

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

BUSY, NEIGHBORHOOD RETAIL LOCATION!

REMODELED, NEW COMPUTERS & PANO!

RENT IS LOW & NET IS HIGH!

LISTING # 24 - 259 PRICE: \$199,000 A/R'S: NA

LOCATION: Lakewood Est. (1970) 2021 POPULATION: Mixed

DESCRIPTION: # of Ops: 3 # Not Plumbed: Sq. Ft. 1,000 +/-

Table with columns: Lease (X), Own, Option/Renew (1 x 5), Yrs. Remain (2+), \$/Month (\$2,250 total), Office Hours (M, T, W, TH, FR, SAT, SUN) with status (Closed, Half day).

STAFF Front: 1 Salary: \$30 Will Stay Yes Back: 1 Salary: \$20 Will Stay Yes

PATIENT PROFILE:

% Group 5-10 Yrs, 11-19 Yrs, 20-49 Yrs, 50-75+
% Reimb Cash 19%, Idemn 0%, PPO 8%, Plans
Medical 73%, Cap 0%, Avg. Cap \$0
% Revenue Restorative 52%, Crown & Bridge 21%, Endo 10%, Perio 9%
Oral Surgery 4%, Prosthetics 2%, Ortho 2% aligners, Implants 0%

Procedures referred out: Straight wire, implants, some surgeries, some 3rds

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

# Active Charts 650+ # of Recalls per month\*
# of New Patients per month\* 20+ Total # of New Patients YTD\* 427 las 12 months
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)

2022 \$354,896 2023 \$565,400 2024 \$370,750 Current YTD Pending 2025

EQUIPMENT:

# Chairs 3 Hygiene Avg. Age Mixed
# X-Rays Digital Pano Vatech Other

Special Equip owned: Laser Intraoral Camera Yes Other

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

COMMENTS: Sellers bought in 2021, remodeled and hit a home run! New pano, computers, x-rays. Center is busy all day and weekends also! Busy area of Lakewood near Long Beach, Paramount and Cerritos! Walk-in patients daily. Easy \$1M on 5 days in this office for motivated buyer! This is a very high net practice. Selling doctor having intermittent health issues and needs to sell. Great opportunity to make money from day one!

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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**. 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**.

Listing No. 24 – 259 Location Lakewood

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**