# FIRST CHOICE PRACTICE SALES, INC. a California Corporation (01916111)

## **STREETSIDE PEDIATRIC PRACTICE! NEW & BEAUTIFUL!**

### **SELLER WOULD STAY PART-TIME!**

LISTING #	24 - 229	р	RICE: \$7	28 000	A/R'S:	Negotiable				
LOCATION:	Rosemead				POPULATION: Mixed					
DESCRIPTION:					<b>Sq. Ft.</b> 2,350 sq. ft. +/-					
	Own		-					G		
Office Hours	Μ	T	W	ТН	FR	SAT	SUN			
	9-6 O	9 – 6 O 2x	9-6 A1	O 9-1 1x	9-6 A2	9 – 3 O 2x	Close	d		
STAFF	Front:	2	Salary:	\$27 / \$1	8	Will Stay	Yes			
	Back:	4 (pt)	Salary:	\$26 / \$18/ \$1	8 / \$16	Will Stay	Yes			
	Other: A	ssociates	Salary:	\$1,000 / \$1,00	0 or 30%	Will Stay	Yes			
<u>PATIENT PROFILE:</u>										
% Group	5-10 Yrs:	54% 11-	19 Yrs: 4	<u>1%</u> <b>20-4</b>	9 Yrs:	5% 5	0-75+: <u>(</u>	0%		
% Reimb	Cash	7%	Idemn		<b>PPO</b> 13%		Plans			
	Medical	80%	Cap (	)% Avg	. Cap	\$0				
% Revenue	Restorative	<u>88%</u> Crov	vn & Bridg <u>e</u>	6% (ssc)	Endo	2%	Perio _	0%		
	<b>Oral Surgery</b>	<u>3%</u> I	Prosthetics	0%	Ortho	1%	Implant	0%		
Procedures referred out:										
<b><u>PRACTICE STATS</u>: *(Need to verify with Buyer Audit) (approx)</b>										
# Active Charts # of Recalls per month*										
			+   Total # of New Patients YTD*   488 in 2023							
Any one referral source account for more than 10% of practice revenue? Yes No										
Does practice employ a hygienist?			-							
<b><u>FINANCIAL</u></b> : (Need to verify with Tax Returns and Financial Information by Seller)										
2021 \$75	-			2023 \$756,7	-	ent YTD	5134,123 as	of 2/20		
EQUIPMENT:										
# Chairs		Hygier	ne		Avg.	Age	Newer			
# X-Rays	4 (ScanX)	Par	o Wired	Other	Porta	able Nitrous				
						_				
· · · ·				ral Camera		Other				
Is the practice computerized? Yes Type of Software: EagleSoft   COMMENTS: Seller spread between 2 practices and needs to work less. Mix of associates and seller. All pedo. 2 large,							<u>ae</u>			
surgical rooms and big lobby. Streetside location has great signage. No advertising and steady 40+ new patients per month. Patient pool is very mixed, Chinese, Vietnamese and Hispanic. Major street, very population dense area. Buildout is new								nth.		

and was recently expanded to add the 2 surgical rooms.

### **FIRST CHOICE PRACTICE SALES, INC.**

a California Corporation (01916111)

# **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, 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. 24 – 229	Location	Rosemead					
Accepted and Agreed to:							
Signature		Agent					
Print Name		Print Name					
Date		Date					
Address	_	17821 17 <sup>th</sup> Street, Suite 180 Tustin, CA 92780 (949) 548-4559					
City Zi	p	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							

#### PLEASE FAX BACK TO: 949 548-0525

Phone: (949) 548-4559 • Fax: (949) 548-0525 • <u>www.firstchoicedds.com</u> ALL INFORMATION PROVIDED SUBJECT TO BUYER VERIFICATION – BROKER MAKES NO WARRANTIES