

# FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

## ROCK STEADY PPO PRACTICE! RETIRING AFTER 35+ YEARS!

**PRACTICE IS BEAUTIFUL! RENT IS EXCELLENT!**

### PRACTICE SALE

<b>LISTING #:</b>	26 - 523	<b>PRICE:</b>	\$199,000	<b>A/R'S:</b>	Negotiable
<b>LOCATION:</b>	Garden Grove	<b>ESTABLISHED:</b>	1991	<b>POPULATION:</b>	Caucasian 65%+

OFFICE HOURS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Staff	9 - 5	9 - 5	9 - 5	9 - 5	Closed	9 - 3	Closed
Owner	9 - 5	9 - 5	9 - 5	9 - 5		9 - 3	

STAFF	POSITION	PAY	WILL STAY
Front	1	Wife	Transition
Back	None		Y
Other	OS 1x/mo	50%	Y
Other			

PATIENTS	PATIENT AGE	5-10	2%	11-19	6%	20-49	44%	50-75+	48%
----------	-------------	------	----	-------	----	-------	-----	--------	-----

Payment Type	Cash	40%	PPO	60%	HMO	0%	CAP	0	Dental	0%
--------------	------	-----	-----	-----	-----	----	-----	---	--------	----

Clinical	Hygiene	15%	C&B	31%	Endo	3%	Ortho	0%	OS	7%
----------	---------	-----	-----	-----	------	----	-------	----	----	----

Restorative	37%	Prosth	4%	Implant	3%	Perio	0%
-------------	-----	--------	----	---------	----	-------	----

3 units

Referred Perio surgeries, pedo, retreats, some molar endo, ortho

STATISTICS	Active Patients	1 yr:	204	2 yr:	251	New	2025	43	YTD:	Total:
------------	-----------------	-------	-----	-------	-----	-----	------	----	------	--------

FINANCIALS	2023	\$218,029	2024	\$219,510	2025	\$217,719	YTD	Pending 26
------------	------	-----------	------	-----------	------	-----------	-----	------------

FACILITIES	Ops	4	X-rays	3	CBCT	Space	Laser	no
	Chairs	4	Sensors	1	Scanner	no	Mill	no
	Other							

Size	1,150 sq ft	Rent	\$3,545 total	Term	2	Options	None
------	-------------	------	---------------	------	---	---------	------

COMPUTERS	Front	1	OPS	Other	OS
-----------	-------	---	-----	-------	----

SOFTWARE	Practice	Easy Dental	Imaging	Handy	Patient	None	Billing	Manual
----------	----------	-------------	---------	-------	---------	------	---------	--------

MARKETING	none
-----------	------

**COMMENTS** Beautiful, clean PPO practice in great area! Nice base of referring patients. Seller retiring after successful dental career! Has kept a low overhead, profitable practice ready for a new owner! Wife works front desk and would transition. Easy office to manage with one employee to start. Excellent parking. Interior of practice looks new! This is a fantastic opportunity for ownership with little risk!