

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

LARGE, GROCERY ANCHORED RETAIL! ORIGINAL OWNER RETIRING! ONLY PPO!

32+ YEARS GOODWILL!

LISTING # 25 - 218 PRICE: \$229,000 A/R'S: Negotiable
LOCATION: Lakewood Est. 1992 POPULATION: Mixed
DESCRIPTION: # of Ops: 5 + 2 # Not Plumbed: Sq. Ft. 1,600 sq ft +/-
Lease X Own Option/Renew Yrs. Remain 1+ \$/Month \$6,400 total
Office Hours M T W TH FR SAT SUN
10 - 6 10 - 6 10 - 6 10 - 6 1x 1x Closed
STAFF Front: 1 Salary: \$21 Will Stay Y 7-8 years
Back: 1 Salary: \$22 Will Stay Y 7-8 years

PATIENT PROFILE:

% Group 5-10 Yrs: 11-19 Yrs: 20-49 Yrs: 50-75+:
% Reimb Cash 21% Idemn PPO 71% Plans
Medical 0% Cap 0% Avg. Cap \$0
%Revenue Restorative 74% Crown & Bridge 19% Endo 1% Perio 3%
Oral Surgery 2% Prosthetics 1% Ortho 0% Implant

Procedures referred out: Endo, 3rds, Implants, Ortho, Surgeries

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

Active Charts 410 # of Recalls per month*
of New Patients per month* 3 - 6 Total # of New Patients YTD*
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 27%

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

2022 \$259,408 2023 \$293,772 2024 \$262,183 Current YTD \$92,487 as of 4/30

EQUIPMENT:

Chairs 3 Hygiene Avg. Age Mixed
X-Rays 1 head, 1 sensor Pano No Other Implant Motor,

Special Equip owned: Laser Intraoral Camera Yes Other

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

COMMENTS: Seller built out and retiring after 32+ years! Staff works both front and back. Very large, busy retail center with many national anchors. Refers out many RCT's monthly and implants! Great income demographics and area is full of younger families! Landlord will write new lease. Nice base of recall patients and immediate upside to accept DentiCal!!

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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 - 218 Location Lakewood

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