

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

RETAIL LOCATION!

MOSTLY PPO / FFS! 100% ASSOCIATE RUN!

5 HYGIENE DAYS PER WEEK!

LISTING # 23 - 330 PRICE: \$1,814,000 A/R'S: Negotiable
LOCATION: San Bernardino Est. 2015 POPULATION: Mixed
DESCRIPTION: # of Ops: 6 # Not Plumbed: Sq. Ft. 2,200
Lease X Own Option/Renew 1x5 Yrs. Remain 2+ \$/Month \$7,630 total
Office Hours M T W TH FR SAT SUN
9-6 9-6 9-6 9-6 9-6 Closed Closed

STAFF
Front: 3 Salary: \$34 / \$25 / \$22 Will Stay Y
Back: 4 Salary: \$29 / \$27 / \$24 / \$23 Will Stay Y
Other: 2 GP Salary: \$750 / 25% Will Stay Y - 5 day/wk
Other: Hygienist Salary: \$55 / hr Will Stay Y - 5 day/wk

PATIENT PROFILE:

% Group 5-10 Yrs: 11-19 Yrs: 20-49 Yrs: 50-75+:
% Reimb Cash 35% Idemn PPO 53% Plans
Medical 10% Cap 2% Avg. Cap \$4,000 +/-
% Revenue Restorative 34% Crown & Bridge 21% Endo 2% Perio 4%
Oral Surgery 11% Prosthetics 8% Ortho 1% Implant 19%

Procedures referred out: Some endo, perio surgeries, pedo, straight wire

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

# Active Charts 2,925 # of Recalls per month\*
# of New Patients per month\* 120+ Total # of New Patients YTD\* 1,083 as of 9/30
Any one referral source account for more than 10% of practice revenue? Yes No
Does practice employ a hygienist? Yes Number of days 5 % of Gross

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

2021 \$1,648,879 2022 \$2,069,848 2023 \$2,140,059 Current YTD Pending

EQUIPMENT:

# Chairs 6 Hygiene Avg. Age Mixed
# X-Rays 5 (2 sensors) Pano CBCT Other
Special Equip owned: Laser Tissue Intraoral Camera Yes Other
Is the practice computerized? Yes Type of Software: Dentrix Ascend

COMMENTS: 100% Associate run practice with 5 hygiene days per week. Retail location in the major shopping and business hub of San Bernardino. Surrounded by restaurants, retail and corporate offices. Incredible flow of new patients.

PRACTICE STILL HAS UPSIDE TO \$3M+! 40-45% NET!

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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, 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**.

### **NO AGENCY RELATIONSHIP IS CREATED BY SIGNING THIS AGREEMENT.**

Listing No. 23 – 330 Location San Bernardino

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**