

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

SELLER RETIRING AFTER 30+ YEARS!

HAS GREAT PATIENT BASE!

PRACTICE IS READY FOR ALL DENTISTRY!

EXCELLENT SURGICAL EQUIPMENT READY!

LISTING # 24 - 224 PRICE: \$249,000 A/R'S: Negotiable

LOCATION: Long Beach Carson Park Est. 1994 POPULATION: Mixed Upper

DESCRIPTION: # of Ops: 3 # Not Plumbed: Sq. Ft. 900

Lease X Own Option/Renew 1 x 5 Yrs. Remain 3 \$/Month \$1,500 total MG

Office Hours	M	T	W	TH	FR	SAT	SUN
	8 - 12	8 - 12	9 - 12	9 - 12	9 - 12	Closed	Closed

STAFF Front: 1 Salary: \$22 / hr. Will Stay Yes - 21 years!

Back: Salary: Will Stay

PATIENT PROFILE:

% Group 5-10 Yrs: 11-19 Yrs: 20-49 Yrs: 50-75+:

% Reimb Cash 56% Idemn PPO 28% Plans

Medical 15% Cap 1% Avg. Cap \$150

% Revenue Restorative 37% Crown & Bridge 41% Endo 1% Perio 9%

Oral Surgery 5% Prosthetics 1% Ortho 0% Implant 6%

Procedures referred out: Most endo, some XT's, some implants

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

Active Charts 350 # of Recalls per month*

of New Patients per month* 1 - 8 Total # of New Patients YTD* 46 last 12 months

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

2021 \$160,516 2022 \$107,689 2023 \$167,790 Current YTD \$89,206 YTD 6/30

EQUIPMENT:

Chairs 2 Hygiene Avg. Age Mixed, newer

X-Rays 2 (1 sensor) CBCT Morita Other Medit Scanner / Piezotome

Special Equip owned: Laser AMD / Picasso Intraoral Camera Yes Other Electric Handpieces!

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

COMMENTS: Seller is second owner of this practice! Phone number is 58 years old! WOW! Suite was remodeled in 2015 and seller has kept up to date with technology. Lots of newer equipment, dry vac, Kavo handpieces, drawers of surgical instruments, new scanner. Too much to list. The best area of Long Beach! Seller would mentor buyer on procedures they may not know. Willing to stay part-time and assist. Long time manager will stay. Great opportunity to build an excellent practice with low overhead. Rent only \$1,500 for the next 3 years!! Incredible!

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

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

FIRST CHOICE PRACTICE SALES, INC.

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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 - 224 Location Long Beach Bixby Knolls

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

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