

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

BUSY RETAIL LOCATION! 58% NET FOR WORKING OWNER!

50+ NEW PATIENTS PER MONTH!

NO END TO THE PATIENTS HERE!

NEW APARTMENTS GOING UP ALL OVER THIS AREA!

LISTING # 24 - 200 PRICE: \$995,000 A/R'S: Negotiable
LOCATION: East Hollywood Est. 2019 POPULATION: Mixed
DESCRIPTION: # of Ops: 5 # Not Plumbed: Sq. Ft. 1,600 +/-
Lease X Own Option/Renew 1 x 5 Yrs. Remain 4 \$/Month \$7,400
Office Hours M T W TH FR SAT SUN
9 - 6 Closed 9 - 6 9 - 1 Closed Closed 9 - 4

STAFF Front: 2 Salary: \$65K/ \$18 Will Stay Maybe / Yes
Back: 2 Salary: \$18 / \$18 Will Stay Yes
Other: 2 GP associates Salary: \$700 or 25% Will Stay Maybe

PATIENT PROFILE:

% Group 5-10 Yrs: 11-19 Yrs: 20-49 Yrs: 50-75+:
% Reimb Cash 34% Idemn PPO 11% Plans
Medical 55% Cap 0% Avg. Cap \$0
% Revenue Restorative 41% Crown & Bridge 32% Endo 11% Perio 6%
Oral Surgery 5% Prosthetics 1% Ortho 1% Implant 3% (20)

Procedures referred out: Ortho, pedo, perio surgeries,

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

# Active Charts AP 1,716 TP 3,869 # of Recalls per month\*
# of New Patients per month\* 50 - 65 Total # of New Patients YTD\* 728 last 12 months
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 11%

FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)

2021 \$931,737 2022 \$825,506 2023 \$1,240,637 Current YTD \$267,003 as of 3/30

EQUIPMENT:

# Chairs 5 Hygiene Avg. Age Newer
# X-Rays Digital Pano Papaya Other Paperless

Special Equip owned: Laser Intraoral Camera Yes Other

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

COMMENTS: Seller owns several practices and wants to work less. Commute from Orange County wearing on him. This practice has non-stop new patients. YOU COULD WORK HERE 7 DAYS PER WEEK 12 HOURS PER DAY AND HAVE TOO MANY PATIENTS! Area is packed and center has tremendous foot traffic. Excellent staff has been there for many years. Still room to grow here!

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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 \$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 – 200 Location East Hollywood

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 Zip

\_\_\_\_\_  
Phone (Circle One: Mobile/Home/Business)

\_\_\_\_\_  
-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](http://www.firstchoicedds.com)

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