# FIRST CHOICE PRACTICE SALES, INC. a California Corporation (01916111)

## **ALL PPO/FFS! SOLID HYGIENE 3 DAYS PER WEEK!** LOTS OF ROOM TO EXPAND & ADD DENTICAL!

Office Hours         M         T         W         TH         FR         SAT         SU           9-5 O+HI         Staff         9-5 O+2H         Staff         Closed         Closed <th>ISTING #</th> <th colspan="2"><u>24 – 370</u> <b>PRICE:</b> \$399,000</th> <th>,000</th> <th colspan="5">A/R'S: Negotiable</th>	ISTING #	<u>24 – 370</u> <b>PRICE:</b> \$399,000		,000	A/R'S: Negotiable					
Lease   X   Own   Option/Renew   1x5   Yrs. Remain   1+    \$\formalfoont   \$\frac{2}{3} \text{Month}   \$\frac{2}{3} \text{SAT}   \$\frac{2}{3} \text{U}   \$\frac{1}{3} \text{U}   \$\frac{1}{3} \text{V}   \$\frac{1}{3} \text{Line}   \$\frac{1}{3} \text{Closed}   \$\frac{1}{3} \text	OCATION:	San Bernardino		Est. (1980) 2013 PO		POPULAT	PULATION: Mixed			
Office Hours         M         T         W         TH         FR         SAT         SU           9-5 O+H1         Staff         9-5 O+2H         Staff         Closed         Closed <th>ESCRIPTION:</th> <th colspan="2"># of Ops: _ 7</th> <th colspan="2"># Not Plumbed:</th> <th colspan="4"><b>Sq. Ft.</b> 2,500 sq ft</th>	ESCRIPTION:	# of Ops: _ 7		# Not Plumbed:		<b>Sq. Ft.</b> 2,500 sq ft				
9-5 O+H1	Lease X	Own	Option/Ren	Renew 1x5 Yrs. Remai		<b>ain</b> 1+ <b>\$/Month</b> \$2,933 total				
STAFF	office Hours	<u>M</u>	<u>T</u>	$\underline{\mathbf{W}}$	<u>TH</u>	<u>FR</u>	SAT	<u>r</u>	<u>SUN</u>	
Back:		9-5 O+H1	Staff	9-5 O+2H	Staff	Closed	Close	ed C	losed	
Other: Associate Other: 2 Hygienists Salary: \$600 Will Stay Yes  Other: 2 Hygienists Salary: 1-\$55/hr & 2-33% Will Stay Yes  PATIENT PROFILE:  % Group 5-10 Yrs: 1% 11-19 Yrs: 4% 20-49 Yrs: 30% 50-75+:  % Reimb Cash 52% Idemn PPO 48% Plans  Medical 0% Cap 0% Avg. Cap \$0  % Revenue Restorative 58% Crown & Bridge 23% Endo 1% Perio Oral Surgery 3% Prosthetics 1% Ortho 1% Implant 3  Procedures referred out:  PRACTICE STATS: *(Need to verify with Buyer Audit) (approx)  # Active Charts 630 # of Recalls per month*  # of New Patients per month* 1 - 5 Total # of New Patients YTD*  Any one referral source account for more than 10% of practice revenue? Yes No Does practice employ a hygienist? Yes Number of days 4 % of Gross 23  FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)  2022 \$675.768 2023 \$544.553 2024 \$530,009 Current YTD Pending EQUIPMENT: Fastmill.io is excluded from sale. Buyer can keep and assume remaining payments.  # Chairs 7 Hygiene Avg. Age Mixed news # X-Rays 3 digital Pano No Other Electic handpiece, endo motor  Special Equip owned: Laser Intraoral Camera yes Other Itero Electic Electic Landpiece, endo motor	<u>TAFF</u>	Front:	1	Salary:	\$25	W	ill Stay _	Yes		
Other: 2 Hygienists Salary: 1-\$55/hr & 2-33% Will Stay Yes  PATIENT PROFILE:  % Group 5-10 Yrs: 1% 11-19 Yrs: 4% 20-49 Yrs: 30% 50-75+:  % Reimb Cash 52% Idemn PPO 48% Plans  Medical 0% Cap 0% Avg. Cap \$0  % Revenue Restorative 58% Crown & Bridge 23% Endo 1% Perio Oral Surgery 3% Prosthetics 1% Ortho 1% Implant 3  Procedures referred out:  PRACTICE STATS: *(Need to verify with Buyer Audit) (approx)  # Active Charts 630 # of Recalls per month*   # of New Patients per month* 1 - 5 Total # of New Patients YTD*  Any one referral source account for more than 10% of practice revenue? Yes No Does practice employ a hygienist? Yes Number of days 4 % of Gross 23  FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)  2022 \$675,768 2023 \$544,553 2024 \$530,009 Current YTD Pending EQUIPMENT: Fastmill.io is excluded from sale. Buyer can keep and assume remaining payments.  # Chairs 7 Hygiene Avg. Age Mixed new # X-Rays 3 digital Pano No Other Electic handpiece, endo motor  Special Equip owned: Laser Intraoral Camera yes Other Itero Electic Special Equip owned: Laser Intraoral Camera yes Other Itero Electic Special Equip owned: Laser Intraoral Camera yes Other Itero Electic Special Equip owned: Laser Intraoral Camera yes Other Itero Electic Special Equip owned: Laser Intraoral Camera yes Other Itero Electic Special Equip owned: Laser Intraoral Camera yes Other Itero Electic Special Equip owned: Laser Intraoral Camera yes Other Itero Electic Special Equip owned: Laser Intraoral Camera yes Other Itero Electic Special Equip owned: Laser Intraoral Camera yes Other Itero Electic Special Equip owned: Laser Intraoral Camera yes Other Itero Electic Special Equip owned: Laser Intraoral Camera yes Other Itero Electic Special Equip owned: Laser Intraoral Camera yes Other Itero Electic Special Equip owned: Laser Intraoral Camera yes Other Itero Electic Special Equip owned: Laser Intraoral Camera yes Other Itero Electic Special Equip owned: Laser Intraoral Camera yes Other Itero Electic Special Equip owned: Lase		Back:		Salary:	\$25	W	ill Stay _	Yes		
PATIENT PROFILE:           % Group         5-10 Yrs:         1%         11-19 Yrs:         4%         20-49 Yrs:         30%         50-75+:           % Reimb         Cash         52%         Idemn         PPO         48%         Plans           Medical         0%         Cap         0%         Avg. Cap         \$0         Perio           % Revenue         Restorative         58%         Crown & Bridge         23%         Endo         1%         Perio           Oral Surgery         3%         Prosthetics         1%         Ortho         1%         Implant         3           PRACTICE STATS: *(Need to verify with Buyer Audit) (approx)         # Active Charts         630         # of Recalls per month*         # of New Patients yTD*           Any one referral source account for more than 10% of practice revenue?         Yes         No           Does practice employ a hygienist?         Yes         Number of days         4         % of Gross         23           FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)         2022         \$675,768         2023         \$544,553         2024         \$530,009         Current YTD         Pending           EQUIPMENT: Fastmill.io is excluded from sale. Buyer can keep and assume remaining		Other: A	ssociate	Salary:	\$600	W	ill Stay _	Yes		
Secial Equip owned:   Source account for more than 10% of practice revenue?   Yes   No   No   Other   Electic handpiece, endo motor   Special Equip owned:   Laser   Intraoral Camera   yes   Other   Itero Electic handpiece, endo motor   Special Equip owned:   Laser   Intraoral Camera   yes   Other   Itero Electic   Itero Electic handpiece, endo motor   Special Equip owned:   Laser   Intraoral Camera   yes   Other   Itero Electic handpiece, endo motor   Special Equip owned:   Laser   Intraoral Camera   yes   Other   Itero Electic   Iter		Other: 2 H	ygienists	Salary: 1	-\$55/hr & 2-3	33% W	ill Stay _	Yes		
Medical   0%   Cap   0%   Avg. Cap   \$0	ATIENT PROFII	<u>.E:</u>								
Medical       0%       Cap       0%       Avg. Cap       \$0         %Revenue       Restorative       58%       Crown & Bridge       23%       Endo       1%       Perio         Oral Surgery       3%       Prosthetics       1%       Ortho       1%       Implant       3         Procedures referred out:         PRACTICE STATS: *(Need to verify with Buyer Audit) (approx)         # Active Charts       630       # of Recalls per month*         # of New Patients per month*         # of New Patients per month*         1 - 5       Total # of New Patients YTD*         Any one referral source account for more than 10% of practice revenue?       Yes       No         Does practice employ a hygienist?       Yes       Number of days       4       % of Gross       23         FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)         2022       \$675,768       2023       \$544,553       2024       \$530,009       Current YTD       Pending         EQUIPMENT: Fastmill.io is excluded from sale. Buyer can keep and assume remaining payments.         # Chairs       7       Hygiene       Avg. Age       Mixed new	6 Group	5-10 Yrs:	<u>1</u> % <b>11-19</b>	Yrs:4	<u>%</u> 20-49	Yrs:	30%	50-75+:	65%	
