

**FIRST CHOICE PRACTICE SALES, INC.***a California Corporation (01916111)***NEWER PRACTICE & EQUIPMENT!****BUSY RETAIL LOCATION WITH GREAT RENT!****SELLER RETIRING! NEEDS TO SELL ASAP!**

LISTING #	24 – 304	PRICE:	MAKE OFFER <del>\$245,000 OBO</del>	A/R'S:	Negotiable		
LOCATION:	Cathedral City	Est.	2010	POPULATION:	Hispanic		
DESCRIPTION:	# of Ops: 4	# Not Plumbed:		Sq. Ft.	1,300 +/-		
Lease <input checked="" type="checkbox"/>	Own <input type="checkbox"/>	Option/Renew <input type="checkbox"/>	Yrs. Remain 1+	\$/Month	\$3,500 total		
Office Hours	M	T	W	TH	FR	SAT	SUN
	9 – 5	9 – 5	9 – 5	9 – 5	9 – 5	Closed	Closed
STAFF	Front:	1	Salary:	\$23	Will Stay	Yes	
	Back:	1	Salary:	\$20	Will Stay	Yes	

**PATIENT PROFILE:**

% Group	5-10 Yrs:	5%	11-19 Yrs:	10%	20-49 Yrs:	40%	50-75+:	45%
% Reimb	Cash	30%	Idemn		PPO	10%	Plans	
	Medical	60%	Cap	0%	Avg. Cap	\$0		
% Revenue	Restorative	55%	Crown & Bridge	15%	Endo	3%	Perio	10%
	Oral Surgery	5%	Prosthetics	12%	Ortho	0%	Implant	0%

Procedures referred out: Implants, Some molar endo and OS, perio surgeries, ortho, some pedo**PRACTICE STATS:** \*(Need to verify with Buyer Audit) (approx)

# Active Charts	1,147	# of Recalls per month*	
			369 in 2023
# of New Patients per month*	20 - 25	Total # of New Patients YTD*	179 as of 8/26
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 19%

**FINANCIAL:** (Need to verify with Tax Returns and Financial Information by Seller)2022 \$279,553+ 2023 \$348,721+ 2024 \$320,765+ Current YTD Pending 2025**EQUIPMENT:**# Chairs 4 Hygiene  Avg. Age Mixed Newer  
# X-Rays 2 (1 sensor) Pano room Other Special Equip owned: Laser  Intraoral Camera Yes Other Is the practice computerized? Yes Type of Software: Open Dental**COMMENTS:** Nicely kept interior with up to date equipment. Seller is original owner and built out the practice in 2010. Mix of PPO/FFS/DentiCal. Fantastic rent and landlord will write new lease. 40%+ Net 2023 for working owner. Seller needs to retire soon due to physical issues. Great base of patients and plenty of new ones for full-time, high-grossing practice! Incredible opportunity to make easy \$\$ in busy area!Phone: (949) 548-4559 • Fax: (949) 548-0525 • [www.firstchoicedds.com](http://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**. 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 - 304

Location Cathedral City

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**

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