#### FIRST CHOICE PRACTICE SALES, INC. a California Corporation (01916111)

# NEW PEDO PRACTICE! <u>GROCERY ANCHORED LOCATION!</u> HIGH IMAGE BUILDOUT! <u>STARBUCKS DRIVE THROUGH NEXT TO LOBBY!</u> GOLD MINE FOR PEDO!!

LISTING #	25 - 290	PRI	CE: \$799,000		A/R'S: Negotiable				
LOCATION: Shadow Hills/Sun Val		ın Valley	lley Est. 2022		POPULATION: Hispanic				
DESCRIPTION:   # of Ops: 5   # Not Plumbed: 5   Sq. Ft. 1,800 +/-									
Lease X	Own	Option/R	enew 1x5	Yrs. Rema	in <u>5</u>	\$/Month	\$10,700 +/-		
<b>Office Hours</b>	Μ	Т	W	ТН	FR	SAT	SUN		
	Ortho 1x	11 - 6	Ortho 1x	11 - 6	9-5	9 – 2 1-2x	Closed		
STAFF	<b>Front:</b> 1	Salar	Salary: \$24			Will Stay	Y		
	Back: 1	Salar	Salary: \$27						
	<b>Other:</b> Ortho + 3	OA Salar	<b>y:</b> \$1,700 + \$	700 + \$100 & \$250 / day x 3		Will Stay	Y		
PATIENT PROFILE:									
% Group	5-10 Yrs:	65% 11-	19 Yrs: 25	5% 20-4	9 Yrs:	10% 50	-75+: 0%		
% Reimb			Idemn						
			Cap 0						
%Revenue	Restorative								
%Revenue Restorative 72% Crown & Bridge 5% Endo 3% Perio 2%   Oral Surgery 2% Prosthetics 0% Ortho 14% Implant 0%									
Procedures referred out:									
<u>PRACTICE STATS</u> : *(Need to verify with Buyer Audit) (approx)									
# Active Charts 1,620 # of Recalls per month*									
# of New				614 in 2024     Total # of New Patients YTD*   614 in 2024					
Any one referral source account for more than 10% of practice revenue? Yes No									
·						% of Gross			
Does practice employ a hygienist? NO Number of days % of Gross   FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller) % % %									
2022   \$219,631   2023   \$637,819   2024   \$728,513   Current YTD   \$222,238 Q1 2025									
<b>EQUIPMENT</b>	• <u>•</u>								
# Ch	airs 5	Hygier	ne		Avg.	Age	New		
# X-I	Rays <u>1 fixed, 1 por</u>	able Par	w/ceph	Other	2 set	nsors / Itero			
Special Equip owned:   Laser   No   Intraoral Camera   Yes   Other									
Is the practice computerized? Yes Type of Software: Dentrix									
<b><u>COMMENTS</u></b> : Sellers are part of 50+ practice group in Texas and do not like the CA market. Built beautiful pedo									
practice that could easily be mixed pedo/adult. Shopping center is busy all day long and newly remodeled. Starbuck's drive through lane goes right past large lobby window for easy all day advertising! This is the nicest retail center in the area. Sellers have done minimal advertising so far. Large school across the street and busy grocery store next door!									

Phone: (949) 548-4559 • Fax: (949) 548-0525 • <u>www.firstchoicedds.com</u> 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. <u>25 – 290</u>	Location	Shadow Hills / Sun Valley						
Accepted and Agreed to:								
Signature		Agent						
Print Name		Print Name						
Date		Date						
		17821 17 <sup>th</sup> Street, Suite 180						
Address	Tustin, CA 92780 (949) 548-4559							
City Zi	ip	Any additions or deletions to this page other than information we have						
Phone (Circle One: Mobile/Home/Business)		requested will void your request and we will not provide any additional information. Thank you.						
E-mail Address								

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

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