FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

LONG ESTABLISHED PRACTICE! \$4,000 CAP! NO DENTICAL! GREAT SIGNAGE & PARKING!

leaseholds

LISTING #	24 - 266	PRIC	JE:	\$189,000		A/R'S: No	t included	
LOCATION:	El Monte			Est. (2004) 2024	4 POF	PULATION	: Mixed	
DESCRIPTION:	# of Ops:	4	# Not Pl	umbed: 0	Sq. Ft. 1,	700 sq ft +/-		
Lease X	Own	Option/Rer	1x5	Yrs. Remain	5	\$/Month	\$4,100 total	
EQUIPMENT:								
# Chairs	4	Hygiene _			Avg. Ag	ge	15	
# X-Rays	1 (1 sensor)	Pano _	w/ceph	Other				
Special Equip owned	: Laser	No	_ Intrac	oral Camera	Yes	Other		
Is the practice computerized?			Yes Type of Software: Dentrix					
COMMENTS: Seller relocated to Orange County and only working in office 1 day per week. Recently sold building								
and relocated to busy strip center with medical clinic, work comp doctor, nail salon and restaurant. Very busy! Large								
parking lot! Practice is clean and ready for full-time dentist. Seller would assist Buyer with hiring new staff if needed.								
Huge upside for DentiCal! Practice has space to add one or two more operatories!								

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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**.

NO AGENCY RELATIONSHIP IS CREATED BY SIGNING THIS AGREEMENT.

Listing No. <u>24 – 266</u>	Location	El Monte			
Accepted and Agreed to:					
Signature		Agent			
Print Name		Print Name			
Date		Date			
Address		17821 17 th Street, Suite 180 Tustin, CA 92780 (949) 548-4559			
City	<u> Zip</u>	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