

# FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

## 100% ASSOCIATE RUN!

**20+ NEW PATIENTS PER MONTH!**

**PLENTY OF SPACE TO GROW TO \$3M+!**

LISTING # 23 - 408 PRICE: \$845,000 A/R'S: Negotiable  
LOCATION: Vista Est. 2017 POPULATION: Mixed  
DESCRIPTION: # of Ops: 8 # Not Plumbed:        Sq. Ft. 2,200  
Lease X Own        Option/Renew 1x5 Yrs. Remain 4+ \$/Month \$5,500 MG         
Office Hours M T W TH FR SAT SUN  
9 - 6 9 - 6 9 - 6 9 - 6 9 - 6 9 - 4 1x Closed

**STAFF**  
Front: 2 Salary: \$70K / \$23 Will Stay Y  
Back: 3 Salary: \$23 / \$25 / \$25 Will Stay Y  
Other: GP Salary: \$750 / 25% Will Stay Y  
Other: Hygienist Salary: \$55 / hr Will Stay Y - 3x/wk  
Other: Perio Salary: 40% Will Stay 1-2x/mo

### PATIENT PROFILE:

% Group 5-10 Yrs:        11-19 Yrs:        20-49 Yrs:        50-75+:         
% Reimb Cash 40% Idemn        PPO 58% Plans         
Medical 0% Cap 2% Avg. Cap \$2,000 +/-  
% Revenue Restorative 33% Crown & Bridge 25% Endo 1% Perio 5%  
Oral Surgery 15% Prosthetics 8% Ortho 1% Implant 12%

Procedures referred out:       

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

# Active Charts 1,239 # of Recalls per month\*         
# of New Patients per month\* 20+ Total # of New Patients YTD\* 125 as of 7/11/24

Any one referral source account for more than 10% of practice revenue? Yes        No         
Does practice employ a hygienist? Yes        Number of days 3 % of Gross       

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

2021 \$977,439 2022 \$2,128,337 2023 \$1,224,225 Current YTD \$545K as of 7/12/24

### EQUIPMENT:

# Chairs 6 Hygiene        Avg. Age mixed  
# X-Rays 3 (2 sensors) Pano CBCT Other         
Special Equip owned: Laser        Soft Tissue        Intraoral Camera Yes Other       

Is the practice computerized? Yes Type of Software: Dentrix Ascend

**COMMENTS:** **INSTANT UPSIDE!** Busy practice needs 2 full-time dentists! 2022 had this and did \$2M+! Seller having issues keeping dentists staffed. Too many patients! Huge opportunity to 2X this practice NOW! Mostly PPO/FFS.

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

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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 – 408 Location Vista

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**

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