

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

FANTASTIC STREETSIDE LOCATION!

RETIRING SELLER!

8 OPS! \$3,000 CAP!

LARGE SIGNAGE AVAILABLE!

LISTING # 23 – 266 PRICE: \$209,000 A/R'S: None
LOCATION: Sun Valley Est. 1990 POPULATION: Hispanic
DESCRIPTION: # of Ops: 8 # Not Plumbed: _____ Sq. Ft. 2,400
Lease _____ Own _____ Option/Renew NEW Yrs. Remain New \$/Month \$5,800 MG
Office Hours M T W TH FR SAT SUN
Closed Closed Half day Half day Closed Closed Closed
Front: 1 Salary: _____ Will Stay Transition – wife
Back: 1 Salary: _____ Will Stay Yes

PATIENT PROFILE:

% Group 5-10 Yrs: _____ 11-19 Yrs: _____ 20-49 Yrs: _____ 50-75+: _____
% Reimb Cash 20% Idemn _____ PPO 20% Plans _____
Medical 50% Cap 10% Avg. Cap \$3,000 +/-
% Revenue Restorative 45% Crown & Bridge 30% Endo 15% Perio 5%
Oral Surgery 3% Prosthetics 2% Ortho 0% Implants 0%

Procedures referred out: Pedo, ortho, Some extractions, implants, perio surgeries

EQUIPMENT:

Chairs 4 Hygiene _____ Avg. Age Mixed
X-Rays 1 digital Pano Rayscan Other Plumbed for O2/N20
CT

Special Equip owned: Laser _____ Intraoral Camera _____ Other _____

Is the practice computerized? Yes Type of Software: Sensei Cloud

COMMENTS: Seller retiring after long career in this location. Has had several health issues over past 5 years. Working one or two half days per week collecting \$5,000 to \$10,000 per month. Original dentist! 8 ops. Mix of insurances. Over 50,000 residents in this zip code and not a lot of dentists! Located on a busy street close to freeway and another major intersection in the Valley. Lots of traffic and easy potential for a \$1.5M office!

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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 \$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 – 266 Location Sun Valley

Accepted and Agreed to:

Signature

Agent

Print Name

Print Name

Date

Date

Address

P. O. Box 8445
Newport Beach, CA 92660
(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

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