

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

11 OPS! GREAT, STREETSIDE LOCATION!
DIGITAL, CBCT, SCANNER, ASSOCIATE RUN!
MIX OF INSURANCES!

ADD DENTICAL FOR MAJOR, QUICK SURGE IN BUSINESS!

LISTING # 23 - 302 PRICE: \$599,000 A/R'S: Negotiable
LOCATION: Rialto Est. (1990) 2021 POPULATION: Hispanic

DESCRIPTION: # of Ops: 11 # Not Plumbed: Sq. Ft. 4,000 +/-
Lease X Own Option/Renew 1x5 Yrs. Remain 5 \$/Month \$9,875 total
Office Hours M T W TH FR SAT SUN
Staff 9-6 9-6 Staff 9-6 Closed Closed

STAFF Front: 1 Salary: \$24 Will Stay Yes
Back: 2 Salary: \$23 / \$19 Will Stay Yes
Other: 2 GP associates Salary: A1 \$1,000/25% A2 \$900/25% Will Stay Yes
Other: 2x Hygienist Salary: \$400 / day Will Stay Yes

PATIENT PROFILE: Ortho 2x per month - \$1,800 per day.
% Group 5-10 Yrs: 11-19 Yrs: 20-49 Yrs: 50-75+:
% Reimb Cash 64% Idemn PPO 32% Plans
Medical 0% Cap 4% Avg. Cap \$3,200 +/-
% Revenue Restorative 38% Crown & Bridge 22% Endo 2% Perio 9%
Oral Surgery 9% Prosthetics 4% Ortho 14% Implants 2% (5)

Procedures referred out: Some endo, OS, perio surgeries,

PRACTICE STATS: *(Need to verify with Buyer Audit) (approx)
Active Charts 1,122 # of Recalls per month*
of New Patients per month* 30 - 35 Total # of New Patients YTD* 408 in 2023
Any one referral source account for more than 10% of practice revenue? Yes No
Does practice employ a hygienist? Y Number of days 2 % of Gross 14%

FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)
2020 NA 2022 \$630,501 2023 \$652,233 Current YTD \$162,649 as of 3/30

EQUIPMENT:
Chairs 6 GP 4 Ortho Hygiene Avg. Age Mixed newer
X-Rays Digital Pano CBCT Other Endo Motor, Portable Nitrous

Special Equip owned: Laser No Intraoral Camera Yes Other Itero

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

COMMENTS: Seller bought, remodeled and made into associate run practice. Fantastic location for a group practice or pedo/ortho. Big lobby, 2 surgical sized operatories, large parking lot and excellent signage on a major street. Close to the freeway and in an area being updated and growing in population! Associate run with great staff.

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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, 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 \$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 – 302 Location Rialto

Accepted and Agreed to:

Signature

Agent

Print Name

Print Name

Date

Date

Address

17821 17th Street, Suite 180
Tustin, CA 92780
(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

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

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