

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

ASSOCIATE RUN 2 DAYS PER WEEK! NEWLY REMODELED PRACTICE! RENT OR BUY CONDO! SELLER FINANCING AVAILABLE!

LISTING # 25 - 555 **PRICE:** \$249,000 **A/R'S:** Not included
LOCATION: La Habra **Est.** 1/2022 **POPULATION:** Hispanic
DESCRIPTION: # of Ops: 3 + 1 # Not Plumbed: Sq. Ft. 1,000 +/-

Lease <input checked="" type="checkbox"/>	Own	Option/Renew	1 x 5	Yrs. Remain	5	\$/Month	\$3,000 MG
Office Hours	M	T	W	TH	FR	SAT	SUN
	9 - 5	Closed	9 - 5	Closed	Closed	x 1	Closed

STAFF Front: 1 Salary: \$27.50 Will Stay Transition
 Back: 1 Salary: \$22.00 Will Stay Transition

PATIENT PROFILE:

% Group	5-10 Yrs:	11-19 Yrs:	20-49 Yrs:	50-75+:
% Reimb	Cash 31%	Idemn	PPO 5%	Plans
	Medical 65%	Cap 0%	Avg. Cap \$0	
% Revenue	Restorative 50%	Crown & Bridge 30%	Endo 5%	Perio 5%
e	Oral Surgery 5%	Prosthetics 3%	Ortho 2%	Implant 0%

Procedures referred out: _____

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

# Active Charts	575	# of Recalls per month*	_____
# of New Patients per month*	15 - 20	Total # of New Patients YTD*	_____

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	\$175,924	2023	\$363,355	2024	\$305,000	Current YTD	Pending
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EQUIPMENT:

# Chairs	3	Hygiene	_____	Avg. Age	_____	Newer
# X-Rays	Digital	Pano	No	Other	_____	

Special Equip owned: Laser _____ Intraoral Camera _____ Other _____

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

COMMENTS: Seller bought and opened scratch practice. Collecting \$25/\$30k per month on 2 days. Lots of cash patients. Nice area of Orange County. Practice is remodeled with newer equipment. Staff will transition for Buyer. Option to lease space or buy condo. Condo offered at \$450,000. Consistent marketing keeps new patients steady.

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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, INC.** 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 \$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. 25-555

Location La Habra

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

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