	FIRST CH		RACTICE S		S, INC.		
	EXCE	LLENT I	DEMOGR.	APH	ICS!		
	SI	ELLER R	ELOCAT	ING!			
			MADE FO PLUMBEI	•			
	<mark>CAN HA</mark>		GP PLUS	3-4 (OPEN:		
LISTING #	25 - 374	PRICE	\$349,000		A/R'S:	none	
LOCATION:	Corona	_ I	Est. (1990) 202	17	POPULATI	ON: Mixe	d
DESCRIPTION:	# of Ops:	10 #	Not Plumbed:	2-4	Sq. Ft. 2	,900 +/-	
Lease X	Own (Option/Renew	2x5 Yrs	s. Remai	n <u>3+</u>	\$/Month	\$8,500 total
EQUIPMENT:							
# Chairs	7	Hygiene			Avg. A	Age	Mixed
# X-Rays	3 (2 sensors)	Pano	w/Ceph O	ther			
Special Equip owne	ed: Laser	No	Intraoral Car	mera	Yes	Other	
			Yes Type of Software: Easy Dental				

<u>COMMENTS</u>: Seller relocating to smaller practice. Huge format designed for multi-specialty in great part of Corona. Landlord will write new lease. Practice is in great condition. Lots of room to expand and add operatories. Surrounded by homes and close to freeway.

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**. 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 the expiration of the listing agreement, 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. 25 – 374	Location	Corona				
Accepted and Agreed to:						
Signature		Agent				
Print Name	·	Print Name				
Date	<u> </u>	Date				
Address	17821 17 th Street, Suite 180 Tustin, CA 92780 (949) 548-4559					
City Zip	0	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

Phone: (949) 548-4559 • Fax: (949) 548-0525 • <u>www.firstchoicedds.com</u> ALL INFORMATION PROVIDED SUBJECT TO BUYER VERIFICATION – BROKER MAKES NO WARRANTIES