

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

ORTHODONTIST RETIRING AFTER 44+ YEARS!

STREETSIDE LOCATION!

GREAT REFERRAL SOURCES!

LISTING # 24 - 222 PRICE: \$439,000 A/R'S: Included \$218,000+
LOCATION: San Gabriel Est. 1980 POPULATION: Chinese / Hispanic
DESCRIPTION: # of Ops: 4 GP 3 Open # Not Plumbed: Sq. Ft. 2,231 down, 400 up
Lease X Own Option/Renew NEW Yrs. Remain NEW \$/Month \$5,000 total
Office Hours M T W TH FR SAT SUN
Closed Closed 10 - 6 Closed 10 - 6 9 - 4:30 Closed

STAFF Front: 1 Salary: \$22.50 Will Stay Yes
Back: 3 Salary: \$26.25/\$22/\$18 Will Stay Yes
Other: Biller Salary: \$35.50 Will Stay Y - 1x per wk

PATIENT PROFILE:

% Group 5-10 Yrs: 20% 11-19 Yrs: 40% 20-49 Yrs: 10% 50-75+: 30%
% Reimb Cash 80% Idemn PPO 20% Plans
Medical Cap Avg. Cap
% Revenue Restorative 0% Crown & Bridge 0% Endo 0% Perio 3%
Oral Surgery 5% Prosthetics 0% Ortho 92% Implant 0%

Procedures referred out: Most general dental procedures

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

Active Charts See below # of Recalls per month* NA
of New Patients per month* 6 - 7 consults Total # of New Patients YTD* 5 - 6 starts per month

FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)

2022 \$386,313 2023 \$367,260 2024 \$390,351 Current YTD Pending 2025

EQUIPMENT:

Chairs 7 Hygiene Avg. Age Mixed
X-Rays 2 (1 Dexis Sensor) CBCT iCat FLX Other

Special Equip owned: Laser No Intraoral Camera No Other

Is the practice computerized? Front only Type of Software: Dentrrix / Dexis / iAct

COMMENTS: Seller retiring after long, successful career. Waited until published research was finished to retire. Facility can be GP or Ortho. Large waiting room and large practice. 4 large, standard GP ops and 3 open bay. Street parking and parking in rear of building. Newer iCat FLX included which seller uses for airway modification. Excellent staff and area is busy and surrounded by houses and schools. Bracket system similar to Roth. Fees range for \$8,000 class 1 to \$10,000 class 3.

PRACTICE STATUS UP TO JULY 26, 2024

Phase I & Phase II with RME: 52 cases - AR - \$17,450 ● Phase II with full braces: 88 cases - AR - \$201,273
Adult with Bite Block: 16 cases ● Children with Bite Block: 8 cases ● Retention: more than 1,000 cases

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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 – 222 Location San Gabriel

Accepted and Agreed to:

Signature

Agent

Print Name

Print Name

Date

Date

Address

17821 17th 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

Phone: (949) 548-4559 ● Fax: (949) 548-0525 ● www.firstchoicedds.com

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