

**FIRST CHOICE PRACTICE SALES, INC.***a California Corporation (01916111)***BUSY DOWNTOWN AREA OF DOWNEY!  
DENTAL PRACTICE FOR 50+ YEARS!  
STREETSIDE LOCATION!****LANDLORD WILL WRITE GREAT NEW LEASE AND OFFER TI!****leasehold**

**LISTING #** 25 – 276 **PRICE:** \$89,000 **A/R'S:** None  
**LOCATION:** Downey **Est.** (1952) 2014 **POPULATION:** Mixed Upper  
**DESCRIPTION:** **# of Ops:** 3 **# Not Plumbed:**        **Sq. Ft.** 900 sq ft  
**Lease** X **Own**        **Option/Renew**        **Yrs. Remain** 1 **\$/Month** \$1,748 total

**EQUIPMENT:**

**# Chairs** 3 **Hygiene**        **Avg. Age** Mixed  
**# X-Rays** Wired **Pano**        **Other**       

**Special Equip owned:** **Laser** No **Intraoral Camera** NO **Other**       

**Is the practice computerized?** Wired **Type of Software:** None

**COMMENTS:** Seller has had a very successful FFS practice and recently purchased his own building! Rent is incredible. Space has a pedodontist next door. Lease has First Right of Refusal currently and space next door has 3 ops that may be available for an expansion in the next year or two. Great area for dentistry. Patients will keep coming back to this location because it has been a practice now for 3 generations (since 1952)! Recently remodeled. Sale includes 3 dental chairs/units, vacuum, chemiclave, ultrasonic cleaner, handpiece oiler, some lab equipment. Compressor shared with Pedodontist. The practice is already wired for a network; all that is needed are computers, screens and a server. Over 500 sqft of basement that is currently used as a storage room! Excellent opportunity for a young starter dentist or for someone considering a satellite office.

# 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 – 276

Location Downey

Accepted and Agreed to:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address

\_\_\_\_\_  
City

\_\_\_\_\_  
Zip

\_\_\_\_\_  
Phone (Circle One: Mobile/Home/Business)

\_\_\_\_\_

\_\_\_\_\_  
Agent

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

17821 17<sup>th</sup> Stree, Suite 180  
Tustin, CA 92780  
(949) 548-4559

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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E-mail Address

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