### FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

# STREETSIDE BUILDING WITH MONUMENT SIGNAGE! GATED PARKING!

# **ENDLESS PATIENTS IN THIS AREA!!**

LISTING #	25 - 242	<b>PRICE:</b> \$1,000,000		00,000	A/R'S: Negotiable				
LOCATION:	Bell		Est. 201	7	POPULATION: Hispanic				
<b>DESCRIPTION:</b>	# of O	ps: 6	# Not Plun	Not Plumbed:		2,500 sq ft +	-/-		
Lease X	Own	Option/F	Renew NEW	Yrs. Rema	in <u>NEW</u>	\$/Montl	\$7,650 total		
Office Hours	M	T	W	TH	FR	SAT	SUN		
	9 – 4	9 – 4	Closed	9 – 4	9 – 1	9 – 4	9 - 4		
<u>STAFF</u>	Front: _	1	_ Salary:	\$25	W	ill Stay	Yes		
	Back:	2	_ Salary:	\$24 / \$2	<u>24</u> W	ill Stay	Yes		
	Other: _	3 Associates	_ Salary:	\$700 / 25	5% W	ill Stay	Negotiable		
PATIENT PROFI	LE:								
% Group	5-10 Yrs:	11-	-19 Yrs:	20-49	9 Yrs:		50-75+:		
% Reimb	Cash	19%	Idemn		<b>PPO</b> 20%	)	Plans		
	Medical	61%	Cap0	% Avg.	. Cap	\$0			
%Revenue	Restorative	Crov	wn & Bridg <u>e</u>	34%	Endo	14%	Perio 8%		
	Oral Surgery	3%	Prosthetics	1%	Ortho	0%	Implant 1%		
Procedures referred out:									
PRACTICE STATS: *(Need to verify with Buyer Audit) (approx)									
# Active Charts			1,480 # of Recalls per month*						
			30 - 40 Total # of New Patients YTD*						
Any one referral source account for more than 10% of practice revenue?  Yes  No									
Does practice employ a hygienist?			NO Number of days			% of Gro	oss13%		
FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)									
<b>2022</b> \$1,1	78,438	2023 \$1,48	<u>35,494</u> <b>2</b> 0	<b>924</b> \$775,96	62 Curre	ent YTD\$	8421,749 as of 5/20		
<b>EQUIPMENT:</b>									
# Chairs	s <u>6</u>	Hygie	ne		Avg.	Age	Mixed		
# X-Rays	S Digital	Pai	no <u>Digital</u>	Other _					
Special Equip owned: Laser Intraoral Camera Yes Other Endo motor									
Is the practice computerized?  Yes  Type of Software: Easy Dental									
COMMENTS: L									
dentistry! Large lob other administrative			uid transition and	u avanabie foi	r post sale suj	pport for bill	ing, hk and		

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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. <u>25 – 242</u>	Location	Bell			
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					

PLEASE FAX BACK TO: 949 548-0525