

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

RELOCATE TO THE BEST RENT IN NEWPORT! ELEGANCE DEFINED – LOCATION UNPARALLELED!

LEASEHOLD

LISTING # 24 - 595 PRICE: \$495,000 OBO A/R'S: None
LOCATION: Newport Beach Est. 20 years + POPULATION: Mixed Upper
DESCRIPTION: # of Ops: 4 # Not Plumbed: Sq. Ft. 2,000
Lease X Own Option/Renew Yrs. Remain 8+ \$/Month \$6,000 FG

EQUIPMENT:

Chairs 4 Adec Hygiene Avg. Age Mixed
X-Rays 3 (2 sensors) Pano No Other Kavo electric motors

Special Equip owned: Laser Intraoral Camera Other
Is the practice computerized? Yes Type of Software: EagleSoft

COMMENTS:

This spacious, 2,000 sq. ft. dental practice features 3 large general operatories and one large surgical operator, large private doctor office, breakroom, lab, all with built in desks and premium cabinetry throughout.

The facilities are meticulously maintained and the original construction has no match. No small detail forgotten.

The assumable, full-gross rent provides excellent, long-term future stability in Newport Beach for such a high-quality location. **Current Seller has exclusivity in this building for dental.**

Come experience a lifestyle that no other part of Southern California has to offer. Located near the best retail locations, highest income neighborhoods and international clientele.

FACILITIES

3 fully equipped Adec operatories and 1 fully equipped surgical operator.
Kavo motors and electric handpieces every operator • All Kavo handpieces • Schick sensors
Planmeca x-rays are digital. Fully equipped sterilization bay with Triangle Unit.
Street-level location with close parking to front doors.

LEASE

An assumable, 9+ year full-gross lease in 2,000 square feet. Includes exclusive, exterior signage that can be seen from Pacific Coast Highway and thousands of commuters and shoppers every day.

Impossible to replace this location AND dental office exclusivity in building!

Includes custom, exterior signage on main thoroughfare.

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 \$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**.

Listing No. 24 – 595 Location Newport Beach

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