

**FIRST CHOICE PRACTICE SALES, INC.***a 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 X Own        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

STAFF Front: 1 Salary: \$24 Will Stay Y  
 Back: 2 Salary: \$20 / \$19 Will Stay Y  
 Other: Manager Salary: \$5,000/mo. + Bonus Will Stay Y  
 Other: A1 / A2 Salary: \$1,150 / \$750 Will Stay Y  
 Other: Hygiene 1x Salary:        Will Stay Y

**PATIENT PROFILE:**

% Group 5-10 Yrs:        11-19 Yrs:        20-49 Yrs:        50-75+:         
 % Reimb Cash 40% Idemn        PPO 17% Plans         
 Medical 40% Cap 3% Avg. Cap \$2,800 +/-  
 %Revenue Restorative 43% Crown & Bridge 23% Endo 5% Perio 11%  
 Oral Surgery 4% Prosthetics 9% Ortho 3% Implant 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 \$1,007,404 2025 \$1,025,982 2025 \$1,024,937 Current YTD Pending 2026  
**EQUIPMENT:**

# Chairs 4 Hygiene        Avg. Age        Newer         
 # X-Rays 2 digital Pano        Space        Other        Endo Motor         
 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](http://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

\_\_\_\_\_  
Agent

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address

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

\_\_\_\_\_  
City Zip

\_\_\_\_\_  
Phone (Circle One: Mobile/Home/Business)

\_\_\_\_\_  
E-mail Address

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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