FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

BUSY RETAIL LOCATION! 55%+ NET FOR WORKING OWNER!

GREAT SIGNAGE! MIX OF ASSOCIATES & OWNER! DAILY WALK-INS! GREAT BASE OF PATIENTS!

LISTING #	25 - 398		PRICI	PRICE: \$799,000		<u> </u>	A/R'S: Negotiabl						
LOCATION:	Hemet				Est. (2008) 2018			POPULATION: Mixed					
DESCRIPTION:	# of Ops: 4			#	# Not Plumbed:			Sq. Ft. 1,200 +/-					
Lease X	Own Optio		tion/Renew	on/Renew		Yrs. Remain		\$/Mont		th \$3,415 total			
Office Hours	M		T		W		ГН	FR		SAT	s	UN	
	9 – 5 O		9 – 5 A	1 9 –	5 A1	9 –	5 A2	9 –	5	Closed	Cl	osed	
STAFF	Front:										Y		
	Back:					\$2					Y		
	Other:	Mana	nger_	Sa	lary:	\$5,000/1	mo. + B	onus	Wi	ll Stay _	Y		
	Other:	A1 / .	A2	Sa	lary: _	\$1,1	50 / \$75	0	Wil	ll Stay _	Y		
PATIENT PROFILE:													
% Group	5-10 Yrs:		11-19 Yrs:		20-49 Yrs		9 Yrs:			50-75+:			
% Reimb		Cash	40%	Iden	an		_	PPO	17%		Plans _		
	M	edical _	40%	C	ар	3%	<u>A</u> vg	. Cap	\$2,80	00 +/-	_		
%Revenue	Resto	rative _	43%	Crown &	Bridg <u>e</u>	239	%	Endo		5%	Perio	11%	
	Oral Su	rgery	4%	Prostl	netics _	9%		Ortho		3%	Implant	2% (12)	
Procedures referred out:													
PRACTICE STAT													
	# Active	Charts	_	1,799		# of	f Recall	s per m	onth*				
# of New Pat	ients per n	nonth*		30 - 35		Total #	of New	Patient	s YTD	*	414 in 202	:4	
Any one referral source account for more than 10% of practice revenue? Yes No													
Does practice employ a hygienist?				NO Number of days					% of Gr	oss	16%		
FINANCIAL: (Ne	ed to verif	y with T	ax Ret	urns and F	inancia	l Inform	nation b	y Seller)				
2022 \$91	18,594	2	2023	\$1,007,404		2024	\$1,025,	982	Curre	nt YTD	\$625,239	as of 7/30	
EQUIPMENT:													
# Chairs		4	I	Hygiene					Avg. A	·	Newer		
# X-Rays		digital		Pano	Space		Other _	***		o Motor			
Special Equip own			iser		Intra	aoral Ca	_			Other			
Is the practice computerized? Yes Type of Software: Open Dental COMMENTS: Seller has built consistent, profitable practice with nice base of patients. Location is fantastic in large.									• • • • • • • • • • • • • • • • • • • •				
busy retail center. N	Vew laundro	omat op	ening no	ext door. Lo	cation i	is on cor						·	

NEVER ENDING SUPPLY OF PATIENTS HERE!

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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. <u>25 – 398</u>	Location	Hemet				
Accepted and Agreed to:						
Signature		Agent				
Print Name		Print Name				
Date		Date				
Address		17821 17 th Street, Suite 180 Tustin, CA 92780 (949) 548-4559				
City	lip lip	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