

# FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

## RETIRING SELLER!

## PART-TIME, BOUTIQUE, 100% FFS OFFICE!

## WINDOWS ON 3 SIDES! BEST LOCATION IN THE TRIANGLE!

### PRACTICE SALE

<b>LISTING #:</b>	26 - 261	<b>PRICE:</b>	\$299,000	<b>A/R'S:</b>	None
<b>LOCATION:</b>	Beverly Hills Triangle	<b>ESTABLISHED:</b>	2005	<b>POPULATION:</b>	Mixed Upper

OFFICE HOURS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Staff	10-3	10-3	10-3	10-3	10-3		
Owner	10-3	10-3	10-3	10-3	10-3		

STAFF	POSITION	PAY	WILL STAY
Front & Back	1	\$25	Y
Back			Y
Other			Y
Other			

PATIENTS	PATIENT AGE	5-10	11-19	20-49	50-75+					
Payment Type	Cash	67%	PPO	32%	HMO	1%	CAP	\$150	Dental	0%
Clinical	Hygiene	25%	C&B	38%	Endo	2%	Ortho	0%	OS	2%
	Restorative	29%	Prosth	1%	Implant	2%	Perio	1%		

Referred

STATISTICS	Active Patients	1 yr:	185	2 yr:	270	New	2025	73	YTD:	28-2/25	Total:
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FINANCIALS	2023	\$295,993	2024	\$297,507	2025	\$306,639	YTD	Pending 2026
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FACILITIES	Ops	3	X-rays	2	Pano	Yes, ScanX	Laser	No
	Chairs	3	Sensors	1	Scanner	No	Mill	No
	Other	Endo motor, implant motor, intraoral camera						

COMPUTERS	Size	1,397 sq ft	Rent	\$9,500 FG	Term	1+	Options
	Front	2	OPS	2	Other	1	OS

SOFTWARE	Practice	Dentrix	Imaging	Patient	Billing
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MARKETING	None
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**COMMENTS** Seller retiring after 20+ years! All FFS boutique practice. Seller producing mostly cosmetic dentistry with limited root canals and implants. Great fees commensurate with the area and clientele. Crowns \$2,500, RCT's \$950-\$1,500, implant body \$2,500 plus crown and bone graft. Good rent for the area! Landlord will write new long-term lease with TI for qualified buyer. Unique penthouse location with elevator direct to the lobby! Building is very upscale and well-kept.