

**FIRST CHOICE PRACTICE SALES, INC.**

*a California Corporation (01916111)*

**BUSY RETAIL CENTER!**

**DAILY WALK-INS!**

**APARTMENTS AND NEW HOMES ALL AROUND!**

**SELLER RELOCATING TO LARGER FACILITY!**

**INCLUDES SENSOR, CBCT, CEREC, SCANNER!**

**Leasehold**

LISTING # 24 – 396 PRICE: \$239,000 OBO A/R'S: None  
LOCATION: Murrieta Est. (2010) 2021 POPULATION: Mixed Mid to Upper  
DESCRIPTION: # of Ops: 4 # Not Plumbed:        Sq. Ft. 1,400  
Lease X Own        Option/Renew 1 x 5 5 New! \$/Month \$5,586 MG

**EQUIPMENT: Microscope excluded.**

# Chairs 4 Hygiene        Avg. Age Newer  
# X-Rays Digital 1 sensor Pano Sirona CT Other Cerec, Omni Cam

Special Equip owned: Laser        Intraoral Camera        Other Endo Motor

Is the practice computerized? Yes Type of Software: None

**COMMENTS:** Seller specializes in All on X and needs larger lab area. Beautiful GP practice with great equipment. Area is still growing and shopping center is busy all day long. Great parking. Practice is turnkey with CBCT, scanner and Cerec. Includes instruments, handpieces, sensor, computers. Just add supplies and you are ready!

# FIRST CHOICE PRACTICE SALES, INC.

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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, 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. 24 – 396

Location Murrieta

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

\_\_\_\_\_  
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.

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**

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