

# FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

## MOSTLY CASH / PPO! SMALL CAP CHECK! OWNER / HYGIENE

### CLEAN PRACTICE! GREAT RENT & PARKING!

#### PRACTICE SALE

<b>LISTING #:</b>	26-571	<b>PRICE:</b>	\$269,000	<b>A/R'S:</b>	Negotiable
<b>LOCATION:</b>	Anaheim Hills	<b>ESTABLISHED:</b>	2010	<b>POPULATION:</b>	Mixed Upper

OFFICE HOURS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Staff	9 - 5	9 - 5	9 - 5	9 - 1	Closed	Closed	Closed
Owner	9 - 5	9 - 5	9 - 5				
Hygiene			9 - 5				

STAFF	POSITION	PAY	WILL STAY
Front	1 F&B	\$34	Y
Back			
Other	Hygienist	\$400 / day	Y
Other			

PATIENTS	PATIENT AGE	5-10	0%	11-19	3%	20-49	35%	50-75+	62%
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Payment Type	Cash	63%	PPO	31%	HMO	6%	CAP	\$1,600	Dental	0%
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Clinical	Hygiene	13%	C&B	34%	Endo	3%	Ortho	3%	OS	2%
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Restorative	36%	Prosth	5%	Implant	4%	Perio	0%
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All Invisalign

14 in 2025

Referred Some XB's, most endo, pedo, straight wire, perio

STATISTICS	Active Patients	1 yr:	398	2 yr:	478	New	2025	42	YTD:	13-3/20	Total:
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FINANCIALS	2023	\$271,565	2024	\$281,834	2025	\$273,508	YTD	\$55,563 as of 3/20
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FACILITIES	Ops	4	X-rays	2	CBCT	No	Laser	No
Chairs	4	Sensors	ScanX	Scanner	No	Mill	No	
Other								

Size	1,400 sq ft +/-	Rent	\$4,000 MG	Term	2+	Options	1 x 5
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COMPUTERS	Front	OPS	Other	OS
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SOFTWARE	Practice	Dentrix	Imaging	Patient	Billing
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MARKETING	Website
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**COMMENTS** Clean practice on major street. Mostly FFS & PPO + \$\$\$! Small CAP check. Excellent income demographics. Seller has worked part-time past several years and ready to retire. Front staff works front and back. One day of hygiene. This office can be purchased in combination with it's neighbor to make a 9 op practice with 2 separate entrances! Rare in Anaheim Hills!