

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.
11-19 20-49
% Group 5-10 Yrs: Yrs: 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 650 # of Recalls per month*
of New Patients per month* 20+ Total # of New Patients YTD* 105-2025, 26 - 3/15
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.

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

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

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