

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

BORDER OF KTOWN & MACARTHUR PARK!
EVEN MIX OF KOREAN & HISPANIC PATIENTS!
PRICED TO SELL ASAP!
INCLUDES CBCT!

LISTING # 25 - 252 PRICE: \$139,000 OBO A/R'S: Negotiable
LOCATION: Los Angeles Est. POPULATION: Hispanic / Korean
DESCRIPTION: # of Ops: 3 # Not Plumbed: Sq. Ft. 1,000 +/-
Lease X Own Option/Renew 1x3 Yrs. Remain 2 \$/Month \$3,500 MG
Office Hours M T W TH FR SAT SUN
Closed Closed 9 - 6 Closed Closed 9 - 4 Closed
STAFF Front: 1 Salary: \$30 Will Stay Negotiable
Back: 1 Salary: \$20 Will Stay Yes

PATIENT PROFILE:

% Group 5-10 Yrs: 11-19 Yrs: 20-49 Yrs: 50-75+:
% Reimb Cash 30% Idemn PPO 60% Plans
Medical 0% Cap 10% Avg. Cap \$2,000 +/-
% Revenue Restorative 35% Crown & Bridge 37% Endo 5% Perio 5%
Oral Surgery 5% Prosthetics 3% Ortho 0% Implant 10%

Procedures referred out:

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

# Active Charts 250 - 300 # of Recalls per month\*
# of New Patients per month\* 5 - 10 Total # of New Patients YTD\* 63 in 2024
Any one referral source account for more than 10% of practice revenue? Yes No
Does practice employ a hygienist? Number of days % of Gross

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

2022 \$230K 2023 \$220K 2024 \$230K Current YTD

EQUIPMENT:

# Chairs 3 Hygiene Avg. Age Mixed
# X-Rays Digital CBCT Rayscan Other Implant Motor / Endo Motor

Special Equip owned: Laser Intraoral Camera Yes Other

Is the practice computerized? Yes Type of Software: Open Dental

COMMENTS: Seller retiring after long career in Southern California! Has owned several offices over the years. Current practice has been a very steady, VERY PROFITABLE, part-time practice in a busy area on main street. Great signage. GREAT RENT! This is an easy money-maker for a full-time dentist. This area is packed with people all day long! Lots of cash patients. Center has its own parking lot.

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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 the expiration of the listing agreement, 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. 25 – 252 Location Los Angeles

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**