

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

BUSY RETAIL LOCATION! LOTS OF PATIENTS & DAILY WALK-IN'S! SELLER HAS TO SELL DUE TO MEDICAL ISSUES!

PRACTICE SALE

| | | | | | |
|-------------------|------------|---------------------|-----------|--------------------|------------|
| LISTING #: | 26 - 582 | PRICE: | \$400,000 | A/R'S: | Negotiable |
| LOCATION: | Buena Park | ESTABLISHED: | 2011 | POPULATION: | Mixed |

| OFFICE HOURS | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY | SUNDAY |
|---------------------|--------|---------|-----------|----------|--------|----------|--------|
| Staff Hygienists | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

| STAFF | POSITION | PAY | WILL STAY |
|-------|----------|-----|-----------|
| Front | | | Y |
| Back | | | Y |
| Other | | | Y |
| Other | | | |

| PATIENTS | PATIENT AGE | 5-10 | 11-19 | 20-49 | 50-75+ | | | | | |
|--------------|-------------|--------|-------|---------|--------|-------|-------|----|--------|-----|
| Payment Type | Cash | 60% | PPO | 20% | HMO | 0% | CAP | 0 | Dental | 20% |
| Clinical | Hygiene | 22% | C&B | 38% | Endo | 0% | Ortho | 0% | OS | 3% |
| Restorative | 36% | Prosth | 1% | Implant | 0% | Perio | 0% | | | |

Referred

| | | | | | | | |
|-------------------|-----------------|-------|-------|-----|-------|------|--------|
| STATISTICS | Active Patients | 1 yr: | 2 yr: | New | 2025: | YTD: | Total: |
|-------------------|-----------------|-------|-------|-----|-------|------|--------|

| | | | | | | | | |
|-------------------|------|-----------|------|-----------|------|---------------------|-----|--|
| FINANCIALS | 2023 | \$538,644 | 2024 | \$469,310 | 2025 | \$473,817 11 mos | YTD | |
|-------------------|------|-----------|------|-----------|------|---------------------|-----|--|

| | | | | | | | | |
|-------------------|--------|---|---------|---------|---------|----|-------|----|
| FACILITIES | Ops | 3 | X-rays | Digital | CBCT | No | Laser | No |
| | Chairs | 3 | Sensors | 1 | Scanner | No | Mill | No |
| | Other | | | | | | | |

| | | | | | | | | |
|------------------|-------|-------------|------|---------------|-------|---|---------|----|
| COMPUTERS | Size | 1,070 sq ft | Rent | \$6,200 total | Term | 1 | Options | No |
| | Front | 1 | OPS | 3 | Other | | OS | |

| | | | | | | | |
|-----------------|----------|-------------|---------|---------|---------|--|--|
| SOFTWARE | Practice | Easy Dental | Imaging | Patient | Billing | | |
|-----------------|----------|-------------|---------|---------|---------|--|--|

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|------------------|--|--|--|--|--|--|--|
| MARKETING | | | | | | | |
|------------------|--|--|--|--|--|--|--|

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| COMMENTS | Seller has to close due to sudden health issues. Has been a very steady, profitable practice for many years! Busy shopping center with heavy foot traffic. Seller referred many procedures. Patients need a dentist now! Instant \$40K per month income in an excellent demographic area! |
|-----------------|---|