FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

RETIRING SELLER! BUSY RETAIL CENTER! RENT IS VERY LOW! \$3,200 TOTAL!

EASY PRACTICE TO INCREASE BY 50% RIGHT AWAY!

PRACTICE SALE												
LISTING #:	25 - 279		PRICE:		\$465,000		A/R'S:		Negotiable			
LOCATION:	Tarzana	ESTA	BLISHED:	LISHED: 1		.993 / 2003		POPULATION:		Mixed		
OFFICE HOURS	MONDAY	TUESDAY	WEDN	ESDAY THURS		SDAY	FRIDAY		SATURDAY		SUN	DAY
Staff	9-4	9 - 4	9	9-4		9 - 4		9 - 4		sed	Closed	
Owner	9-3	3 9-3		9-3		9-3		9-3		sed	Closed	
STAFF POSITION PAY WILL STAY												
		POSITION			PAY				WILL STAY Y*			
Front		1			\$25 \$25				Y - 10 years			
Back Other		1		\$25					i - 10 years			
Other												
Other]				
PATIENTS	PATI	ENT AGE 5-	1%		11-19	8%		20-49	28%		50-75+	63%
				•							_	
Downsont Tune	Cook 400/	DE	0 400/		шио	00/		CAD	NIA	_	antia al	E00/
Payment Type	Cash 40%	PF	O 10%		НМО	0%		CAP	NA	U	entical	50%
	<u></u>											
Clinical	Hygiene 17%	C8	В 32%		Endo	10%		Ortho	0%		os	5%
Cillical	Trygletie 17 /6	00	J2 /6		Liluo	10 /0		Ortilo	0 /0		03	3 /6
				1			1					
Res	storative 24%	Pros	th 8%		Implant	3%		Perio	1%			
Defended Company of the state of the contract												
Referred Some surgeries, retreats, 3rds, ortho												
STATISTICS	Active Patients	1 yr: 469	2 yr:	880	New	2024:	192	YTD:	85-9/20	Total:	5350	
OIAHOHOO	Active I atients	1 yr. 409	2 yı.	000	New	2024.	132	110.	03-3/20	rotai.	3330	
FINANCIALS	FINANCIALS			0000		2004		2000 004		VTD 40-1-01/		
	2022 \$621,188		2023	\$628,800		2024	\$669,224		YTD	D \$275,641 as of 6/30		
FACILITIES	Ops	3	X-rays		2	CPCT	No Spac	o for one	Laser	No		
		3	A-lays	2		CBCI	No. Space for one.		Lasei	NO		
	Chairs	3	Sensors	1 Dexis		Scanner	No.		Mill	No		
					JA13	Journier			141111			
	Other	Implant motor. Endo handpiece.										
								1				
	Size	1,000 sq ft	Rent	Rent \$3,200 tota		Term	3		Options	No	No	
COMPUTEDO	_		000	OPS 0		0.1			00	14/:1 -		
COMPUTERS	Front	. 1	OPS	OPS		Other	her 1		os	Windows 11		
SOFTWARE	Droot!	Dentrix	Imagin -	D.	Dexis		None		Dilling	g DentalXchange		
_ SOFTWARE	Practice	Delinix	Imaging	De	~NIO	Patient	None		Billing DentalXchange			
MARKETING	None Re	eferral patients ar	d walk-in na	tients from	n large sh	oppina ce	nter.					
			ро	2201	35 311	rr9 30						

Seller recently diagnosed with minor health issues and decided it is time to retire! Cut back hours this year a bit and stopped doing come implants and RCT's. Has been practicing for over 40 years as a dentist! Referring some procedures, steady new patients with no advertising. Shopping center is on Ventura Blvd. with fantastic parking! Landlord will write new lease. Seller has had a great 22 years here with little to no advertising and excellent profits!