

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

BUSY RETAIL CENTER ON MAIN STREET!

STEADY NEW WALK-IN PATIENTS!

GREAT NET!

LISTING # 23 - 300 PRICE: \$800,000 A/R'S: Negotiable
 LOCATION: Riverside Est. 2014 POPULATION: Hispanic
 DESCRIPTION: # of Ops: 6 # Not Plumbed: _____ Sq. Ft. 1,920 sq ft +/-
 Lease Own _____ Option/Renew 2 x 5 Yrs. Remain 1+ \$/Month \$4,800
 Office Hours M T W TH FR SAT SUN
9 - 5 9 - 5 9 - 5 9 - 5 9 - 5 Closed Closed

STAFF Front: 2 Salary: \$19/\$21 Will Stay Yes
 Back: 3 Salary: \$18/\$19.50/\$23 DA's Will Stay Yes
 Other: Ortho + 2 asst's Salary: \$1,800 Day 2x Wed / \$25 / \$26 Will Stay Yes
 Other: OS 1x Salary: \$40%/\$2,000 last Friday of month Will Stay Yes

PATIENT PROFILE:

% Group 5-10 Yrs: 3% 11-19 Yrs: 21% 20-49 Yrs: 41% 50-75+: 35%
 % Reimb Cash 20% Idemn _____ PPO 21% Plans _____
 Medical 59% Cap 0% Avg. Cap \$0
 % Revenue Restorative 42% Crown & Bridge 16% Endo 6% Perio 7%
 Oral Surgery 11% Prosthetics 2% Ortho 15% Implant 1%

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

Active Charts 1,969 +/- # of Recalls per month* _____
 # of New Patients per month* 30-35 Total # of New Patients YTD* 283 as of 9/30
 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 \$792,066 2022 \$914,686 2023 \$834,942 Current YTD Pending 2024

EQUIPMENT:

Chairs 5 Hygiene _____ Avg. Age Newer
 # X-Rays 5 (2 sensors) Pano Sirona CT included Other Endo motor

Special Equip owned: Laser No Intraoral Camera 2 Other _____

Is the practice computerized? Yes Type of Software: Eaglesoft

COMMENTS: Built scratch practice and been very successful! Busy center has many walk-ins weekly. Strong ortho. Could work 7 days per week! Well trained staff will stay with practice. Buildout is newer and long-term lease will transfer.

REGISTRATION AGREEMENT – CONFIDENTIALITY

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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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 – 300 Location Riverside

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