

# FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

## STREETSIDE WITH GREAT SIGNAGE!

**EASY \$1M+ FULL-TIME!**

## HIGH NET & LOW OVERHEAD!

LISTING # 25 – 254 PRICE: \$599,000 A/R'S: Negotiable  
LOCATION: Eagle Rock Cypress Park Est. \_\_\_\_\_ POPULATION: Hispanic  
DESCRIPTION: # of Ops: 4 # Not Plumbed: \_\_\_\_\_ Sq. Ft. 1,200 sq ft +/-  
Lease X Own \_\_\_\_\_ Option/Renew 1x5 Yrs. Remain 2 \$/Month \$3,000 total  
Office Hours M T W TH FR SAT SUN  
Closed Closed 9 – 6 Closed 9 – 4 9 – 4 9 - 4

STAFF Front: 1 Salary: \$30 Will Stay Yes  
Back: 2 Salary: \$26 / \$22 Will Stay Yes

### PATIENT PROFILE:

% Group 5-10 Yrs: \_\_\_\_\_ 11-19 Yrs: \_\_\_\_\_ 20-49 Yrs: \_\_\_\_\_ 50-75+: \_\_\_\_\_  
% Reimb Cash 30% Idemn \_\_\_\_\_ PPO 20% Plans \_\_\_\_\_  
Medical 50% Cap 0% Avg. Cap \$0  
%Revenue Restorative 38% Crown & Bridge 26% Endo 8% Perio 8%  
Oral Surgery 4% Prosthetics 2% Ortho 4% Implant 10%

Procedures referred out: Some 3rds, retreats, straight wire

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

# Active Charts 740 # of Recalls per month\* \_\_\_\_\_  
# of New Patients per month\* 15 - 20 Total # of New Patients YTD\* \_\_\_\_\_  
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 \$541,108 2024 \$440,624 2025 \$576,420 Current YTD \$136,755 as of 3/31

### EQUIPMENT:

# Chairs 4 Hygiene \_\_\_\_\_ Avg. Age Mixed newer  
# X-Rays Digital Pano Digital Other \_\_\_\_\_

Special Equip owned: Laser \_\_\_\_\_ Intraoral Camera yes Other \_\_\_\_\_

Is the practice computerized? Yes Type of Software: Easy Dental

COMMENTS: Has history of close to \$1M! Great location in busy, dense area of LA. Building has great signage and lots of walk-ins. Mix of insurances and cash patients. You can be open 7 days per week and always have patients. Not a lot of dentists nearby! Minimal to no advertising needed to grow this business! Patients walk-in daily.

**You could work here 7 days per week!**

Phone: (949) 548-4559 ● Fax: (949) 548-0525 ● [www.firstchoicedds.com](http://www.firstchoicedds.com)

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

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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 – 254 Location Los Angeles Glassell Park

Accepted and Agreed to:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Agent

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address

17821 17<sup>th</sup> 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**