# FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

# SELLERS RETIRING AFTER 26+ YEARS! ORIGINAL OWNERS!

## **EXCELLENT FAMILY AREA WITH SOLID INCOME!**

### 50%+ **NET!**

LISTING #	25 - 500	PRICE: \$1,100,000			A/R'S: Negotiable						
LOCATION:	Orange		<b>Est.</b> 1999		POPULATION: Hispanic						
DESCRIPTION:	# of O	ps: 5	# Not Plumbed:		<b>Sq. Ft.</b> 1,500 sq ft +/-						
Lease X	Own	Option/Re	enew 1 x 5	5 Yrs. Remain 9+		<b>\$/Month \$4,700</b>					
Office Hours	M	T	$\mathbf{W}$	TH	FR	SAT	SUN	1			
	9 – 6	9 – 6	9 – 6	9 – 6	9 – 2	9 – 3.2	x close	ed			
STAFF -	Front: 2	•		•	1 yr, 5 days)		tay Y	<del></del>			
	·	_	\$31(RDA,26	yrs, 5 days) / \$	326(DA, 9 yrs, 4		-				
	Back: 3	_			, 4 days)		tay Y	_			
DATIENT DDAI	Other: 2	Salary.	1 p/t E	JB entering	\$28 2x Sat		tay Y				
<u>PATIENT PROFILE:</u> % Group 5-10 Yrs: 11-19 Yrs: 20-49 Yrs: 50-75+:											
% Reimb						Plans					
70 Keilib		90%									
%Revenu							_				
e		97% Crow						0%			
	Oral Surgery					0%	Implant	0%			
Procedures referred out:											
PRACTICE STATS: *(Need to verify with Buyer Audit) (approx)											
	2,656	2,656 # of Recalls			per month*						
# of New Pa	atients per month*	20 - 30	<u> </u>	otal # of New	Patients YTI	)*	291 in 2024				
Any one referral source account for more than			% of practice	revenue?	Y	Yes No					
Does practice employ a hygienist?			Nun	Number of days			% of Gross				
FINANCIAL: (N	leed to verify with	Tax Returns a	nd Financial	Information <b>k</b>	oy Seller)						
<b>2022</b> \$1	,329,269 <b>20</b> 2	\$1,148,21	0 2024	\$1,042,130	_ Current Y	TD Y	TD 9/30 - \$84	3,836			
<b>EQUIPMENT:</b>											
# Chai	rs 4	Hygien	e		Avg. A	Age	Mixed				
# X-Ra	ys Digital (Scann	er) Pan	o Space	Other _							
Special Equip ow	vned: L	aser	Intrao	ral Camera	Yes	Other	<b>.</b>				
Is the practice computerized?  Yes  Type of Software: Dentrix											
<u>COMMENTS:</u> Sellers have had excellent careers in this middle class+ Orange County community! Well-kept retail center near several schools. No advertising, straight forward pediatric dentistry. Space in the center to expand. Business has											
nice signage on m	ajor street and parki	ng is excellent.	Several resta	urants in the c	enter keep traf	fic volume	e high most h				
of the day. Sellers	have been slowing	down every year	ar a little bit aı	nd ready to hai	nd off the reins	to younge	er dentists!				

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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 – 500</u>	Location	Orange			
Accepted and Agreed to:					
Signature		Agent			
Print Name	<u> </u>	Print Name			
Date		Date			
		17821 17 <sup>th</sup> Street, Suite 180			
Address		Tustin, CA 92780 (949) 548-4559			
City	<u>′ip</u>	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		mormation. Thank you.			

PLEASE FAX BACK TO: 949 548-0525