

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 | | PRICE: | \$499,000 | | A/R'S: | Negotiable | |
| LOCATION: | East LA | | Est. | 2016 | | POPULATION: | Hispanic | |
| DESCRIPTION: | # of Ops: 6 | | # Not Plumbed: | | | Sq. Ft. | 1,600 sq. ft. +/- | |
| Lease <input checked="" type="checkbox"/> | Own | Option/Renew | 1x5 | Yrs. Remain | 1+ | \$/Month | \$4,200 total | |
| Office Hours | M | T | W | TH | FR | SAT | SUN | |
| | Closed | 9-6 | 9-6 | Closed | 9-6 | Closed | closed | |
| <u>STAFF</u> | Front: | 1 | Salary: | \$31 | | Will Stay | Y | |
| | Back: | 2 | Salary: | \$24 / \$29 | | Will Stay | Y | |
| | Other: | 1 GP | Salary: | \$750 / day | | Will Stay | Negotiable | |

PATIENT PROFILE:

| | | | | |
|-----------|-----------------|--------------------|------------|---------------|
| % Group | 5-10 Yrs: | 11-19 Yrs: | 20-49 Yrs: | 50-75+: |
| % Reimb | Cash 18% | Idemn | PPO 20% | Plans |
| | Medical 62% | Cap 0% | Avg. Cap | \$0 |
| % Revenue | Restorative 44% | Crown & Bridge 21% | Endo 13% | Perio 17% |
| | Oral Surgery 3% | Prosthetics 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* | 40+ | Total # of New Patients YTD* | 552 in 2024 |

Any one referral source account for more than 10% of practice revenue? Yes No

Does practice employ a hygienist? NO Number of days _____ % of Gross _____

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

2023 \$744,353 2024 \$993,924 2025 \$563,383 Current YTD Pending 2026

EQUIPMENT:

| | | | | | |
|----------|---------|---------|----|----------|-------|
| # Chairs | 6 | Hygiene | | Avg. Age | Mixed |
| # X-Rays | Digital | Pano | No | Other | |

Special Equip owned: Laser _____ Intraoral Camera _____ Yes _____ 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 owner and easy to grow to \$1.5M+. Seller has consistent marketing and great staff. Seller will finance with down. Please call for 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. 25 - 273

Location East LA

Accepted and Agreed to:

Signature

Print Name

Date

Address

City

Zip

Phone (Circle One: Mobile/Home/Business)

E-mail Address

Agent

Print Name

Date

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

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.

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PLEASE FAX BACK TO: 949 548-0525

Phone: (949) 548-4559 ● Fax: (949) 548-0525 ● www.firstchoicedds.com

ALL INFORMATION PROVIDED SUBJECT TO BUYER VERIFICATION – BROKER MAKES NO WARRANTIES