

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

12 OPS! STAND ALONE BUILDING!

PRACTICE KEEPS GROWING!

NEWER ADEC CHAIRS! CT!

LISTING # 23 - 418 **PRICE:** \$1,100,000 Practice
\$3,100,000 Building **A/R'S:** Negotiable

LOCATION: North Coastal SD County **Est.** (1990) 2013 **POPULATION:** Mixed Upper

DESCRIPTION: **# of Ops:** 12 **# Not Plumbed:** **Sq. Ft.** 4,200 building +/- / 14,000 lot +/-

Lease	Own	Option/Renew	Na	Yrs. Remain	Na	\$/Month	Na
Office Hours	M	T	W	TH	FR	SAT	SUN
	9 - 6 O	9 - 6	Staff	9 - 6 O	9 - 6 A	Closed	closed

STAFF

Front:	2+1	Salary:	\$35 / \$20 / \$25 rda	Will Stay	Yes
Back:	2	Salary:	\$26 rda / \$26 rda	Will Stay	Yes
Associate:	GP	Salary:	1/3 Production less lab	Will Stay	Yes
Associate:	Perio	Salary:	50%	Will Stay	Yes

% Group	5-10 Yrs:	11-19 Yrs:	20-49 Yrs:	50-75+:
% Reimb	Cash 72%	Idemn	PPO 28%	Plans
	Medical 0%	Cap 0%	Avg. Cap \$0	
% Revenue	Restorative	Crown & Bridge 35%	Endo 2%	Perio 17%
	Oral Surgery 2%	Prosthetics 3%	Ortho 0%	Implants 7% (15)

Procedures referred out: _____

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

# Active Charts	1,169	# of Recalls per month*	
# of New Patients per month*	20+	Total # of New Patients YTD*	250+ in 2023
Any one referral source account for more than 10% of practice revenue?		Yes	No
Does practice employ a hygienist?	No	Number of days	% of Gross 15%

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

2021	\$791,784	2022	\$1,002,653	2023	\$1,092,944	Current YTD	Pending 2024
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EQUIPMENT:

# Chairs	7	Hygiene		Avg. Age	Newer
# X-Rays	Digital	CT	Vatech	Other	
Special Equip owned:	Laser	Soft Tissue	Intraoral Camera	Yes	Other

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

COMMENTS: Beautiful, remodeled practice! Building has excellent street presence. Large parking lot and close to freeway. Most FFS patients. Solid fees and new patient count per month. Practice keeps growing 10-20% per year and seller needs to slow down. Perfect practice for multiple doctors! Great website and name!

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

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

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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 \$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. 23 – 418 Location North SD County

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

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