

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

STREETSIDE, CORNER LOCATION!

45+ NP PER MONTH!

ASSOCIATE RUN! GROWING RAPIDLY!

LISTING # 24-201 PRICE: \$439,000 A/R'S: Negotiable
 LOCATION: Cerritos Est. 2022 POPULATION: Mixed
 DESCRIPTION: # of Ops: 5 # Not Plumbed: 1 Sq. Ft. 1,800 +/-
 Lease X Own _____ Option/Renew 1x5 Yrs. Remain 3 \$/Month \$4,200 +/-
 Office Hours M T W TH FR SAT SUN
9-6 9-6 9-6 9-6 Closed Closed Closed

STAFF Front: 1 Salary: \$27 Will Stay Yes
 Back: 2 Salary: \$27 rda / \$18 da Will Stay Yes
 Associates: 2 GP Salary: \$700 / 25% Will Stay Yes

PATIENT PROFILE:

% Group 5-10 Yrs: _____ 11-19 Yrs: _____ 20-49 Yrs: _____ 50-75+: _____
 % Reimb Cash 75% Idemn _____ PPO 20% Plans _____
 Medical 0% Cap 5% Avg. Cap \$2,000 +/-
 % Revenue Restorative 34% Crown & Bridge 24% Endo 1% Perio 11%
 Oral Surgery 13% Prosthetics 10% Ortho 2% Implants 5%(16)

Procedures referred out: _____

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

Active Charts 1,184 # of Recalls per month* _____
 # of New Patients per month* 45-50 Total # of New Patients YTD* 604 in 2023

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 NA 2022 \$502,548 2023 \$531,079 Current YTD \$396,253 as of 10/31

EQUIPMENT:

Chairs 4 Hygiene _____ Avg. Age Mixed newer
 # X-Rays 2 (1 sensor) Pano No Other _____

Special Equip owned: Laser No Intraoral Camera Yes Other _____

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

COMMENTS: Sellers reducing amount of practices they have to manage. Practice is fully staffed and seeing patients 3 to 4 days per week! Easy upside to \$1M+ quick with full-time, owner dentist! Mostly PPO/FFS patients. No Dential. Great parking in busy, streetside location located in a middle class+ neighborhood!

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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. 24 – 201 Location Cerritos

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

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

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