% Reimb	Cash <u>68%</u>	Idemn <u>Yes</u>	PPO <u>31%</u>	Plans <u>    </u>
	Medical <u>0%</u>	Cap <u>1%</u>	Avg. Cap <u>\$300</u>	
% Revenue	Restorative <u>45%</u>	Crown & Bridge <u>25%</u>	Endo <u>10%</u>	Perio <u>5%</u>
	Oral Surgery <u>10%</u>	Prosthetics <u>5%</u>	Ortho <u>    </u>	

Procedures referred out: Implants, some OS and Endo, Perio surgeries, ortho

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

# Active Charts <u>750+</u>	# of Recalls per month* <u>    </u>
# of New Patients per month* <u>20 - 30</u>	Total # of Patients: <u>    </u>
Any one referral source account for more than 10% of practice revenue?      Yes      No	
Does practice employ a hygienist? <u>No</u> Number of days <u>    </u> % of Gross <u>    </u>	

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

2021 <u>\$360,403</u>	2022 <u>\$375,113</u>	2023 <u>\$413,658</u>	Current YTD <u>Pending</u>
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**EQUIPMENT:**

# Chairs <u>4</u>	Hygiene <u>None</u>	Avg. Age <u>Mixed newer</u>
# X-Rays <u>2 (1 sensor)</u>	Pano <u>Room/wired</u>	Other <u>    </u>
Special Equip owned:      Laser <u>No</u>	Intraoral Camera <u>No</u>	Other <u>    </u>

Is the practice computerized? Yes - new 9/2020      Type of Software: Open Dental

**COMMENTS:** 100% Associate Run! 2 Pedo rooms, great layout in huge, busy shopping center. Great PPO and cash patients! Massive foot traffic walking by everyday! Center pulls tremendous amount of people every day!

**EVERY DENTIST'S DREAM SHOPPING CENTER! TRAFFIC ALL DAY & NIGHT!**

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## REGISTRATION BUYER 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, 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 **BUYER** will be responsible for the payment of the commission to **FIRST CHOICE PRACTICE SALES, INC.** 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**.

Listing No. 23 - 251

Location Culver City

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)

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.

\_\_\_\_\_  
E-mail Address

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