

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

RENT ONLY \$1,600!

100% ASSOCIATE RUN!

REMODELED AND GREAT PARKING!
SELLER FINACING AVAILABLE! OAC!

LISTING #	25 - 349	PRICE:	\$250,000 OBO		A/R'S:	No	
LOCATION:	Ontario	Est.	2019	POPULATION:	Hispanic		
DESCRIPTION:	# of Ops: 4	# Not Plumbed:		Sq. Ft.	1,104 +/-		
Lease <input checked="" type="checkbox"/>	Own <input type="checkbox"/>	Option/Renew	1 x 5	Yrs. Remain	2	\$/Month	\$1,600 total
Office Hours	M	T	W	TH	FR	SAT	SUN
	9 - 6 A	staff	9 - 6 A	staff	9 - 6 A	closed	closed
<u>STAFF</u>	Front: 1	Salary: \$32 / hr	Will Stay	Yes			
	Back: 1	Salary: \$22 / hr	Will Stay	Yes			
	Other: 1 GP associate	Salary: \$750/ day	Will Stay	Yes			
	Other: Biller	Salary: \$300 / day	Will Stay	30 - 60 days			

PATIENT PROFILE:

% Group	5-10 Yrs: 2%	11-19 Yrs: 17%	20-49 Yrs: 58%	50-75+: 23%
% Reimb	Cash 29%	Idemn	PPO 30%	Plans
	Medical 41%	Cap 0%	Avg. Cap	
% Revenue	Restorative 32%	Crown & Bridge 27%	Endo 9%	Perio 12%
	Oral Surgery 9%	Prosthetics 11%	Ortho 0%	

Procedures referred out: Implants, some pedo, ortho, retreats,

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

# Active Charts	692	# of Recalls per month*	
# of New Patients per month*	25+	Total # of New Patients YTD*	350 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)

2022 \$434,238 2023 \$493,269 2024 \$427,074 Current YTD \$463,650 (8/31)

EQUIPMENT:

# Chairs	4	Hygiene		Avg. Age	Mixed newer
# X-Rays	1 portable	Pano	room	Other	

Special Equip owned: Laser Intraoral Camera Other

Is the practice computerized? Yes Type of Software: Easy Dental

COMMENTS: Busy area of Ontario with endless patients! Major street with lots of exposure. Office remodeled and expanded. Steady marketing keeps patients walking in! 100% associate run practice. Many procedures referred! Low rent makes

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

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

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

this office 50%+ net!

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 date hereof, 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 \$12,500, 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 – 349

Location Ontario

Accepted and Agreed to:

Signature

Agent

Print Name

Print Name

Date

Date

Address

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)

Phone: (949) 548-4559 ● Fax: (949) 548-0525 ● www.firstchoicedds.com
ALL INFORMATION PROVIDED SUBJECT TO BUYER VERIFICATION - BROKER MAKES NO WARRANTIES

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

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