

# FIRST CHOICE PRACTICE SALES, INC.

*a California Corporation (01916111)*

## BUSY STRIP CENTER!

**NEXT TO MEDICAL CLINIC/LAUNDRYMAT/RESTAURANTS!**

**DENSE, BUSY AREA OF LA!**

**leaseholds**

LISTING # 25 – 281 PRICE: \$119,000 A/R'S: None  
LOCATION: Los Angeles Pico Union Est. 2021 POPULATION: Hispanic  
DESCRIPTION: # of Ops: 4 # Not Plumbed:        Sq. Ft. 1,200 +/-  
Lease X Own        Option/Renew 1x5 Yrs. Remain 1+ \$/Month \$5,400 total  
**EQUIPMENT:**  
# Chairs 4 Hygiene        Avg. Age Mixed  
# X-Rays 2 (1 Vatech sensor) Pano Digital Other       

Special Equip owned: Laser        Intraoral Camera        Other       

Is the practice computerized? Yes Type of Software: Easy Dental

**COMMENTS:** Sellers relocating to larger practice in building 3 miles away. This center is packed all the time. Practice was collecting \$20K/\$25K per month on 1 to 2 days per week! Turnkey, ready to see patients. Practice was getting 20-25 new patients per month only open 1 to 2 days per week! Lots of cash patients!

## REGISTRATION AGREEMENT – CONFIDENTIALITY

Phone: (949) 548-4559 • Fax: (949) 548-0525 • [www.firstchoicedds.com](http://www.firstchoicedds.com)

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

# FIRST CHOICE PRACTICE SALES, INC.

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**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 \$12,500, 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 – 510

Location Santa Ana

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

\_\_\_\_\_  
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**