

a California Corporation (01916111)

SELLER TRAVELS BETWEEN STATES!

GREAT STAFF & HUGE UPSIDE FOR FULL-TIME!

EXCELLENT FEES!

LOCATION: West Hills / Chatsworth **Est.** (1997) 2019 **POPULATION:** Mixed upper

DESCRIPTION: # of Ops: 7 # Not Plumbed: Sq. Ft. 2,000 +/-

Lease	X	Own	Option/Renew	Yrs. Remain	2	\$/Month	\$6,916
Office Hours	M	T	W	TH	FR	SAT	SUN
		9 – 5		9 – 5	9 – 5		
	Staff	A+2H	Staff	2x A+H	O 2x	1x O+ H	Closed

STAFF					
Front:	<u>2</u>	Salary:	<u>\$27 / \$40</u>	Will Stay	<u>Y</u>
Back:	<u>1 FT 1 PT</u>	Salary:	<u>\$28</u>	Will Stay	<u>Y</u>
Other:	<u>GP Associate</u>	Salary:	<u>\$1,000 / 25%</u>	Will Stay	<u>Y</u>
Other:	2 hygienists	Salary:	\$68 / hr	Will Stay	Y

% Group	5-10 Yrs:	11-19 Yrs:	20-49 Yrs:	50-75+:
---------	-----------	------------	------------	---------

% Reimb	Cash	83%	Idemn	PPO	17%	Plans
----------------	-------------	------------	--------------	------------	------------	--------------

Medical	0%	Cap	0%	Avg. Cap	\$0
----------------	----	------------	----	-----------------	-----

%Revenue	Restorative	47%	Crown & Bridge	20%	Endo	0%	Perio	8%
-----------------	--------------------	-----	---------------------------	-----	-------------	----	--------------	----

Oral Surgery	5%	Prosthetics	3%	Ortho	2%	Implant	15%(60)
---------------------	----	--------------------	----	--------------	----	----------------	---------

.Procedures referred out: All endo, most ortho, pedo. **9 All on X arches in 2024**

# Active Charts	855	# of Recalls per month*
-----------------	-----	-------------------------

# of New Patients per month*	10 – 15	Total # of New Patients YTD*	81 as of 6/30
-------------------------------------	---------	-------------------------------------	---------------

Any one referral source account for more than 10% of practice revenue?	Yes	No
---	------------	-----------

Does practice employ a hygienist?	Yes	Number of days	3	% of Gross	16%
--	-----	-----------------------	---	-------------------	-----

FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)

2022	\$1,142,039	2023	\$1,217,071	2024	\$1,196,008	Current YTD	\$683,214 as of 7/31
-------------	-------------	-------------	-------------	-------------	-------------	--------------------	----------------------

EQUIPMENT:

# Chairs	7	Hygiene	Avg. Age	Newer
----------	---	---------	----------	-------

# X-Rays	<u>Digital</u>	CBCT	<u>CareStream</u>	Other	<u>Paperless, endo motor, scanner</u>
					3D printing, micron mapper

Special Equip owned: **Laser** Yes **Intraoral Camera** Yes **Other** 3D printing, intraoral scanner, photogrammetry

Is the practice computerized? Yes **Type of Software:** Dentrix

COMMENTS: Seller bought in 2019 and after Covid had to move back east due to family issues. Has been traveling back and forth for many years. Converted a PPO practice to FFS. Great website and recall. Office is beautiful and has everything you need to all aspects of dentistry! Seller does limited All on X cases. Recently added one PPO plan with approved fees of \$1,300 for crowns due to large patient population with that plan.

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

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. 25 – 295 Location West Hills

Accepted and Agreed to:

Signature

Print Name

Date

Address

City Zip

Phone (Circle One: Mobile/Home/Business)

E-mail Address

Agent

Print Name

Date

17821 17th Street, Suite 180
Tustin, CA 92780
(949) 548-4559

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