

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

LONG ESTABLISHED ENDODONTIC PRACTICE!

SELLER WORKING 1 DAY PER WEEK

ASSOCIATE 4 DAYS PER WEEK

LISTING # 24 - 208 PRICE: \$1,400,000 A/R'S: None
LOCATION: Valley Area Est. 2001 POPULATION: Mixed
DESCRIPTION: # of Ops: 4 # Not Plumbed: Sq. Ft. 1,200
Lease X Own Option/Renew 1x5 Yrs. Remain 2+ \$/Month \$4,110 total
Office Hours M T W TH FR SAT SUN
8 - 5 O 8 - 5 A 8 - 5 A 8 - 5 A 8 - 5 A Closed Closed

STAFF Front: 2 Salary: \$30 / \$27 Will Stay Y
Back: 2 Salary: \$23 / \$25 Will Stay Y
Other: Associate Salary: 44% production Will Stay Y

PATIENT PROFILE:

% Group 5-10 Yrs: 11-19 Yrs: 20-49 Yrs: 50-75+:
% Reimb Cash 60% Idemn ALL INS. 40% Plans
% Revenue Restorative Crown & Bridge Endo 100% Perio
Oral Surgery Prosthetics Ortho Implant

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

# Active Charts # of Recalls per month\*
# of New Patients per month\* Total # of New Patients YTD\*
Any one referral source account for more than 10% of practice revenue? Yes No
Does practice employ a hygienist? NA Number of days % of Gross

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

2021 \$1,818,883 2022 \$1,619,327 2023 \$1,444,952 Current YTD \$1,251,065 as of 9/27

EQUIPMENT:

# Chairs 3 Hygiene Avg. Age Mixed newer
Zeiss Microscopes,
# X-Rays 3 (3 sensors) CBCT Carestream 2020 Other 2 Pico, 1 Pro Ergo
3 Bien Aire
Special Equip owned: Laser No Intraoral Camera No Other High Speed

Is the practice computerized? Yes Type of Software: PBS Endo

COMMENTS: Seller ready to retire and continue teaching. Built out office 23 years ago and still looks great! 3 fully equipped treatment rooms, newer CBCT still under warranty and fully-staffed. Stopped marketing years ago and has very strong referral base. Typical high net specialty practice for a full-time working owner that has substantial upside for a motivated buyer. Seller tracking \$1.65M to \$1.7M for 2024!

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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 – 208 Location Valley Endo Practice

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**