## 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		PRIC	CE: \$699,000			A/R'S: Negotiable						
LOCATION:	Montclair		<b>Est.</b> 12/2016				POPULATION: Mixed / Hispanic						
<b>DESCRIPTION:</b>	# of O	ps: 4	#	# Not Plumbed:				<b>Sq. Ft.</b> 1,150 +/-					
Lease X	Own	Opt	tion/Renev	v 1x5	Yrs	. Rema	in <u>2+</u>		\$/Mon	th \$6,70	00 total		
Office Hours	M	T		W		TH		2	SAT		SUN		
	9 – 6	9 – 6	;	9 – 6	9 -	- 6	9 –	1	Closed	l C	losed		
<b>STAFF</b>	Front: _	1	Salary:		\$23			Will Stay _		Yes – 8 years			
	Back: _	1		Salary	:	\$21		Will S	Stay	Yes - 8 ye	ears		
PATIENT PROFI	LE:												
% Group	5-10 Yrs:	15%	11-19 Y	rs:1	16%	20-49	Yrs:	53%	<u> </u>	50-75+:	16%		
% Reimb	Cash	25%	Ider	nn	PPC		PPO	35%		Plans			
	Medical	40%	C	ap	0%								
% Revenue	Restorative	62%	Crown &	Bridge_	15%		Endo	3%	)	Perio	12%		
	<b>Oral Surgery</b>	5%	Prost	hetics _	2%		Ortho	0%	<u> </u>	Implant	1% (2)		
Procedures	referred out: S	ome end	lo / os / ort	ho / peri	io surge	eries							
PRACTICE STAT	S: *(Need to ver	ify with 1	Buyer Aud	lit) (app	rox)								
	# Active Charts		1,501		# of	Recalls	s per mo	onth* _					
# of New Pat	ients per month*		20 - 30	T	otal # o	f New	Patient	s YTD*	17	73 as of 6/	′30		
Any one referral se	ource account foi	more th	nan 10% o	f practio	e revei	nue?		Yes		No			
Does practice employ a hygienist?			NO Number of days			f days	% of Gross						
FINANCIAL: (Ne	ed to verify with	Tax Reti	urns and F	inancial	Inform	nation	by Selle	er)					
<b>2021</b> _ \$64	45,382	2022	\$747,03	8	2023	\$873,2	20	Current	YTD _	\$724,240	as of 11/3		
<b>EQUIPMENT:</b>													
# Chairs	s3	H	Hygiene					Avg. Ag	e	Newer	•		
# X-Rays	s <u>Digital</u>			Morita CBCT	<u> </u>	ther _		BienAir	e motors	S	-		
Special Equip own	ed: L	aser		Intraoi	ral Can	nera _	Yes		Other	Pape	erless		
Is the practice com	-		Yes			_				xis/iDixel			
COMMENTS: S marketing, mostly r 2016/2017! Refers	eferral patients an	d walk-ir	ns. Excelle	nt signag	e and p						al		

### FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

# **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 <sup>th</sup> 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