

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

NEWLY REMODELED! NEW EQUIPMENT!

MIX OF INSURANCES!

EXPERIENCED STAFF WILL STAY!

LOW RENT IN GREAT AREA OF LONG BEACH!

LISTING # 25 - 263 PRICE: \$119,000 A/R'S: Negotiable
LOCATION: Long Beach Est. 1/1/2023 POPULATION: Mixed

DESCRIPTION: # of Ops: 3 # Not Plumbed: Sq. Ft. 1,000 +/-

Lease <u>X</u>	Own <u> </u>	Option/Renew <u>2 x 3</u>	Yrs. Remain <u> </u>			\$/Month <u>\$2,650 MG</u>	
Office Hours	M	T	W	TH	FR	SAT	SUN
	Closed	9 - 5	Closed	Closed	9 - 5	9 - 2 1x	Closed

STAFF

Front:	<u>1</u>	Salary:	<u>\$30</u>	Will Stay	<u>Yes</u>
Back:	<u> </u>	Salary:	<u> </u>	Will Stay	<u> </u>
Other:	<u> </u>	Salary:	<u> </u>	Will Stay	<u> </u>

PATIENT PROFILE:

% Group 5-10 Yrs: 11-19 Yrs: 20-49 Yrs: 50-75+:

% Reimb Cash 33% Idemn PPO 30% Plans

 Medical 37% Cap 0% Avg. Cap \$0

%Revenue Restorative 33% Crown & Bridge 39% Endo 8% Perio 10%

 Oral Surgery 5% Prosthetics 5% Ortho 0% Implant 0%

Procedures referred out: Implants, some OS and endo, ortho, perio surgeries

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

Active Charts 229 # of Recalls per month*

of New Patients per month* 10 - 15 Total # of New Patients YTD* 152 in 2024, 38 4/8

Any one referral source account for more than 10% of practice revenue? Yes No

Does practice employ a hygienist? NO Number of days % of Gross

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

2023 5 mos - \$31k 2024 \$196,720 2025 \$139,500 Current YTD \$12k per month

EQUIPMENT:

Chairs 3 Hygiene Avg. Age New

X-Rays 1 portable 1 sensor Pano No Other Endo Motor

Special Equip owned: Laser No Intraoral Camera Yes Other

Is the practice computerized? Yes Type of Software: Open Dental

COMMENTS: Seller cannot manage satellite office due to distance. Renovated with newer equipment. Great lease with very low overhead. Has effective direct mail marketing that keeps patients calling. Easy practice to keep growing as the Seller has laid the foundation!

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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**. 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 the expiration of the listing agreement, 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 \$15,000, 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 – 263 Location Long Beach

Accepted and Agreed to:

Signature

Agent

Print Name

Print Name

Date

Date

Address

17821 17th Street, Suite 180
Tustin, CA 92780
(949) 548-4559

City Zip

Phone (Circle One: Mobile/Home/Business)

Phone: (949) 548-4559 ● Fax: (949) 548-05
ALL INFORMATION PROVIDED SUBJECT TO BUYER VERIF

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.

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

E-mail Address

PLEASE FAX BACK TO: 949 548-0525

Phone: (949) 548-4559 ● Fax: (949) 548-0525 ● www.firstchoicedds.com

ALL INFORMATION PROVIDED SUBJECT TO BUYER VERIFICATION – BROKER MAKES NO WARRANTIES