

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

STEADY \$1.2M+ EVERY YEAR AND GROWING!
100% ASSOCIATE RUN!

STREETSIDE LOCATION WITH GREAT SIGNAGE!

PRACTICE SALE

| | | | | | |
|-------------------|------------|---------------------|-------------|--------------------|------------|
| LISTING #: | 26 - 550 | PRICE: | \$1,050,000 | A/R'S: | Negotiable |
| LOCATION: | Buena Park | ESTABLISHED: | 2021 | POPULATION: | Hispanic |

| OFFICE HOURS | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY | SUNDAY |
|--------------|--------|---------|-----------|----------|-----------|--------------|--------|
| Staff | 9-6 | Closed | 9-6 | 9-6 | 9-6 | 9-3:30 | Closed |
| Associate | 9-6 2A | Closed | 9-6 2A | 9-6 1A | 9-6 1A 2x | 9-3:30 1A 2x | Closed |
| | | | | | 9-6 2A 2x | 9-3:30 2A 2x | |
| | | | | | | | |

| STAFF | POSITION | PAY | WILL STAY |
|-------|---------------------|-------------------------------------|-----------|
| Front | 2 | \$29 / \$27 | Y |
| Back | 4 FT and 1 PT | \$29 / \$27 / \$27 / \$30 / \$22.50 | Y |
| Other | 2 GPs | 25% Production | |
| Other | 1 marketer - 2 days | \$17 | Y |

| PATIENTS | PATIENT AGE | | 5-10 | 11-19 | 20-49 | 50-75+ | | | | |
|--------------|-------------|-----|--------|-------|---------|--------|-------|-----|--------|-----|
| Payment Type | Cash | 10% | PPO | 10% | HMO | 0% | CAP | \$0 | Dental | 80% |
| Clinical | Hygiene | 9% | C&B | 34% | Endo | 18% | Ortho | 1% | OS | 4% |
| | Restorative | 30% | Prosth | 2% | Implant | 2% | Perio | 0% | | |

11 in 2025 - MIS & NeoBiotech

Referred: Some endo and XB's, straight wire, some pedo

| STATISTICS | Active Patients | 1 yr: | 1,391 | 2 yr: | 2,222 | New | 2025: | 739 | YTD: | 224 - Q1 | Total: |
|------------|-----------------|-------|-------|-------|-------|-----|-------|-----|------|----------|--------|
|------------|-----------------|-------|-------|-------|-------|-----|-------|-----|------|----------|--------|

| FINANCIALS | 2023 | \$1,038,934 | 2024 | \$1,377,988 | 2025 | \$1,245,377 | YTD | \$312,019 as of 3/31 |
|------------|------|-------------|------|-------------|------|-------------|-----|----------------------|
|------------|------|-------------|------|-------------|------|-------------|-----|----------------------|

| FACILITIES | Ops | 5 | X-rays | 2 Fixed Portable | 2 | CBCT | Rayscan | Laser | No |
|------------|--------|---|---------|---------------------|---------|-------|---------|-------|----|
| | Chairs | 5 | Sensors | 3 Dexis | Scanner | Itero | Mill | | No |
| | Other | | | | | | | | |

| | Size | 2,600 | Rent | \$10,900 total | Term | New | Options | New |
|--|------|-------|------|----------------|------|-----|---------|-----|
|--|------|-------|------|----------------|------|-----|---------|-----|

| COMPUTERS | Front | OPS | Other | OS |
|-----------|-------|-----|-------|----|
|-----------|-------|-----|-------|----|

| SOFTWARE | Practice | Dentrix | Imaging | Dexis | Patient | Text | Billing | Dental Xchange |
|----------|----------|---------|---------|-------|---------|------|---------|----------------|
|----------|----------|---------|---------|-------|---------|------|---------|----------------|

| MARKETING | Website |
|-----------|---------|
|-----------|---------|

COMMENTS Seller has 3 practices and downsizing to 2 Pedo only practices. 100% Associate run. Practice has fantastic signage, great parking and a huge base of patients. All equipment is less than 4 years old! Practice is averaging 60 to 80 new patients per month with minimal advertising! Located at busy intersection in dense area close to Cypress & Anaheim!