

# FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

## ORTHO! STREETSIDE LOCATION! FFS / PPO! HIGH INCOME DEMOGRAPHICS!

### RETIRING AFTER 30+ YEARS!

#### PRACTICE AND REAL ESTATE SALE

<b>LISTING #:</b>	26 - 245	<b>PRICE:</b>	\$119,000 Practice \$439,000 Condo	<b>A/R'S:</b>	INCLUDED \$34,000
<b>LOCATION:</b>	Monrovia	<b>ESTABLISHED:</b>	(1950) 2009	<b>POPULATION:</b>	Caucasian/Hispanic

OFFICE HOURS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Staff	Closed	9 - 1 2x	9 - 6	9 - 1 2x	Closed	Closed	Closed
Owner							

STAFF	POSITION	PAY	WILL STAY
Front	1	\$28	Y 5 years
Back	1 RDA	\$32	Y 28 years
Other			
Other			

PATIENTS	PATIENT AGE	5-10	11-19	20-49	50-75+					
Payment Type	Cash	60%	PPO	40%	HMO	0%	CAP	0	Dental	0%
Clinical	Hygiene		C&B		Endo		Ortho	100%	OS	
	Restorative		Prosth		Implant		Perio			

20% are Invisalign

Referred

STATISTICS	Active Patients	1 yr:	2 yr:	New	2025	19 starts	YTD:	5 starts	Total:

FINANCIALS	2023	\$199,597	2024	\$212,615	2025	\$142,904	YTD	\$40,242 as of 3/31

FACILITIES	Ops	3	X-rays	0	Pano	w/ceph (2020)	Laser	No
Chairs	3	Sensors	0	Scanner	Itero (2021)	Mill	No	
Other								

	Size	1,014 sq ft +/-	Rent	OWN - Association \$250/mo	Term	OWN	Options	OWN

COMPUTERS	Front	OPS	Other	OS

SOFTWARE	Practice	Ortho2	Imaging	Dolphin	Patient	Billing

MARKETING	None

**COMMENTS** Seller retiring after long orthodontic career! Selling practice and condo. Technology is up to date and local demographics have solid 6 figure household income! Seller has done no advertising for years. Long term staff will stay. Average fees are \$6200 to \$6600. 25% down. Seller uses Damon and Carriere (phase 1 only) brackets. Perfect opportunity to own real estate and start your Orthodontic career! 2024 starts - 36, 2025 starts - 19, 5/31/2026 starts - 5. 167 cases in progress.