Revenue Restorative 58% Crown & Bridge 23% Endo 1% Perio Oral Surgery 3% Prosthetics 1% Ortho 1% Implant 3  Procedures referred out:  PRACTICE STATS: *(Need to verify with Buyer Audit) (approx)  # Active Charts 630 # of Recalls per month* # of New Patients per month* 1 - 5 Total # of New Patients YTD*  Any one referral source account for more than 10% of practice revenue? Yes No Does practice employ a hygienist? Yes Number of days 4 % of Gross 23  FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)  2022 \$675,768 2023 \$544,553 2024 \$530,009 Current YTD Pending EQUIPMENT: Fastmill.io is excluded from sale. Buyer can keep and assume remaining payments.  # Chairs 7 Hygiene Avg. Age Mixed news # X-Rays 3 digital Pano No Other Electic handpiece, endo motor  Special Equip owned: Laser Intraoral Camera yes Other Itero Electic	6 Reimb	Cash	52% Id	demn		<b>PPO</b> 48%		Plans		
Oral Surgery 3% Prosthetics 1% Ortho 1% Implant 3  Procedures referred out:  PRACTICE STATS: *(Need to verify with Buyer Audit) (approx)  # Active Charts 630 # of Recalls per month*  # of New Patients per month* 1 - 5 Total # of New Patients YTD*  Any one referral source account for more than 10% of practice revenue? Yes No  Does practice employ a hygienist? Yes Number of days 4 % of Gross 23  FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)  2022 \$675,768 2023 \$544,553 2024 \$530,009 Current YTD Pending EQUIPMENT: Fastmill.io is excluded from sale. Buyer can keep and assume remaining payments.  # Chairs 7 Hygiene Avg. Age Mixed news # X-Rays 3 digital Pano No Other Electic handpiece, endo motor  Special Equip owned: Laser Intraoral Camera yes Other Itero Electic		Medical	0%	<b>Cap</b> 0	% Avg.	Cap	\$0			
PRACTICE STATS: *(Need to verify with Buyer Audit) (approx)  # Active Charts 630 # of Recalls per month*  # of New Patients per month* 1 - 5 Total # of New Patients YTD*  Any one referral source account for more than 10% of practice revenue? Yes No  Does practice employ a hygienist? Yes Number of days 4 % of Gross 23  FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)  2022 \$675,768 2023 \$544,553 2024 \$530,009 Current YTD Pending  EQUIPMENT: Fastmill.io is excluded from sale. Buyer can keep and assume remaining payments.  # Chairs 7 Hygiene Avg. Age Mixed news # X-Rays 3 digital Pano No Other Electic handpiece, endo motor  Special Equip owned: Laser Intraoral Camera yes Other Itero Electic Elect	Revenue	Restorative	58% Crown	& Bridge_	23%	Endo	1%	Perio	10%	
# Active Charts 630 # of Recalls per month* # of New Patients per month* 1 - 5 Total # of New Patients YTD*  Any one referral source account for more than 10% of practice revenue? Yes No  Does practice employ a hygienist? Yes Number of days 4 % of Gross 23  FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)  2022 \$675,768 2023 \$544,553 2024 \$530,009 Current YTD Pending EQUIPMENT: Fastmill.io is excluded from sale. Buyer can keep and assume remaining payments.  # Chairs 7 Hygiene Avg. Age Mixed news # X-Rays 3 digital Pano No Other Electic handpiece, endo motor  Special Equip owned: Laser Intraoral Camera yes Other Itero Elections		Oral Surgery	3% Pro	osthetics	1%	Ortho	1%	Implant	3% (10)	
# Active Charts 630 # of Recalls per month* # of New Patients per month* 1 - 5 Total # of New Patients YTD*  Any one referral source account for more than 10% of practice revenue? Yes No  Does practice employ a hygienist? Yes Number of days 4 % of Gross 23  FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)  2022 \$675,768 2023 \$544,553 2024 \$530,009 Current YTD Pending  EQUIPMENT: Fastmill.io is excluded from sale. Buyer can keep and assume remaining payments.  # Chairs 7 Hygiene Avg. Age Mixed news # X-Rays 3 digital Pano No Other Electic handpiece, endo motor  Special Equip owned: Laser Intraoral Camera yes Other Itero Electic Ele	Procedures r	eferred out:								
# Active Charts 630 # of Recalls per month*  # of New Patients per month* 1 - 5 Total # of New Patients YTD*  Any one referral source account for more than 10% of practice revenue? Yes No  Does practice employ a hygienist? Yes Number of days 4 % of Gross 23  FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)  2022 \$675,768 2023 \$544,553 2024 \$530,009 Current YTD Pending  EQUIPMENT: Fastmill.io is excluded from sale. Buyer can keep and assume remaining payments.  # Chairs 7 Hygiene Avg. Age Mixed news # X-Rays 3 digital Pano No Other Electic handpiece, endo motor  Special Equip owned: Laser Intraoral Camera yes Other Itero Electic El										
# of New Patients per month*		<del></del>	_			ner month	•			
Any one referral source account for more than 10% of practice revenue?  Yes Number of days 4 % of Gross 23  FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)  2022 \$675,768 2023 \$544,553 2024 \$530,009 Current YTD Pending EQUIPMENT: Fastmill.io is excluded from sale. Buyer can keep and assume remaining payments.  # Chairs 7 Hygiene Avg. Age Mixed news # X-Rays 3 digital Pano No Other Electic handpiece, endo motor  Special Equip owned: Laser Intraoral Camera yes Other Itero Electic Laboration Service Property of Company of Com										
Does practice employ a hygienist?  Yes Number of days 4 % of Gross 23  FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)  2022 \$675,768 2023 \$544,553 2024 \$530,009 Current YTD Pending  EQUIPMENT: Fastmill.io is excluded from sale. Buyer can keep and assume remaining payments.  # Chairs 7 Hygiene Avg. Age Mixed new # X-Rays 3 digital Pano No Other Electic handpiece, endo motor  Special Equip owned: Laser Intraoral Camera yes Other Itero Electic Handpiece								No		
FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)  2022 \$675,768 2023 \$544,553 2024 \$530,009 Current YTD Pending  EQUIPMENT: Fastmill.io is excluded from sale. Buyer can keep and assume remaining payments.  # Chairs 7 Hygiene Avg. Age Mixed news # X-Rays 3 digital Pano No Other Electic handpiece, endo motor  Special Equip owned: Laser Intraoral Camera yes Other Itero Elections Elections   Itero Elections   Ite				-					23%	
2022 \$675,768 2023 \$544,553 2024 \$530,009 Current YTD Pending  EQUIPMENT: Fastmill.io is excluded from sale. Buyer can keep and assume remaining payments.  # Chairs 7 Hygiene Avg. Age Mixed new  # X-Rays 3 digital Pano No Other Electic handpiece, endo motor  Special Equip owned: Laser Intraoral Camera yes Other Itero Electic					-	-	. 70 01 0		<u> </u>	
# Chairs 7 Hygiene Avg. Age Mixed news # X-Rays 3 digital Pano No Other Electic handpiece, endo motor  Special Equip owned: Laser Intraoral Camera yes Other Itero Electic Electic Special Equip owned: Laser Intraoral Camera yes Other Itero Electic Electic Special Equip	•	· ·				,	rent VTI	) Pend	ng 2025	
# Chairs 7 Hygiene Avg. Age Mixed new # X-Rays 3 digital Pano No Other Electic handpiece, endo motor  Special Equip owned: Laser Intraoral Camera yes Other Itero Election Election Pano Pano Pano Pano Pano Pano Pano Pa			·						ing 2020	
#X-Rays 3 digital Pano No Other Electic handpiece, endo motor  Special Equip owned: Laser Intraoral Camera yes Other Itero Electic handpiece, endo motor					op www wssem				wer	
Special Equip owned: Laser Intraoral Camera yes Other Itero Ele	# Unairs	-			Other	`	, <u> </u>		.,,,,,,	
		3 (1911)			_	<u> </u>	inaprece, e	nuo motor	_	
Is the practice computerized?  Yes  Type of Software: Deptrix		3 digital					0.41	nom Itama l	71	
COMMENTS: Seller tired of commute from OC after 11 years! All PPO practice with great base of recall patient	# X-Rays		Laser	Intrao	ral Camera	yes	_ Oth	ier nero i	ziemeni	

#### FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

### **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 – 370	Location	San Bernardino
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	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		<b>,</b>

PLEASE FAX BACK TO: 949 548-0525