

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

BUSY RETAIL CENTER!

GREAT SIGNAGE & PARKING!

CONSTANT FOOT TRAFFIC!

LISTING # 25 - 502 PRICE: \$279,000 A/R'S: Negotiable
LOCATION: Fullerton Est. (2011) 2019 POPULATION: MixedUpper
DESCRIPTION: # of Ops: 5 # Not Plumbed: Sq. Ft. 1,450 sq ft +/-
Lease X Own Option/Renew 1x5 Yrs. Remain 4+ \$/Month \$8,300 FG
Office Hours M T W TH FR SAT SUN
9 - 6 9 - 6 Staff Staff Closed Closed Closed

STAFF Front: 1 Salary: \$35 Will Stay Y
Back: 2 Salary: ?? Will Stay
Other: Salary: Will Stay

PATIENT PROFILE:

% Group 5-10 Yrs: 11-19 Yrs: 20-49 Yrs: 50-75+:
% Reimb Cash 49% Idemn PPO 26% Plans
Medical 24% Cap 1% Avg. Cap
%Revenue Restorative 38% Crown & Bridge 30% Endo 2% Perio 5%
Oral Surgery 4% Prosthetics 2% Ortho 1% Implant 18%(40)

Procedures referred out: Ortho, pedo, some 3rds and retreats

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

Active Charts 582 # of Recalls per month*
of New Patients per month* 5 - 10 Total # of New Patients YTD* 114 in 2024, 63 YTD 6/21
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)

2022 \$507,461 2023 \$337,869 2024 \$334,753 Current YTD \$92,135 as of 5/31

EQUIPMENT: Implant motor, PRP and implants not included.

Chairs 4 Hygiene Avg. Age
X-Rays 2 wall, 1 portable CBCT Vatech Other Endo motor/Apex locator

Special Equip owned: Laser No Intraoral Camera Yes Other

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

COMMENTS: Sellers have a total of 4 practices between them and spread too thin. One seller is selling all 3 of his to relocate out of state and the other partner will keep his office in the IE. Mix of Cash/PPO/DentiCal. Retail center is busy and practice has monument signage and building signage! Needs 5 day per week dentist to be there for the daily walk-ins! Staff will stay. Practice looks great!

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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 – 502 Location Fullerton

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)

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

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

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