

FIRST CHOICE PRACTICE SALES, INC.*a California Corporation (01916111)***SELLER STARTING TO RETIRE!****20 YEARS OF GOODWILL!****ALL PPO! GREAT PART OF TEMECULA!****CONDO AVAILABLE TO PURCHASE ALSO!**

LISTING #	24 - 368	PRICE:	PRACTICE \$599,000 BUILDING \$825,000	A/R'S:	Negotiable		
LOCATION:	Temecula	Est.	2004	POPULATION:	Mixed/Hispanic		
DESCRIPTION:	# of Ops: 4	# Not Plumbed:		Sq. Ft.	1,482 sq ft +/-		
Lease	Own	Option/Renew	Yrs. Remain	\$/Month	MORTGAGE!		
Office Hours	M	T	W	TH	FR	SAT	SUN
	Closed	9 - 2 2x	10 - 5	9 - 2	9 - 2	9-2	closed
STAFF	Front:	1	Salary:		Will Stay	Transition	
	Back:	1	Salary:		Will Stay	Transition	

PATIENT PROFILE:

% Group	5-10 Yrs:	1%	11-19 Yrs:	11%	20-49 Yrs:	52%	50-75+:	
% Reimb	Cash	28%	Idemn		PPO	72%	Plans	36%
	Medical	0%	Cap	0%	Avg. Cap	\$0		
% Revenue	Restorative	52%	Crown & Bridge	20%	Endo	3%	Perio	1%
	Oral Surgery	2%	Prosthetics	3%	Ortho	13%	Implants	6% (27)
Procedures referred out: Perio Surgeries, Some OS and endo.								

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

# Active Charts	650+	# of Recalls per month*	
# of New Patients per month*	10 - 15	Total # of New Patients YTD*	148 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	\$618,242	2023	\$632,104	2024	\$787,526	Current YTD	\$210,612 Q1 2025
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EQUIPMENT:

# Chairs	4	Hygiene		Avg. Age	Mixed Newer
# X-Rays	1	Pano	Digital/Ceph	Other	Endo Motor / Cerec
Special Equip owned:	Laser		Intraoral Camera	Yes	Other
Is the practice computerized?	Yes		Type of Software:		Dentrix

COMMENTS: Seller relocated practice into owned condo. Mostly referral PPO patients. Large office with great parking. Condo available to purchase also. This is a great part of Temecula. Seller will transition.

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**. 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 \$20,000, 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 – 386

Location Temecula

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

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

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