

FIRST CHOICE PRACTICE SALES, INC.*a California Corporation (01916111)***BUSY RETAIL LOCATION! 55%+ NET FOR WORKING OWNER!****GREAT SIGNAGE! MIX OF ASSOCIATES & OWNER!****DAILY WALK-INS! GREAT BASE OF PATIENTS!****SELLER NEEDS TO SELL ASAP DUE TO COMMUTE!****MAKE A ONCE IN A LIFETIME DEAL!**LISTING # 25 - 398 PRICE: \$599,000 OBO A/R'S: NegotiableLOCATION: Hemet Est. (2008) 2018 POPULATION: MixedDESCRIPTION: # of Ops: 4 # Not Plumbed: Sq. Ft. 1,200 +/-

Lease <u>X</u>	Own	Option/Renew	Yrs. Remain	3+	\$/Month	\$3,415 total	
Office Hours	M	T	W	TH	FR	SAT	SUN
	9 - 5 O+H	9 - 5 A1	9 - 5 A1	9 - 5 A2	9 - 5	Closed	Closed

STAFF	Front:	1	Salary:	\$24	Will Stay	Y
	Back:	2	Salary:	\$20 / \$19	Will Stay	Y
	Other:	Manager	Salary:	\$5,000/mo. + Bonus	Will Stay	Y
	Other:	A1 / A2	Salary:	\$1,150 / \$750	Will Stay	Y
	Other:	Hygiene 1x	Salary:		Will Stay	Y

PATIENT PROFILE:

% Group	5-10 Yrs:	11-19 Yrs:	20-49 Yrs:	50-75+:
% Reimb	Cash <u>40%</u>	Idemn <u> </u>	PPO <u>17%</u>	Plans <u> </u>
	Medical <u>40%</u>	Cap <u>3%</u>	Avg. Cap <u>\$2,800 +/-</u>	
%Revenue	Restorative <u>43%</u>	Crown & Bridge <u>23%</u>	Endo <u>5%</u>	Perio <u>11%</u>
	Oral Surgery <u>4%</u>	Prosthetics <u>9%</u>	Ortho <u>3%</u>	Implant <u>2% (12)</u>

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

# Active Charts	1,662	# of Recalls per month*	
# of New Patients per month*	25 - 30	Total # of New Patients YTD*	322 in 2025, 169 YTD 6/30
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 <u>16%</u>

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

2023	\$1,007,404	2024	\$1,025,982	2025	\$1,026,562	Current YTD	\$580,953 as of 7/26
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EQUIPMENT:

# Chairs	4	Hygiene		Avg. Age	Newer
# X-Rays	2 digital	Pano	Space	Other	Endo Motor
Special Equip owned:	Laser	No	Intraoral Camera	Yes	Other
Is the practice computerized?	Yes	Type of Software:	Open Dental		

COMMENTS: Seller has built consistent, profitable practice with nice base of patients. Location is fantastic in large, busy retail center. New laundromat opening next door. Location is on corner with excellent signage. Associates would stay. Seller would transition. Commute from OC too much after 7 years.

NEVER ENDING SUPPLY OF PATIENTS HERE!Phone: (949) 548-4559 • Fax: (949) 548-0525 • www.firstchoicedds.com

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

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

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 – 398

Location Hemet

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

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