FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

BUSY CORNER STRIP CENTER! PLAZA IS FULL OF TRAFFIC ALL DAY! ASSOCIATE RUN!

GREAT RENT FOR STREET LEVEL RETAIL!!

leaseholds

LISTING #	24 – 247	PRICE: \$75,000		A/R'S: None		
LOCATION:	Reseda		Est. (19	990) 2019	POPULATION: M	ixed
DESCRIPTION:	# of Ops:	4	# Not Plum	bed:	Sq. Ft. 900	
Lease X	Own	Option/Ren	new Yes	Yrs. Remain	n <u>1</u> \$/Mon	th \$1,650 total
<u>STAFF</u>	Front:	1	Salary:	\$25	Will Stay	Yes
EQUIPMENT:						
# Chairs	3	Hygiene			Avg. Age	Mixed
# X-Rays	1	Pano		Other		
Special Equip owned	d: Laser		_ Intraoral	Camera	Other	
Is the practice computerized?		Fron	Front Type of S		oftware:	
COMMENTS: Bu	sy area with tremendo	ous foot traffi	ic. Very low	rent and easy	practice to make mone	y quick. Front
desk is Seller's wife	who would stay after	sale and work	k front and re	ecall patients.	Would cooperate with	DentiCal and
other insurance billin	g. First floor, regular	walk-in patie	ents. Seller pa	assed away rec	ently and associate fri	end has been
working 1 to 2 days r	per week. Current loc	ation since 20	019. Sale wo	ould include the	e name and phone nun	ıber.

REGISTRATION AGREEMENT - CONFIDENTIALITY

IMPORTANT: Please fax back this form to obtain the office location and financial data @ 949-548-0525

FIRST CHOICE PRACTICE SALES, INC.

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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 \$15,000, 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. <u>24 – 247</u>	Location	Reseda
Accepted and Agreed to:		
Signature		Agent
Print Name		Print Name
Date		Date
		17821 17th Street, Suite 180
Address		Tustin, CA 92780
		(949) 548-4559
City Z	<u> </u>	Any additions or deletions to this page other than information we have
Phone (Circle One: Mobile/Home/Business))	requested will void your request and we will not provide any additional information. Thank you.
E-mail Address		morniadom manic you.

PLEASE FAX BACK TO: 949 548-0525