

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

NEW CBCT & SCANNER!
HIGH INCOME AREA! UPSCALE RETAIL PLAZA!
SUBLEASE POSSIBLE TO START!

LISTING # 25 - 564 PRICE: \$299,000 A/R'S: Negotiable

LOCATION: Huntington Beach Est. 2023 POPULATION: Mixed Upper

DESCRIPTION: # of Ops: 5 # Not Plumbed: Sq. Ft. 1,500

Table with columns: Lease (X), Own, Option/Renew (1x5), Yrs. Remain (7+), \$/Month (\$4,660 total), Office Hours (M, T, W, TH, FR, SAT, SUN) with status (Closed).

STAFF Front: 1 Salary: Will Stay Transition Back: 1 Salary: Will Stay Transition

PATIENT PROFILE:

% Group 5-10 Yrs: 11-19 Yrs: 20-49 Yrs: 50-75+: % Reimb Cash 30% Idemn PPO 30% Plans Medical 40% Cap 0% Avg. Cap \$0 %Revenue Restorative 20% Crown & Bridge 53% Endo 7% Perio 8% Oral Surgery 6% Prosthetics 3% Ortho 0% Implant 3% (4)

Procedures referred out: Ortho, some endo and OS.

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

Active Charts 169 # of Recalls per month* # of New Patients per month* 7 - 10 Total # of New Patients YTD* 96 as of 10/23

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 NA 2023 NA 2024 \$165,000 Current YTD \$10K-\$12K / mo

EQUIPMENT:

Chairs 3 Hygiene Avg. Age # X-Rays 1 fixed 1 portable CBCT Dexis Other Dexis 3800 Scanner

Special Equip owned: Laser No Intraoral Camera Yes Other Endo & Implant motor

Is the practice computerized? Yes Type of Software: Dentrax

COMMENTS: Seller wanted to open partnership practice and partner left. Has busy practice in La Habra and cannot manage 2. Steady new patients with little to no marketing. Practice is positioned for growth just needs working dentist! Computers, CBCT and scanner are new! Plaza is very upscale and practice is plumbed for 5 ops! Seller will cooperate with DentiCal and PPO billing with new Buyer!

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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 – 564 Location Huntington Beach

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