## FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

# STREETSIDE! HUGE MONUMENT SIGN! RELOCATED IN 2022 TO BRAND NEW FACILITY! MOSTLY ASSOCIATE RUN!

45%+ **NET!** 

LISTING #	25 – 260	_ PKI	CE: \$995,0	<u> </u>	A/R'S: Nego		abie	_	
LOCATION:	Bellflower	_ F	Est. 2019	POPU	POPULATION:		spanic		
<b>DESCRIPTION:</b>	# of O	ps:4	# Not Plum	bed:	<b>Sq. Ft.</b> 1	440 sq ft +/-			
Lease X	Own	Option/Re	enew 2 x 5	Yrs. Rem	ain 4	\$/Month	1 \$3,5	500	
Office Hours	M	T	W	TH	FR	SAT		SUN	
	9 – 6 A1 / H	9 – 6 A2 / H	9 – 6 A1 / H	9 – 6 O / H	Staff	Closed	d	Closed	
STAFF		2		\$35 / \$.		Vill Stay			
		2		\$27 / \$.					
	_	2 GPs				Will Stay Y			
	Hygienist _	1		\$60 / ho					
PATIENT PROF	TLE:								
% Group	5-10 Yrs:	5% 11	-19 Yrs: 2	5% 20-4	9 Yrs:	50%	50-75+:	20%	
% Reimb	Cash	40%	Idemn		PPO	30%	Plans		
	Medical	30%	Cap	)% Avg.	Cap	\$0			
%Revenue	Restorative	_51% Crow	n & Bridge _	20%	Endo	3%	Perio	11%	
	Oral Surgery	6%	Prosthetics _	2%	Ortho	2%	Implant	5% (26)	
Procedures referred out:									
PRACTICE STATS: *(Need to verify with Buyer Audit) (approx)									
	# Active Charts # of Recalls per month*								
# of New Patients per month* 30 – 40 Total # of New Patients YTD* 558 in 2024, 116 as of 4/3									
Does practice em	ploy a hygienist	?	Yes Nun	nber of days	<mark>4</mark>	% of Gross	s	<mark>26%</mark>	
FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)									
<b>2022</b> \$76	58,979 <b>2</b> 0	<b>923</b> \$1,103,03	<u>2024</u>	\$1,094,235	Current YT	Γ <b>D</b> \$42	29,327 as c	of 5/31	
<b>EQUIPMENT:</b>									
# Cha	irs4	<u>Hyg</u> iene			Avg. A	ge	New		
# X-Ra	ays 2 portable (	2 sensors)	CBCT Vate	ch Othe	er <u>Impl</u>	ant Motor /	3D Printer	·	
Special Equip ow	med: L.9	ser Soft Tiss	ue <b>Intraor</b>	al Camera	4	Other	Endo l	Motor	
Special Equip owned: Laser Soft Tissue Intraoral Camera 4 Other Endo Motor  Is the practice computerized? Yes Type of Software: Open Dental									
COMMENTS: Seller has doubled practice in 6 years! Relocated to end unit to new buildout. Practice is beautiful!									
New equipment, for Bellflower has alw								day!	

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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 date hereof, 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 – 260</u>	Location	Bellflower			
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	Any additions or deletions to this page other than information we have			
Phone (Circle One: Mobile/Home/Business	s)	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