

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 \$296,382 as of 5/31

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!

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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**. 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 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.

PLEASE FAX BACK TO: 949 548-0525

Phone: (949) 548-4559 ● Fax: (949) 548-0525 ● www.firstchoicedds.com

ALL INFORMATION PROVIDED SUBJECT TO BUYER VERIFICATION – BROKER MAKES NO WARRANTIES