

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

RETIRING AFTER 38+ YEARS! GREAT RECALL, PPO PATIENT BASE! PRACTICE IS WELL KEPT & SPACIOUS! SELLER FINANCING AVAILABLE O.A.C!

\$139,000

LISTING # 24 - 360 PRICE: \$119,000 OBO A/R'S: Negotiable

LOCATION: Corona Est. 1986 POPULATION: Mixed Upper

DESCRIPTION: # of Ops: 4 # Not Plumbed: Sq. Ft. 1,400 +/-

Lease	Own	Option/Renew	Yrs. Remain			2+	\$/Month	\$3,484 total
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Office Hours	M	T	W	TH	FR	SAT	SUN	
	<u>12 - 6</u>	<u>12 - 6</u>	<u>9 - 5</u>	<u>9 - 5</u>	<u>Closed</u>	<u>Biller only</u>	<u>Closed</u>	

STAFF Front & Back: 1 Salary: \$25 Will Stay Yes - 10 years

Other: Billor Salary: \$2,000/mo. Will Stay Yes

PATIENT PROFILE:

% Group 5-10 Yrs: 1% 11-19 Yrs: 5% 20-49 Yrs: 35% 50-75+: 59%

% Reimb Cash 40% Idemn PPO 60% Plans

Medical 0% Cap 0% Avg. Cap \$0

% Revenue Restorative 60% Crown & Bridge 28% Endo 1% Perio 9%

Oral Surgery 2% Prosthetics 0% Ortho 0% Implant 0%

Procedures referred out: Most extractions, root canals, all implants and surgeries, all ortho

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

Active Charts 235 # of Recalls per month*

of New Patients per month* 2 - 4 Total # of New Patients YTD* 37 in 2024

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 22%

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

2022 \$175,704 2023 \$164,932 2024 \$153,802 Current YTD Pending 2025

EQUIPMENT:

Chairs 4 Hygiene Avg. Age Mixed

X-Rays 3 (2 sensor) Pano Space Other New server

Soft

Special Equip owned: Laser Tissue Intraoral Camera Other

Is the practice computerized? Yes Type of Software: SoftDent

COMMENTS: Seller retiring after 38+ years! This space he relocated to in 1997 and built out from scratch. Great window views, excellent parking and the practice is in great shape! Long term staff will stay. Great base of recall, hygiene patients. Seller will transition. Building has excellent parking and located in a great area of Corona between 2 major streets with thousands of homes all around.

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

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

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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 – 360 Location Corona

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

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