

# FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

## RETAIL CORNER LOCATION! VERY LOW RENT! PRACTICE IS BEAUTIFUL! NEWER EQUIPMENT & GREAT STAFF!

### PRACTICE SALE

<b>LISTING #:</b>	25 - 215	<b>PRICE:</b>	\$239,000	<b>A/R'S:</b>	Negotiable
<b>LOCATION:</b>	Glendora/Azusa/Covina	<b>ESTABLISHED:</b>	2015	<b>POPULATION:</b>	Mixed Upper

OFFICE HOURS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Owner		9 - 5	Closed	9 - 5		Closed	Closed
Staff	9 - 5	9 - 5	Closed	9 - 5	9 - 5	Closed	Closed
Owner		9 - 5	Closed	9 - 5		Closed	Closed

STAFF	POSITION	PAY	WILL STAY
Front	1	\$23 DA (M,T,TH,FR)	Y - 2 years
Back	1	\$25 RDA (T,TH,FRI)	Y - 3 years
Other			
Other			

PATIENTS	PATIENT AGE	5-10	11-19	20-49	50-75+
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Payment Type	Cash	30%	PPO	25%	HMO	0%	CAP	NA	Dental	45%
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Notes: Only in network with Delta and Aetna

Clinical	Hygiene	21%	C&B	25%	Endo	2%	Ortho	2%	OS	2%
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Restorative	40%	Prosth	2%	Implant	5%	Perio	1%
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Referred: Some OS, endo, perio surgeries, most ortho.

STATISTICS	Active Patients	1 yr:	2 yr:	471	New	2024:	97	YTD:	48-9/17	Total:
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FINANCIALS	2022	\$206,673	2023	\$230,285	2024	\$246,392	YTD	\$166,306 as of 8/31
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FACILITIES	Ops	4	X-rays	1	CBCT	Vatech	Laser	No
	Chairs	3	Sensors	1 Suni	Scanner	No	Mill	No
	Other	Endo motor, Apex locator, Implant motor, Medifuge. <b>Implant inventory is not included in the sale.</b>						

Size	1,200 +/-	Rent	\$2,400 total	Term	4	Options	No
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COMPUTERS	Front	2	OPS	3	Other	Server + 3	OS	Windows 11
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SOFTWARE	Practice	Open Dental	Imaging	Suni/EZDenti	Patient	Open Dental	Billing	DentalXchange
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**COMMENTS** Seller opened scratch practice and has worked part-time, 1 to 2 days per week, and wants to stay home now to take care of children. Practice is in excellent condition. Newer equipment and computers. Nothing needs to be replaced or upgraded. Turnkey office for surgeries and all aspects of dentistry with very low rent! Located in the corner of Glendora next to Azusa and Covina. Patients from some of the best demographics! Well-trained staff will stay. **This is a superior value and the corner location has great signage!**