FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

STREETSIDE, RETAIL LOCATION! PRACTICE IS NEWER & BEAUTIFUL! 20-30+ NEW PATIENTS PER MONTH!

LISTING #	24 - 364	PRICE:			99,000		A/R'S: Negotiable				
LOCATION:	Montclair			Est. 12/20		016 POPULAT		TION: M	ION: Mixed / Hispanic		
DESCRIPTION:	# of O	ps: 4		# Not Plu	mbed:		Sq. Ft.	1,150 +/-			
Lease X	Own Optio			on/Renew 1x5 Y		Yrs. Remain 2+		\$/Mo	\$/Month \$6,700 to		
Office Hours	M	T		W	T	ТН		SAT	Γ .	SUN	
	9 – 6	9 –	6	9 – 6	9 -	- 6	9 – 1	Close	ed C	losed	
STAFF	Front:	1		Salary	Salary: \$23 Will Stay Yes		Yes - 8 ye	s – 8 years			
	Back: _	1		Salary	:	\$21	V	Vill Stay _	Yes - 8 ye	ears	
PATIENT PROFIL	LE:										
% Group	5-10 Yrs:	15%	11-3	19 Yrs:	16%	20-49	Yrs:	53%	50-75+:	16%	
% Reimb	Cash	25%	25% Idemn		P		PPO 359	PPO 35%		Plans	
	Medical	40%	_	Cap	0%	Avg.	Сар	\$0			
% Revenue	Restorative	62%	Crow	n & Bridge	15%		Endo	3%	Perio	12%	
	Oral Surgery	5%	_ P	Prosthetics _	2%	(Ortho	0%	Implant	1% (2)	
Procedures	referred out: S	ome en	do / os	/ ortho / per	io surge	eries					
PRACTICE STAT	'S: *(Need to ver	ify with	Buyer	Audit) (app	rox)						
	# Active Charts		1,501		# of	Recalls	per montl	ı*			
# of New Patients per month*							· · · · · · · · · · · · · · · · · · ·				
Any one referral source account for more t					ice revenue?			Yes No			
Does practice employ a hygienist?			NO Number of			f days	ys % of Gross				
FINANCIAL: (Nee	ed to verify with	Tax Re	turns a	nd Financia	l Inforn	nation	by Seller)	_			
2021 \$64	5,382	202	2 \$74	7,038	2023	\$873,2	20 Cur	rent YTD	\$647,000	as of 10/31	
EQUIPMENT:					_						
# Chairs	3		Hygien	ie			Avg	. Age	Newer	• -	
# X-Rays	. Digital		Pan	Morita CBCT	_ O	ther _	Bie	nAire moto	rs	-	
Special Equip own	ed: L	aser _		Intrao	ral Can	nera _	Yes	Othe	er Pape	erless	
Is the practice computerized?				Yes Type of Software: Dentrix/Dexis/iDixel							
<u>COMMENTS:</u> So marketing, mostly re 2016/2017! Refers r		d walk-	ins. Exc	cellent signag	ge and pa					al	

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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 – 364	Location	Montclair				
Accepted and Agreed to:						
Signature		Agent				
Print Name		Print Name				
Date		Date				
Address		17821 17 th Street, Suite 180 Tustin, CA 92780 (949) 548-4559				
City	Zip	Any additions or deletions to this page other than information we have				
Phone (Circle One: Mobile/Home/Business)	requested will void your request and we will not provide any additional information. Thank you.				
E-mail Address						

PLEASE FAX BACK TO: 949 548-0525