

# 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

<b>LISTING #:</b>	25 - 279	<b>PRICE:</b>	\$465,000	<b>A/R'S:</b>	Negotiable
<b>LOCATION:</b>	Tarzana	<b>ESTABLISHED:</b>	1993 / 2003	<b>POPULATION:</b>	Mixed

OFFICE HOURS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Staff	9 - 4	9 - 4	9 - 4	9 - 4	9 - 4	Closed	Closed
Owner	9 - 3	9 - 3	9 - 3	9 - 3	9 - 3	Closed	Closed

STAFF	POSITION	PAY	WILL STAY
Front	1	\$25	Y*
Back	1	\$25	Y - 10 years
Other			
Other			

PATIENTS		PATIENT AGE		5-10	1%	11-19	8%	20-49	28%	50-75+	63%
Payment Type	Cash	40%	PPO	10%	HMO	0%	CAP	NA	Dental	50%	
	Clinical	Hygiene	17%	C&B	32%	Endo	10%	Ortho	0%	OS	5%
	Restorative	24%	Prosth	8%	Implant	3%	Perio	1%			

**Referred** Some surgeries, retreats, 3rds, ortho

STATISTICS	Active Patients	1 yr:	469	2 yr:	880	New	2024:	192	YTD:	85-9/20	Total:	5350
------------	-----------------	-------	-----	-------	-----	-----	-------	-----	------	---------	--------	------

FINANCIALS	2022	\$621,188	2023	\$628,800	2024	\$669,224	YTD	\$275,641 as of 6/30
------------	------	-----------	------	-----------	------	-----------	-----	----------------------

FACILITIES	Ops	3	X-rays	2	CBCT	No. Space for one.	Laser	No
	Chairs	3	Sensors	1 Dexis	Scanner	No.	Mill	No
	Other	Implant motor. Endo handpiece.						

	Size	1,000 sq ft	Rent	\$3,200 total w/NNN	Term	3	Options	No
COMPUTERS	Front	1	OPS	0	Other	1	OS	Windows 11

SOFTWARE	Practice	Dentrix	Imaging	Dexis	Patient	None	Billing	DentalXchange
----------	----------	---------	---------	-------	---------	------	---------	---------------

MARKETING	None. Referral patients and walk-in patients from large shopping center.							
-----------	--	--	--	--	--	--	--	--

COMMENTS	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. <b>Seller has had a great 22 years here with little to no advertising and excellent profits!</b>							
----------	--	--	--	--	--	--	--	--