

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

LARGE RETAIL CENTER!

25+ NP PER MONTH! NO ADVERTISING!

GREAT PARKING & UPDATED TECHNOLOGY!

LISTING # 25 - 590 PRICE: \$619,000 A/R'S: Negotiable
LOCATION: Lake Forest Est. (1990) 2014 POPULATION: Hispanic
DESCRIPTION: # of Ops: 4 # Not Plumbed: Sq. Ft. 1,400 +/-
Lease X Own Option/Renew Yrs. Remain 5 \$/Month \$6,300 total
Office Hours M T W TH FR SAT SUN
Closed 10-7 9-6 10-7 9-6 Closed Closed

STAFF Front: 1 Salary: \$23 Will Stay Y
Back: 1 FT 2 PT Salary: \$29, \$28, \$30 Will Stay Y

PATIENT PROFILE:

% Group 5-10 Yrs: 2% 11-19 Yrs: 21% 20-49 Yrs: 52% 50-75+: 25%
% Reimb Cash 45% Idemn PPO 13% Plans
Medical 42% Cap 0% Avg. Cap \$0
%Revenue Restorative 37% Crown & Bridge 18% Endo 4% Perio 11%
Oral Surgery 5% Prosthetics 3% Ortho 22% Implant 0%

Procedures referred out: 3rds, some endo, implants, (Wire & Aligners in house)

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

Active Charts 1,173 # of Recalls per month*
of New Patients per month* 25 - 30 Total # of New Patients YTD* 339-2024, 209-8/15

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)

2023 \$744,459 2024 \$657,439 2025 \$656,453 Current YTD \$73,106 as of 3/2

EQUIPMENT: 3D printer excluded

Chairs 4 Hygiene Avg. Age Mixed newer
X-Rays Digital Pano Yes/Ceph Other Fast IO Mill (negotiable, new 2/25)

Special Equip owned: Laser Intraoral Camera Yes Other Medit i700

Is the practice computerized? Yes Type of Software: EagleSoft

COMMENTS: Seller has very consistent practice with little to no advertising. 3 to 4 days per week. Seller would stay for ortho if Buyer wanted. Mix of Dential and cash. Newer scanner. Just started using a mill in-house. Practice looks great and location in large retail center provides plentiful parking and foot traffic. Excellent local income demographics and plenty of patients to grow past \$1M+!

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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 – 590 Location Lake Forest

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

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

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