

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

STREETSIDE WITH GREAT SIGNAGE!

EASY \$1M+ FULL-TIME!

HIGH NET & LOW OVERHEAD!

LISTING # 25 – 254 PRICE: \$599,000 A/R'S: Negotiable
LOCATION: Eagle Rock Cypress Park Est. _____ POPULATION: Hispanic
DESCRIPTION: # of Ops: 4 # Not Plumbed: _____ Sq. Ft. 1,200 sq ft +/-
Lease X Own _____ Option/Renew 1x5 Yrs. Remain 2 \$/Month \$3,000 total
Office Hours M T W TH FR SAT SUN
Closed Closed 9 – 6 Closed 9 – 4 9 – 4 9 - 4

STAFF Front: 1 Salary: \$30 Will Stay Yes
Back: 2 Salary: \$26 / \$22 Will Stay Yes

PATIENT PROFILE:

% Group 5-10 Yrs: _____ 11-19 Yrs: _____ 20-49 Yrs: _____ 50-75+: _____
% Reimb Cash 30% Idemn _____ PPO 20% Plans _____
Medical 50% Cap 0% Avg. Cap \$0
%Revenue Restorative 38% Crown & Bridge 26% Endo 8% Perio 8%
Oral Surgery 4% Prosthetics 2% Ortho 4% Implant 10%

Procedures referred out: Some 3rds, retreats, straight wire

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

Active Charts 740 # 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 \$954,886 2023 \$541,108 2024 \$440,624 Current YTD \$355,132 YTD!
Aug - \$80K Sept - \$63K

EQUIPMENT:

Chairs 4 Hygiene _____ Avg. Age Mixed newer
X-Rays Digital Pano Digital Other _____

Special Equip owned: Laser _____ Intraoral Camera yes Other _____

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

COMMENTS: Has history of close to \$1M! Great location in busy, dense area of LA. Building has great signage and lots of walk-ins. Mix of insurances and cash patients. You can be open 7 days per week and always have patients. Not a lot of dentists nearby! Minimal to no advertising needed to grow this business! Patients walk-in daily.

You could work here 7 days per week!

Phone: (949) 548-4559 ● Fax: (949) 548-0525 ● www.firstchoicedds.com

ALL INFORMATION PROVIDED SUBJECT TO BUYER VERIFICATION – BROKER MAKES NO WARRANTIES

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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 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 – 254 Location Los Angeles Glassell Park

Accepted and Agreed to:

Signature

Agent

Print Name

Print Name

Date

Date

Address

17821 17th 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