

FIRST CHOICE PRACTICE SALES, INC.*a California Corporation (01916111)***SELLER RETIRING AFTER 40 YEARS!****ALL PPO PRACTICE!****SELLER WILL FINANCE! CONDO AVAILABLE!****REFERS MOST PROCEDURES!**

LISTING # 25 - 332 PRICE: \$189,000 A/R'S: Negotiable
 LOCATION: Rancho Cucamonga Est. 1984 POPULATION: Mixed
 DESCRIPTION: # of Ops: 3 # Not Plumbed: 1 Sq. Ft. 1,100 sq ft +/-
 Lease X Own Option/Renew New Yrs. Remain New \$/Month \$4,300 MG
 Office Hours M T W TH FR SAT SUN
9 - 5:30 9 - 5:30 9 - 5:30 9 - 2 Closed Closed Closed

STAFF Front: 1 Salary: \$25 Will Stay Yes
 Back: 1 Salary: \$20 Will Stay Yes
 Other: Salary: Will Stay

PATIENT PROFILE:

% Group 5-10 Yrs: 11-19 Yrs: 20-49 Yrs: 50-75+:
 % Reimb Cash 55% Idemn PPO 45% Plans
 Medical 0% Cap 0% Avg. Cap
 %Revenue Restorative 43% Crown & Bridge 52% Endo 1% Perio 1%
 Oral Surgery 0% Prosthetics 3% Ortho 0% Implant 0%

Procedures referred out: Most OS and Posterior RCT's. All ortho, implants, perio surgeries**PRACTICE STATS:** *(Need to verify with Buyer Audit) (approx)

Active Charts 463 # of Recalls per month*
 # of New Patients per month* 2 - 5 Total # of New Patients YTD* 16 2024 - 50, 5/31/25 -
 Any one referral source account for more than 10% of practice revenue? Yes No
 Does practice employ a hygienist? NO Number of days % of Gross 15%

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

2022 \$261,030 2023 \$227,674 2024 \$204,008 Current YTD \$92,722 as of 6/26

EQUIPMENT:

Chairs 3 Hygiene Avg. Age Mixed
 # X-Rays 1 Digital Pano space Other

Special Equip owned: Laser Intraoral Camera Other Is the practice computerized? Yes Type of Software: EagleSoft / Sopro

COMMENTS: Retiring seller after 40 years. Large base of recall, PPO patients. No advertising. Seller refers many procedures. Practice was remodeled 5 years ago and has one additional room that can be plumbed with great window views! Seller will write a new lease for the Buyer. Nice area of Rancho Cucamonga and excellent opportunity to jump start this practice to bigger numbers!

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 - 332

Location Rancho Cucamonga

Accepted and Agreed to:

Signature

Agent

Print Name

Print Name

Date

Date

Address

17821 17th 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.

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