

**FIRST CHOICE PRACTICE SALES, INC.**

*a California Corporation (01916111)*

**STREETSIDE BUILDING!**

**MONUMENT SIGNAGE! 2 UNITS!**

**BACK UNIT IS APARTMENT FOR INCOME OR EXPANSION!**

**OR**

**OPTION TO LEASE WITH EQUIPMENT @ \$5,500 NNN!**

**SELLER FINANCING AVAILABLE O.A.C!**

**Building and Leaseholds**

LISTING # 24 - 588                      PRICE: \$1,350,000                      A/R'S: None  
LOCATION: Santa Ana                      Est. 2017                      POPULATION: Hispanic  
DESCRIPTION:                      # of Ops: 4                      # Not Plumbed: 1                      Sq. Ft. 1,329 +/- (1,000 / 329)

Lease <u>X</u>	Own	Option/Renew	Yrs. Remain			\$/Month	MORTGAGE
Office Hours	M	T	W	TH	FR	SAT	SUN
	11 - 5	11 - 5	Closed	11 - 5	11 - 1	Closed	Closed

STAFF                      Front: 1                      Salary: \$25 - Wife                      Will Stay Yes - 3 to 6 mos

**EQUIPMENT:**

# Chairs 4 + x-ray room                      Hygiene \_\_\_\_\_                      Avg. Age Newer  
# X-Rays 1 digital                      Pano Space                      Other \_\_\_\_\_

Special Equip owned:                      Laser \_\_\_\_\_                      Intraoral Camera Yes                      Other \_\_\_\_\_

Is the practice computerized?                      Yes                      Type of Software: EagleSoft

**COMMENTS:** Seller has renovated the interior recently but not worked here for many years on a regular basis. Front staff refers patients to Sellers Fountain Valley office. Located on major street with lots of foot traffic. Large monument sign and great street exposure. Property has income unit in back that is an apartment that can be rented for \$1,500 +/- or can be used as expansion for the dental practice. Great area for quick growth. Building is located to other, high volume businesses that are already bringing patients to area!

# FIRST CHOICE PRACTICE SALES, INC.

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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 \$15,000, 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 - 588 Location Santa Ana

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)

**Phone: (949) 548-4559 ● Fax: (949) 548-0525**  
**ALL INFORMATION PROVIDED SUBJECT TO BUYER VERIFICATION**

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.

# FIRST CHOICE PRACTICE SALES, INC.

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E-mail Address

**PLEASE FAX BACK TO: 949 548-0525**

Phone: (949) 548-4559 ● Fax: (949) 548-0525 ● [www.firstchoicedds.com](http://www.firstchoicedds.com)

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