

FIRST CHOICE PRACTICE SALES, INC.

California Corporation (01916111)

THE BIGGEST RETAIL CENTER IN MONTEBELLO!

8+ NATIONAL TENANTS!

NEWLY REMODELED! NEWER EQUIPMENT!

SELLER GOING TO SPECIALTY SCHOOL!

LISTING #	25 – 230		PRICE:	\$419,000		A/R'S:	Negotiable	
LOCATION:	Montebello		Est.	(1980) 2016		POPULATION:	Hispanic	
DESCRIPTION:	# of Ops:	3	# Not Plumbed:			Sq. Ft.	1,200 sq ft +/-	
Lease	X	Own	Option/Renew	Yrs. Remain	1	\$/Month	\$6,150 total	
Office Hours	M	T	W	TH	FR	SAT	SUN	
	9 – 6	9 – 6	9 – 6	10 – 7 H	Closed	Closed	Closed	
<u>STAFF</u>	Front:	1	Salary:	\$25		Will Stay	Yes	
	Back:	2	Salary:	\$27 RDA/\$23 DA		Will Stay	Yes	
	Other:	Hygiene 1x	Salary:	\$50 / hr		Will Stay	Yes	

PATIENT PROFILE:

% Group	5-10 Yrs:	11-19 Yrs:	20-49 Yrs:	50-75+:
% Reimb	Cash 32%	Idemn	PPO 53%	Plans
	Medical 15%	Cap 0%	Avg. Cap \$0	
%Revenue	Restorative 55%	Crown & Bridge 26%	Endo 9%	Perio 2%
	Oral Surgery 3%	Prosthetics 1%	Ortho 3% (spark)	Implant 1%(3)

Procedures referred out: Retreats, 3rd, Perio surgeries, straight wire,

PRACTICE STATS: *(Need to verify with Buyer Audit) (approx)

# Active Charts	1,016	# of Recalls per month*	
# of New Patients per month*	10 - 20	Total # of New Patients YTD*	78 - 7/31, 197 - 2024

Any one referral source account for more than 10% of practice revenue? Yes o

Does practice employ a hygienist? Y Number of days 1 % of Gross 14%

FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)

2023 \$515,638 2024 \$529,748 2025 \$509,789 Current YTD Pending 2026

EQUIPMENT:

# Chairs	3	Hygiene		Avg. Age	Newer
# X-Rays	2 (ScanX)	CBCT	Kavo	Other	Itero, 3D Printer,

Special Equip owned: Laser Soft Tissue Intraoral Camera Yes Other Endo Motor

Is the practice computerized? Yes Type of Software: Dentrix

COMMENTS: Seller purchased in 2016 collecting \$8K per month! Has remodeled and purchased all new equipment. Has a steady, 4 day per week practice with great staff. Mostly PPO/FFS. Great demographics and very busy shopping center. Seller does no advertising. Daily walk-ins and referrals. Storefront has excellent graphics and visibility!

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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. 25 – 000

Location Montebello

Accepted and Agreed to:

Signature _____

Agent _____

Print Name _____

Print Name _____

Date _____

Date _____

Address _____

17821 17th Street, Suite 180
Tustin, CA 92780
(949) 548-4559

City _____ Zip _____

Any additions or deletions to this page other than information we have requested will void your request and we will not provide any additional information. Thank you.

Phone (Circle One: Mobile/Home/Business) _____

E-mail Address _____

PLEASE FAX BACK TO: 949 548-0525