

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

BUSY STRIP CENTER WITH LOTS OF FOOT TRAFFIC! GREAT RENT & PATIENT BASE! SELLER REFERS ALMOST EVERYTHING! LONG TERM STAFF WILL STAY!

PRACTICE SALE

LISTING #:	25 - 504	PRICE:	\$139,000	A/R'S:	Negotiable
LOCATION:	Santa Ana	ESTABLISHED:	June 2005	POPULATION:	Hispanic

OFFICE HOURS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Staff	9 - 4:30	9 - 4:30	Closed	Closed	9 - 4:30	9 - 4:30	Closed
Owner	10 - 4	10 - 4	Closed	Closed	10 - 4	10 - 2	Closed

STAFF	POSITION	PAY	WILL STAY
Front	1	\$1,200 / 2 weeks	Y - 35 years
Back	1	\$1,000 / 2 weeks	Y - 10 years
Other			
Other			

PATIENTS		PATIENT AGE		5-10		11-19		20-49		50-75+	
Payment Type	Cash	20%+		PPO	30%	HMO	0%	CAP	NA	Dental	50%
	Clinical	Hygiene	30%	C&B	30%	Endo	0%	Ortho	0%	OS	0%
	Restorative	35%		Prosth	5%	Implant	0%	Perio	0%		

Referred All endo, os, ortho, pedo, perio surgeries, implants

STATISTICS	Active Patients	1 yr:	2 yr: 350 +/-	New	2024:	YTD: 29 - 7/31	Total:
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FINANCIALS	2022	2023	\$140,048	2024	\$129,899	YTD	\$72,838 as of 7/31
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FACILITIES	Ops	2+	X-rays	2	CBCT	No. Space for one.	Laser	No
	Chairs	2	Sensors	None	Scanner	No. Space for one.	Mill	No
	Other							

	Size	1,000	Rent	\$3,400 total w/NNN	Term	4	Options	None
COMPUTERS	Front	1	OPS	0	Other	0	OS	0

SOFTWARE	Practice	None	Imaging	None	Patient	None	Billing	Manual
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MARKETING	None: Walk-in traffic and referral patients.
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COMMENTS	Seller retiring after long dental career! Loyal, long-term staff will stay with new Buyer. Many recall patients and coming back and practice has 4-6 new patients per month. Seller sees 4 to 8 patients per day and practicing all restorative dentistry, cleaning, fillings and crowns. Refers most procedures. There is room to add a 3rd op in the practice. Strip center has busy restaurant and consistent foot traffic on major street. Reported revenue is only insurance deposits and credit cards. This is a gem of a practice that can triple in just a few months by increasing recall, basic advertising and adding in more comprehensive dentistry!
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