

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

HIGH VOLUME & HIGH NET!! BEAUTIFUL REMODELED PRACTICE! GREAT LAYOUT!

LISTING #:	26 - 308	PRICE:	\$499,000 OBO		A/R'S:	Not included	
LOCATION:	Rancho Cucamonga	Est.	2019	POPULATION:	Mixed, Hispanic		
DESCRIPTION:	# of Ops: 6	# Not Plumbed:			Sq. Ft.	1,800 +/-	
Lease <input checked="" type="checkbox"/>	Own <input type="checkbox"/>	Option/Renew <input type="checkbox"/>	1 x 5 <input type="checkbox"/>	Yrs. Remain <input type="checkbox"/>	4+ <input type="checkbox"/>	\$/Month <input type="checkbox"/>	\$4,500 total <input type="checkbox"/>
Office Hours	M <input type="checkbox"/>	T <input type="checkbox"/>	W <input type="checkbox"/>	TH <input type="checkbox"/>	FR <input type="checkbox"/>	SAT <input type="checkbox"/>	SUN <input type="checkbox"/>
	Front <input type="checkbox"/>	9 - 6 O <input type="checkbox"/>	Front <input type="checkbox"/>	Front <input type="checkbox"/>	9 - 6 A <input type="checkbox"/>	Closed <input type="checkbox"/>	Closed <input type="checkbox"/>
STAFF	Front: 1 <input type="checkbox"/>	Salary: \$25 <input type="checkbox"/>	Will Stay <input type="checkbox"/>	Y <input type="checkbox"/>			
	Back: 2 <input type="checkbox"/>	Salary: \$25 / \$25 <input type="checkbox"/>	Will Stay <input type="checkbox"/>	Y <input type="checkbox"/>			
	Other: Associate <input type="checkbox"/>	Salary: \$700 / day <input type="checkbox"/>	Will Stay <input type="checkbox"/>	Y <input type="checkbox"/>			

PATIENT PROFILE:

% Group	5-10 Yrs: 1% <input type="checkbox"/>	11-19 Yrs: 11% <input type="checkbox"/>	20-49 Yrs: 56% <input type="checkbox"/>	50-75+: 32% <input type="checkbox"/>
% Reimb	Cash 20% <input type="checkbox"/>	Idemn <input type="checkbox"/>	PPO 22% <input type="checkbox"/>	Plans <input type="checkbox"/>
	Medical 58% <input type="checkbox"/>	Cap 0% <input type="checkbox"/>	Avg. Cap \$0 <input type="checkbox"/>	
% Revenue	Restorative 37% <input type="checkbox"/>	Crown & Bridge 40% <input type="checkbox"/>	Endo 7% <input type="checkbox"/>	Perio 12% <input type="checkbox"/>
	Oral Surgery 2% <input type="checkbox"/>	Prosthetics 2% <input type="checkbox"/>	Ortho 0% <input type="checkbox"/>	

Procedures referred out: Ortho, implants, pedo, some gum surgeries

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

# Active Charts	950 <input type="checkbox"/>	# of Recalls per month*		
# of New Patients per month*	25 - 30 <input type="checkbox"/>	Total # of New Patients YTD*	645 in 2023 <input type="checkbox"/>	
Any one referral source account for more than 10% of practice revenue?	Yes <input type="checkbox"/>		No <input type="checkbox"/>	
Does practice employ a hygienist?	Number of days <input type="checkbox"/>	% of Gross <input type="checkbox"/>		

FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)

2023 \$983,850 2024 \$841,873 2025 \$698,273 Current YTD Pending 2026

EQUIPMENT:

# Chairs	6 <input type="checkbox"/>	Hygiene <input type="checkbox"/>	Avg. Age <input type="checkbox"/>	Newer <input type="checkbox"/>
# X-Rays	3 digital <input type="checkbox"/>	Pano room <input type="checkbox"/>	Other <input type="checkbox"/>	Large Monitors all ops <input type="checkbox"/>

Special Equip owned: Laser Intraoral Camera Yes Other

Is the practice computerized? Yes Type of Software: Eaglesoft

COMMENTS: Fantastic practice recently remodeled. Great equipment and nice interior. Lots of room to keep growing! Low rent on busy street in Rancho! Seller has steady advertising in place that keeps a consistent flow of new patients. Practice has large lobby and has the room to DOUBLE!

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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**. 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 \$12,500, 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. 21 - 308

Location Rancho Cucamonga

Accepted and Agreed to:

Signature

Agent

Print Name

Print Name

Date

Date

Address

P. O. Box 8445
Newport Beach, CA 92660
(949) 548-4559

City Zip

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.

Phone (Circle One: Mobile/Home/Business)

E-mail Address

PLEASE FAX BACK TO: 949 548-0525

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