

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

STREETSIDE LOCATION! NEWLY BUILTOUT!

ALL FFS AND GREAT FEES!

20+ NEW PATIENTS PER MONTH!

SELLER HAS NERVE ISSUES AND NEEDS TO SELL ASAP!

LISTING # 24 - 524 PRICE: \$475,000 A/R'S: Negotiable
LOCATION: San Clemente Est. (1980) 2018 POPULATION: Mixed upper
DESCRIPTION: # of Ops: 3 # Not Plumbed: Sq. Ft. 1,200 +/-
Lease Own Option/Renew 1 x 5 Yrs. Remain 4+ \$/Month \$5,500 total
Office Hours M T W TH FR SAT SUN
9 - 6 9 - 6 Closed 9 - 6 Closed Closed Closed Closed

STAFF Front: 1 Salary: \$24 + bonus Will Stay Yes - 5 years
Back: 1 Salary: \$28 Will Stay Yes

PATIENT PROFILE:

% Group 5-10 Yrs: 2% 11-19 Yrs: 7% 20-49 Yrs: 36% 50-75+: 55%
% Reimb Cash 98% Idemn PPO 1% Plans
Medical 0% Cap 1% Avg. Cap \$200
% Revenue Restorative 18% Crown & Bridge 29% Endo 1% Perio 4%
Oral Surgery 5% Prosthetics 3% Ortho 0% Implant 40% (209)

Procedures referred out: Ortho, Pedo, Most endo, Impacted 3rds,

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

# Active Charts 712 # of Recalls per month\*
# of New Patients per month\* 15 - 20 Total # of New Patients YTD\*
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

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

2021 \$759,718 2022 \$723,209 2023 \$612,127 Current YTD \$145,000 Q1

EQUIPMENT:

# Chairs 3 Hygiene Avg. Age Newer
# X-Rays 2 digital Pano CT Other

Special Equip owned: Laser Intraoral Camera Other

Is the practice computerized? Yes Type of Software: EagleSoft

COMMENTS: Seller has grown a great, FFS practice focused on implant dentistry. Bought a mixed HMO/PPO office in 2019 and now FFS. High income demographic area. Steady new patients with consistent advertising. Great, well trained staff will stay. Location is newly built out with large surgical suite! Seller starting to have health issues and needs to sell.

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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 \$20,000, 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 - 524 Location San Clemente

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) \_\_\_\_\_

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](http://www.firstchoicedds.com)

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