

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

BANK LOAN APPROVED! BUSY RETAIL LOCATION! ALL REFERRAL AND WALK-IN BUSINESS! 100% ASSOCIATE RUN + 3 HYGIENE DAYS!

LISTING # 23 - 283 PRICE: \$609,000 A/R'S: Negotiable
LOCATION: Westchester Est. 2017 POPULATION: Mixed
DESCRIPTION: # of Ops: 5 # Not Plumbed: Sq. Ft. 1,400 +/-
Lease XX Own Option/Renew 1 x 10 Yrs. Remain 4+ \$/Month \$4,800 total
Office Hours M T W TH FR SAT SUN
2x + A+H 2x A+H 12-8 A+H 12-8 H Staff 8-4 H Closed

STAFF Front: 1 Salary: \$22 / hr + Bonus Will Stay Yes - 6 years
Back: 2 Salary: \$17 / \$22 Will Stay Yes
Associate: 2 Salary: \$900 / Day Will Stay Possibly
Hygienist: 1 Salary: \$500 / Day Will Stay Yes

PATIENT PROFILE:

% Group 5-10 Yrs: 11-19 Yrs: 20-49 Yrs: 50-75+:
% Reimb Cash 57% Idemn PPO 13% Plans
Medical 21% Cap 9% Avg. Cap \$4,500 - \$4,800
% Revenue Restorative 43% Crown & Bridge 28% Endo 8% Perio 10%
Oral Surgery 5% Prosthetics 3% Ortho 0% Implant 3% (8)

Procedures referred out: Ortho, some perio surgeries, some 3rds, some pedo

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

Active Charts 1,455 # of Recalls per month*
of New Patients per month* 40 - 45 Total # of New Patients YTD* 545 in 2022
Any one referral source account for more than 10% of practice revenue? Yes No
Does practice employ a hygienist? Yes Number of days 3 % of Gross 18%

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

2021 \$526,341 2022 \$659,982 2023 \$775,001 Current YTD Pending 2024

EQUIPMENT:

Chairs 3 Hygiene Avg. Age Newer
X-Rays Digital Pano No Other

Special Equip owned: Laser No Intraoral Camera Yes Other

Is the practice computerized? Yes Type of Software: Open Dental

COMMENTS: Seller opened scratch in 2017. Has built steady, profitable, practice in a great location! All new patients are referral and walk-in! Great website and staff! This practice has a fantastic base of recall patients and room to grow! Practice is in like new condition and well-kept. Can be opened up to 4 or 5 patient days anytime! SELLER NET 46%!!

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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 – 283 Location Westchester

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