FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

ALL FFS!

ASSOCIATE RUN + HYGIENE!
LOW RENT & GREAT NET!

LISTING # 25 – 302 **PRICE:** $429,000 **A/R'S:** Negotiable

LOCATION: San Bernardino **Est.** (1990) 2016 **POPULATION:** Mixed

DESCRIPTION: **# of Ops:** 4 **# Not Plumbed:** ____ **Sq. Ft.** 1,500 +/-

Lease X **Own** ____ **Option/Renew** ____ **Yrs. Remain** 2+ **$/Month** $3,200 FG

Office Hours	M	T	W	TH	FR	SAT	SUN
	9 – 6 A+H	Staff	9 – 6 A+H	Staff	Staff	Closed	Closed

STAFF

Front: 1	**Salary:** $22	**Will Stay** Y
Back: 1	**Salary:** $28	**Will Stay** Y
Other: Associate	**Salary:** $900/30%	**Will Stay** Y
Other: Hygienist - 2	**Salary:** $55 / hr	**Will Stay** Y

PATIENT PROFILE: **Note: Perio 1x and Endo 2x per month. 50% split.**

% Group **5-10 Yrs:** ____ **11-19 Yrs:** ____ **20-49 Yrs:** ____ **50-75+:** ____

% Reimb **Cash** 75% **Idemn** ____ **PPO** 25% **Plans** ____

Medical 0% **Cap** 0% **Avg. Cap** $0 ____

%Revenue **Restorative** 36% **Crown & Bridge** 20% **Endo** 6% **Perio** 20%

Oral Surgery 4% **Prosthetics** 1% **Ortho** 12% **Implant** 1% (5)

Procedures referred out: **Most implants, some molar endo, 3rds,**

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

 # Active Charts 1,390 **# of Recalls per month*** ____

# of New Patients per month* 20+ **Total # of New Patients YTD*** 240 – 23, 263 - 24

Does practice employ a hygienist? Y **Number of days** 2 **% of Gross** **16%**

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

2023 $763,187 **2024** $679,986 **2025** $509,450 **Current YTD** Pending 2026

EQUIPMENT:

 # Chairs 4 **Hygiene** ____ **Avg. Age** Mixed, newer

 # X-Rays 1 Digital **Pano** No **Other** Scanner supplied by lab

Special Equip owned: **Laser** Diode **Intraoral Camera** ____ **Other** ____

Is the practice computerized? Yes – Paperless charts **Type of Software:** Curve Hero

COMMENTS: Seller has steady, consistent practice for many years. Downsizing from 4 practices to 2. Great staff, solid base of recall patients and practice looks great! Low rent in Hospitality area of San Bernardino. Surrounded by many businesses and shopping areas. Parking is good and landlord will write new lease. Seller stopped producing ortho.

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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 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 – 302 Location San Bernardino

Accepted and Agreed to:

Signature

Print Name

Date

Address

City Zip

Phone (Circle One: Mobile/Home/Business)

E-mail Address

Agent

Print Name

Date

17821 17th Street, Suite 180
Tustin, CA 92780
(949) 548-4559

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