

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

MASSIVE SIGNAGE & HUGE PARKING LOT!

PERFECT LARGE VOLUME DENTICAL PRACTICE!

HEAD START ACROSS STREET! WALK-INS EVERY DAY!

CAN BE UP TO 14+ OPS!

leaseholds

LISTING # 23 - 358 PRICE: \$129,000 OBO A/R'S: None

LOCATION: San Bernardino / Highland Est. 2018 POPULATION: Mixed

DESCRIPTION: # of Ops: 5+ # Not Plumbed: Sq. Ft. 2,400

Lease X Own Option/Renew 2 x 5 Yrs. Remain 5 \$/Month \$4,800 total MG

EQUIPMENT:

Chairs 5 Hygiene Avg. Age Newer

X-Rays 3 film Pano Wired Other

Special Equip owned: Laser Intraoral Camera Other

Is the practice computerized? Yes - 5 Type of Software: EagleSoft

COMMENTS: Seller has to downsize due to staffing shortage in other offices. Is working one day per week. Just reopened after water leak shut them down for 3 months. Practice has new floors and paint. Streetside location with all the signage you want and more too! Huge parking lot. Space can be doubled if Buyer wants to add 6 to 8 more ops! Equipment is newer and in great shape. Practice totally turnkey.

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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**.

NO AGENCY RELATIONSHIP IS CREATED BY SIGNING THIS AGREEMENT.

Listing No. 23 - 358 Location San Bernardino

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

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

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