

FIRST CHOICE PRACTICE SALES, INC.

California Corporation (01916111)

BUSY RETAIL LOCATION! ROCK STEADY COLLECTIONS!

55%+ NET FOR WORKING OWNER!

GREAT SIGNAGE! MIX OF ASSOCIATES & OWNER!

DAILY WALK-INS! GREAT BASE OF PATIENTS!

LISTING #	25 - 398	PRICE:	\$650,000 OBO	A/R'S:	Negotiable		
LOCATION:	Hemet	Est.	(2008) 2018	POPULATION:	Mixed		
DESCRIPTION:	# of Ops: 4	# Not Plumbed:		Sq. Ft.	1,200 +/-		
Lease <input checked="" type="checkbox"/>	Own <input type="checkbox"/>	Option/Renew	Yrs. Remain	3+	\$/Month	\$3,415 total	
Office Hours	M	T	W	TH	FR	SAT	SUN
	9 - 5 O+H	9 - 5 A1	9 - 5 A1	9 - 5 A2	9 - 5	Closed	Closed

<u>STAFF</u>	Front: 1	Salary: \$24	Will Stay <input type="checkbox"/> Y
	Back: 2	Salary: \$20 / \$19	Will Stay <input type="checkbox"/> Y
	Other: Manager	Salary: \$5,000/mo. + Bonus	Will Stay <input type="checkbox"/> Y
	Other: A1 / A2	Salary: \$1,150 / \$750	Will Stay <input type="checkbox"/> Y
	Other: Hygiene 1x	Salary:	Will Stay <input type="checkbox"/> Y

PATIENT PROFILE:

% Group	5-10 Yrs: <input type="checkbox"/>	11-19 Yrs: <input type="checkbox"/>	20-49 Yrs: <input type="checkbox"/>	50-75+: <input type="checkbox"/>
% Reimb	Cash <input type="checkbox"/> 40%	Idemn <input type="checkbox"/>	PPO <input type="checkbox"/> 17%	Plans <input type="checkbox"/>
	Medical <input type="checkbox"/> 40%	Cap <input type="checkbox"/> 3%	Avg. Cap <input type="checkbox"/> \$2,800 +/-	
% Revenue	Restorative <input type="checkbox"/> 43%	Crown & Bridge <input type="checkbox"/> 23%	Endo <input type="checkbox"/> 5%	Perio <input type="checkbox"/> 11%
	Oral Surgery <input type="checkbox"/> 4%	Prosthetics <input type="checkbox"/> 9%	Ortho <input type="checkbox"/> 3%	Implant <input type="checkbox"/> 2% (12)

Procedures referred out:

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

# Active Charts	1,738	# of Recalls per month*	
# of New Patients per month*	30 - 35	Total # of New Patients YTD*	414 in 2024, 240 YTD 10/12

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 16%

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

2023 <input type="checkbox"/> \$1,007,404	2025 <input type="checkbox"/> \$1,025,982	2025 <input type="checkbox"/> \$1,024,937	Current YTD <input type="checkbox"/> Pending 2026
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EQUIPMENT:

# Chairs	4	Hygiene <input type="checkbox"/>	Avg. Age <input type="checkbox"/> Newer
# X-Rays	2 digital	Pano <input type="checkbox"/> Space <input type="checkbox"/> Other <input type="checkbox"/>	Endo Motor <input type="checkbox"/>

Special Equip owned: Laser No Intraoral Camera Yes Other

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

COMMENTS: Seller has built consistent, profitable practice with nice base of patients. Location is fantastic in large, busy retail center. New laundromat opening next door. Location is on corner with excellent signage. Associates would stay. Seller would transition. Commute from OC too much after 7 years.

NEVER ENDING SUPPLY OF PATIENTS HERE!

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)

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. 25-398

Location Hemet

Accepted and Agreed to:

Signature

Print Name

Date

Address

City

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.

PLEASE FAX BACK TO: 949 548-0525

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