

**FIRST CHOICE PRACTICE SALES, INC.***a California Corporation (01916111)***BUSY RETAIL CENTER!****WELL-KEPT PRACTICE IN GREAT DEMOGRAPHICS!****STEADY NEW PATIENTS!**

LISTING # 25 - 589 PRICE: \$370,000 A/R'S: Negotiable  
 LOCATION: Laguna Hills Est. 2020 POPULATION: Mixed  
 DESCRIPTION: # of Ops: 5 # Not Plumbed:        Sq. Ft. 1,400 sq ft +/-  
 Lease X Own        Option/Renew        Yrs. Remain        \$/Month \$4,300  
 Office Hours M T W TH FR SAT SUN  
                   Endo 2x GP GP Perio 3x Staff Closed Closed

**STAFF** Front: 1 Salary: \$21 Will Stay         
 Back: 1 Salary: \$25 Will Stay         
 Other: Endo 50% Salary:        Will Stay       

**PATIENT PROFILE:**

% Group 5-10 Yrs:        11-19 Yrs:        20-49 Yrs:        50-75+:         
 % Reimb Cash 20% Idemn        PPO 40% Plans         
           Medical 40% Cap 0% Avg. Cap \$0  
 %Revenue Restorative 7% Crown & Bridge 17% Endo 30% Perio 17%  
           Oral Surgery 13% Prosthetics 10% Ortho 0% Implant 6%(35)

Procedures referred out:       

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

# Active Charts 1,662 # of Recalls per month\*         
 # of New Patients per month\* 50 - 60 Total # of New Patients YTD\* 240 as of 4/30, 641 in 2024

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 11%

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

2022 \$446,449+ 2023 \$361,885+ 2024 \$371,092+ Current YTD \$223,971 as of 4/30

**EQUIPMENT:**

# Chairs 4 Hygiene        Avg. Age         
 # X-Rays Digital CBCT Prexion Other Microscope / Scanner

Special Equip owned: Laser No Intraoral Camera        Other       

Is the practice computerized? Yes Type of Software: Open Dental

**COMMENTS:** Seller bought practice closer to home in Fountain Valley. Started this practice scratch in 2020. Practice has been remodeled and most equipment 5 year or less in age! Busy retail center with great rent. Seller will assist in transition. Lots of way to grow this practice immediately! Practice has a unique surgical quality and all sorts of opportunities to add in bread and butter dentistry!

# 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 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. 25 – 589

Location Laguna Hills

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.

**PLEASE FAX BACK TO: 949 548-0525**

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**