

# FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

## SUPERB RETAIL LOCATION!

**50-60+ NEW PATIENTS PER MONTH!**

**45%+ NET! MOSTLY CASH!**

**READY TO GO TO \$3M+ NOW!**

LISTING # 25 - 688 PRICE: \$1,799,000 A/R'S: Negotiable

LOCATION: Oxnard Est. 2015 POPULATION: Mixed

DESCRIPTION: # of Ops: 8 # Not Plumbed:      Sq. Ft. 2,880

Lease <u>X</u>	Own <u>    </u>	Option/Renew <u>2x5</u>	Yrs. Remain <u>1</u>	\$/Month <u>\$11,500 total</u>			
Office Hours	M	T	W	TH	FR	SAT	SUN
	9-6 A+0+H	9-6 A+0	9-6 A+0	9-6 A	9-6 A+H	Closed	Closed

STAFF	Front:	<u>3</u>	Salary:	<u>\$40 / \$32 / \$20</u>	Will Stay	<u>Yes</u>
	Back:	<u>3</u>	Salary:	<u>\$32 / \$26 / \$26</u>	Will Stay	<u>Yes</u>
	Other:	<u>Associate</u>	Salary:	<u>\$850 / day</u>	Will Stay	<u>Yes</u>
	Other:	<u>Hygienist M and F</u>	Salary:	<u>\$65 / hr.</u>	Will Stay	<u>Yes</u>

### PATIENT PROFILE:

% Group	5-10 Yrs:	<u>3%</u>	11-19 Yrs:	<u>6%</u>	20-49 Yrs:	<u>43%</u>	50-75+:	<u>48%</u>
% Reimb	Cash	<u>70%</u>	Idemn	<u>    </u>	PPO	<u>19%</u>	Plans	<u>    </u>
	Medical	<u>9%</u>	Cap	<u>2%</u>	Avg. Cap	<u>\$2,300 +/-</u>		
%Revenue	Restorative	<u>18%</u>	Crown & Bridge	<u>39%</u>	Endo	<u>3%</u>	Perio	<u>10%</u>
	Oral Surgery	<u>12%</u>	Prosthetics	<u>5%</u>	Ortho	<u>3%</u>	Implants	<u>10% (135)</u>

Procedures referred out:     

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

# Active Charts	<u>2,214</u>	# of Recalls per month*	<u>    </u>
# of New Patients per month*	<u>50 - 60</u>	Total # of New Patients YTD*	<u>355 as of 4/30</u>
Any one referral source account for more than 10% of practice revenue?	<u>Yes</u>	No	<u>    </u>
Does practice employ a hygienist?	<u>Yes</u>	Number of days	<u>2</u>
		% of Gross	<u>15%</u>

### FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller)

2023 \$2,134,210 2024 \$1,890,278 2025 \$1,946,249 Current YTD Pending 2026

### EQUIPMENT:

# Chairs	<u>7 + x-ray room</u>	Hygiene	<u>    </u>	Avg. Age	<u>Newer</u>
# X-Rays	<u>Digital</u>	Pano	<u>No</u>	Other	<u>    </u>

Special Equip owned: Laser Diode Intraoral Camera Yes Other     

Is the practice computerized? Yes Type of Software: EagleSoft / Archy (2/9/25)

COMMENTS: Seller built scratch practice in 2017 and hit a home run! Beautiful practice that can grow to \$3M+ pretty quick. Too many patients, practice needs another full-time dentist and extra hygiene days ASAP to keep up! Mostly FFS. Retail location has excellent parking and is THE retail center this excellent part of Oxnard. Seller relocating. Seller was off for 8 weeks in 2024 and practice still did great! About \$15k/\$20K per month in cash also.

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

# FIRST CHOICE PRACTICE SALES, INC.

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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 date hereof, 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 \$12,500, 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 – 688 Location Oxnard

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**

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