FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

BUSY RETAIL LOCATION! MAJOR STREET! 45+ NEW PATIENTS PER MONTH! **GREAT NET! LARGE LOBBY! SELLER FINANCING AVAILABLE OAC!**

LISTING #	25 - 273	P	PRICE: \$65	0,000	A/R'S:	A/R'S: Negotiable					
LOCATION:	East LA		Est. 2016	5	POPULATI	OPULATION: Hispanic					
DESCRIPTION:	# of O	ps: 6	# Not Plun	ot Plumbed: So		q. Ft. _1,600 sq. ft. +/-					
Lease X	Own	Option/F	Renew 1x5	Yrs. Rema	ain <u>1+</u>	\$/Month	\$4,200 to	tal			
Office Hours	M	T	W	TH	FR	SAT	SUN				
	Closed	9-6	9-6	Closed	9-6	Closed	closed	<u>1</u>			
STAFF	Front: _	1	_ Salary:	\$31	Wil	ll Stay	Y				
	Back:	2	_ Salary:	\$24 / \$2	29 Wil	ll Stay	Y				
	Other: _	1 GP	Salary:	\$750 / d	lay Wil	ll Stay	Negotiable				
PATIENT PROFIL	L <u>E:</u>										
% Group	5-10 Yrs:	5-10 Yrs: 11-19 Yrs:		20-49 Yrs:		50-75+:					
% Reimb	Cash_	18%	Idemn		PPO 20%		Plans				
	Medical _	62%	Cap0%	Avg.	Cap\$	0					
%Revenue	Restorative	44% Crov	vn & Bridge	21%	Endo	13%	Perio_	17%			
	Oral Surgery	3% P	rosthetics	1%	Ortho	0%	Implant	1%(2)			
Procedures referred out: Some retreats, 3rds, ortho, some pedo											
PRACTICE STATS: *(Need to verify with Buyer Audit) (approx)											
# Active Charts 1,490 # of Recalls per month*											
# of New Patients per month*											
Any one referral source account for more tha				Ye		No					
Does practice employ a hygienist?			NO Numl		% of Gross						
FINANCIAL: (Nee	ed to verify with	Tax Returns a	and Financial II	nformation b	y Seller)						
2022 \$55	7,547	2023 \$74	44,353	1024 \$993,9	924 Curre	ent YTD _	\$958,718 as	of 9/30			
EQUIPMENT:											
# Chairs	6	Hygie	ne		Avg. A	Age	Mixed				
# X-Rays	Digital	Pai	10 <u>No</u>	Other _							
Special Equip owned: Laser Intraoral CameraYes Other											
Is the practice computerized? Yes Type of Software: Easy Dental COMMENTS: Major street, great signage and steady new patients! Very profitable practice, 45%+ for a working own						ner					
and easy to grow to terms.											

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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 – 273</u>	Location	East LA			
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	Zip	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		,			

Phone: (949) 548-4559 ● Fax: (949) 548-0525 ● www.firstchoicedds.com
ALL INFORMATION PROVIDED SUBJECT TO BUYER VERIFICATION – BROKER MAKES NO WARRANTIES

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