

FIRST CHOICE PRACTICE SALES, INC.*a California Corporation (01916111)***EXCELLENT RETAIL STOREFRONT!****PART-TIME PRACTICE! LOTS OF CASH!
GREAT PARKING IN A VERY BUSY AREA!
LOTS OF CASH BUSINESS!**

LISTING # 25 – 288 PRICE: \$129,000 A/R'S: Negotiable
 LOCATION: Alhambra Est. (1990) 2013 POPULATION: 80% Chinese
 DESCRIPTION: # of Ops: 3 # Not Plumbed: Sq. Ft. 1,000 sq ft
 Lease X Own Option/Renew Yrs. Remain 1 \$/Month \$2,900
 Office Hours M T W TH FR SAT SUN
 Closed 9 – 5 Closed 9 – 5 Closed Closed closed

STAFF Front: Salary: Will Stay
 Back: 1 Salary: \$22 Will Stay Yes – 10 years
 Other: Salary: Will Stay

PATIENT PROFILE:

% Group 5-10 Yrs: 11-19 Yrs: 20-49 Yrs: 50-75+:
 % Reimb Cash 10% Idemn PPO 80% Plans
 Medical 10% Cap 0% Avg. Cap \$0
 %Revenue Restorative 25% Crown & Bridge 45% Endo 4% Perio 5%
 Oral Surgery 5% Prosthetics 1% Ortho 5% Implant 10%

Procedures referred out: **PRACTICE STATS:** *(Need to verify with Buyer Audit) (approx)

Active Charts 145, TPR: 3747 # of Recalls per month*
 # of New Patients per month* 4 - 6 Total # of New Patients YTD* 31 YTD 5/31

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

2022 \$146,655 2023 \$146,655 2024 \$134,191 Current YTD \$66,884 as of 5/31

EQUIPMENT: *Implant motor (NeoBiotech), surgical kits (Hiossen & NeoBiotech) and implant inventory not included, but negotiable.*

Chairs 2 Hygiene Avg. Age mixed
 # X-Rays Digital / Kodak Pano No Other Sirona Portable Endo motor

Special Equip owned: Laser No Intraoral Camera No Other

Is the practice computerized? Yes Type of Software: DentiMax / Kodak

COMMENTS: Seller needs to sell to help take care of parents. Has been part-time practice since purchased in 2013. Storefront on busy street. This retail area is all gentrified and looks great! Close to Alhambra High School! Large parking lot in back of retail location with street parking also. Seller has many cash patients for implants. Charges \$2,500 for complete. Very profitable practice for the Seller. Has walk-in patients everyday but does not take all of them. No marketing. Storefront has large glass windows to put up more advertising! Back staff can work more days if Buyer wishes. Husband helps sometimes with billing.

Phone: (949) 548-4559 • Fax: (949) 548-0525 • 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 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 – 288

Location Alhambra

Accepted and Agreed to:

Signature

Agent

Print Name

Print Name

Date

Date

Address

17821 17th 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.

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