

FIRST CHOICE PRACTICE SALES, INC.*a California Corporation (01916111)***BUSY RETAIL LOCATION!****ALL PPO/FFS!****CONSTANT WALK-IN BUSINESS!**

LISTING #	25 - 246		PRICE:	\$219,000		A/R'S:	Negotiable	
LOCATION:	Hacienda Heights		Est.	(1994) 2021		POPULATION:	Chinese/Mixed	
DESCRIPTION:	# of Ops:	3 GP 2 Open		# Not Plumbed:			Sq. Ft.	1,600 +/-
Lease	<u>X</u>	Own			Option/Renew	1 x 5	Yrs. Remain	3
							\$/Month	\$4,600 total
Office Hours	M	T	W	TH	FR	SAT	SUN	
	2x / mo O	Staff	Staff	2x / mo O	Staff	3x / mo O+P	closed	
STAFF	Front:	1		Salary:	\$22		Will Stay	Yes
	Back:	1		Salary:	\$19		Will Stay	Yes
	Associate:	Perio / owner		Salary:			Will Stay	Limited

PATIENT PROFILE:

% Group	5-10 Yrs:			11-19 Yrs:			20-49 Yrs:			50-75+:		
% Reimb	Cash	65%		Idemn			PPO	35%		Plans		
	Medical	0%		Cap	0%		Avg. Cap	\$0				
% Revenue	Restorative	63%		Crown & Bridge	16%		Endo	2%		Perio	5%	
	Oral Surgery	3%		Prosthetics	1%		Ortho	0%		Implant	10% (20)	
	Procedures referred out:	Some endo and OS, pedo, all ortho.										

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

# Active Charts	580		# of Recalls per month*		
# of New Patients per month*	15 - 25		Total # of New Patients YTD*	246 in 2024 / 37 YTD 4/31	
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	\$449,839	2023	\$453,040	2024	\$273,368	Current YTD	Pending 2025
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EQUIPMENT:

# Chairs	5	Hygiene		Avg. Age	Mixed
# X-Rays	2 Digital	Pano	No	Other	

Special Equip owned:	Laser	No	Intraoral Camera	Yes	Other	
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Is the practice computerized?	Yes	Type of Software:	EagleSoft (1 year)
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COMMENTS: 30 year established office. Current owners unable to work more days due to other commitments and upcoming pregnancy. Great location to add Dential. Busy retail center with constant traffic and walk-ins. No advertising. Office is in great condition and has plenty of patients for full-time owner now. Recently installed EagleSoft.

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

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

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. 25 – 246

Location Hacienda Heights

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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