

FIRST CHOICE PRACTICE SALES, INC.*a California Corporation (01916111)***STREETSIDE LOCATION! GREAT SIGNAGE!****CONSISTENT WALK-IN BUSINESS!****ALL PPO/FFS!****LOW OVERHEAD OFFICE!****BUY WITH OR WITHOUT PATIENTS!**

LISTING # 24 - 232 **PRICE:** \$279,000 PRACTICE or \$150,000 LEASEHOLDS **A/R'S:** Negotiable

LOCATION: Los Angeles **Est.** 1996 **POPULATION:** Mixed

DESCRIPTION: **# of Ops:** 3 **# Not Plumbed:** **Sq. Ft.** 1,039 sq ft +/-

Lease <u>X</u>	Own <u> </u>	Option/Renew <u>1x5</u>	Yrs. Remain <u>5</u>	\$/Month <u>\$4,300 total</u>			
Office Hours	M	T	W	TH	FR	SAT	SUN
	Closed	8:30 - 4:30	Closed	Closed	8:30 - 4:30	Closed	Closed

STAFF **Front:** 1 **Salary:** \$40 / hr **Will Stay** Transition

Back: 1 **Salary:** \$20 / hr **Will Stay** Transition

PATIENT PROFILE:

% Group	5-10 Yrs: <u> </u>	11-19 Yrs: <u> </u>	20-49 Yrs: <u> </u>	50-75+: <u> </u>
% Reimb	Cash <u>65%</u>	Idemn <u> </u>	PPO <u>35%</u>	Plans <u> </u>
	Medical <u>0%</u>	Cap <u>0%</u>	Avg. Cap <u> </u>	
% Revenue	Restorative <u>35%</u>	Crown & Bridge <u>28%</u>	Endo <u>3%</u>	Perio <u>17%</u>
	Oral Surgery <u>3%</u>	Prosthetics <u>2%</u>	Ortho <u>3%</u>	Implant <u>9% (15)</u>

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

Active Charts 325 **# of Recalls per month***

of New Patients per month* 5 - 8 **Total # of New Patients YTD*** 84 in 2023 / 87 as of 12/6

Any one referral source account for more than 10% of practice revenue? **Yes** **No**

Does practice employ a hygienist? **Number of days** **% of Gross** 30%

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

2022 \$426,026 **2023** \$336,882 **2024** \$381,770 **Current YTD** Pending 2025

EQUIPMENT:

Chairs 3 **Hygiene** **Avg. Age** Mixed

X-Rays 1 (1 sensor) **Pano** Digital **Other** Scanner CS3600 / WaterLase

Special Equip owned: **Laser** **Intraoral Camera** Yes **Other** Portable O2/N2O

Is the practice computerized? Yes **Type of Software:** Diamond Dental

COMMENTS: Seller built out in 1996! Excellent area of DTLA that is growing every year! Busy, streetside location surrounded by parking. Many walk-in patients that live and work in the area. All PPO/FFS. Nice base of recall patients. Practice can easily go to \$1M+ on 5 days. Seller shares staff with Studio City office but would transition and assist in training new staff.

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 \$12,500, 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 - 232

Location Downtown Los Angeles

Accepted and Agreed to:

Signature

Agent

Print Name

Print Name

Date

Date

Address

P. O. Box 8445
Newport Beach, CA 92660
(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