

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

RETIRING DENTIST!

BUSY RETAIL LOCATION! LOTS OF FOOT TRAFFIC!
MANY REFERRED PROCEDURES!

MOSTLY PPO & CASH!

LISTING # 24 - 230 PRICE: \$125,000 A/R'S: Negotiable
LOCATION: Southgate Est. 2008 POPULATION: Hispanic
DESCRIPTION: # of Ops: 3 # Not Plumbed: Sq. Ft. 1,000 +/-
Lease X Own Option/Renew 1x5 Yrs. Remain 3 \$/Month \$3,690 total
Office Hours M T W TH FR SAT SUN
Closed 10 - 4 Staff 10 - 4 10 - 4 2x Closed

STAFF Front & Back: 1 Salary: \$22 Will Stay Yes

PATIENT PROFILE:

% Group 5-10 Yrs: 11-19 Yrs: 20-49 Yrs: 50-75+:
% Reimb Cash 50% Idemn PPO 30% Plans
Medical 15% Cap 5% Avg. Cap \$1,100 +/- Delta only
% Revenue Restorative 50% Crown & Bridge 30% Endo 5% Perio 5%
Oral Surgery 5% Prosthetics 5% Ortho 0% Implant 0%

Procedures referred out: Most 3rds, molar endo, implants, ortho, perio surgeries

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

# Active Charts 300 - 350 # of Recalls per month\*
# of New Patients per month\* 5 - 10 Total # of New Patients YTD\*
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 \$152,322+ 2023 \$158,990+ 2024 \$134,548+ Current YTD Pending 2025

EQUIPMENT:

# Chairs 3 Hygiene Avg. Age mixed
# X-Rays 2 film Pano No Other

Special Equip owned: Laser Intraoral Camera Other

Is the practice computerized? Front only Type of Software: None

COMMENTS: Selling retiring. Has worked part-time for many years. Lots of cash patients and walk-ins daily. Retail center is very busy and located on major street. Seller refers may procedures. Easy practice to grow quickly. Seller has good fees, \$950+ for crowns. Staff has been there for 15 years and works front and back.

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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 – 230 Location Southgate

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**

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**