

FIRST CHOICE PRACTICE SALES, INC.*a California Corporation (01916111)***RENT ONLY \$1,600!****100% ASSOCIATE RUN!****REMODELED AND GREAT PARKING!****SELLER FINANCING AVAILABLE! OAC!**

LISTING #	25 – 349		PRICE:	\$199,000 OBO		A/R'S:	No		
LOCATION:	Ontario		Est.	2019		POPULATION:	Hispanic		
DESCRIPTION:	# of Ops: 4		# Not Plumbed:		Sq. Ft.		1,104 +/-		
Lease	X	Own		Option/Renew	1 x 5	Yrs. Remain	2	\$/Month	\$1,600 total
Office Hours	M	T	W	TH	FR	SAT	SUN		
	9 – 6 A	staff	9 – 6 A	staff	9 – 6 A	closed	closed		
STAFF	Front:	1	Salary:	\$32 / hr		Will Stay	Yes		
	Back:	1	Salary:	\$22 / hr		Will Stay	Yes		
	Other:	1 GP associate	Salary:	\$750/ day		Will Stay	Yes		
	Other:	Billor	Salary:	\$300 / day		Will Stay	30 – 60 days		

PATIENT PROFILE:

% Group	5-10 Yrs:	2%	11-19 Yrs:	17%	20-49 Yrs:	58%	50-75+:	23%
% Reimb	Cash	29%	Idemn		PPO	30%	Plans	
	Medical	41%	Cap	0%	Avg. Cap			
%Revenue	Restorative	32%	Crown & Bridge	27%	Endo	9%	Perio	12%
	Oral Surgery	9%	Prosthetics	11%	Ortho	0%		
Procedures referred out: Implants, some pedo, ortho, retreats,								

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

# Active Charts	692	# of Recalls per month*	
# of New Patients per month*	25+	Total # of New Patients YTD*	350 in 2024!
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	\$434,238	2023	\$493,269	2024	\$427,074	Current YTD	\$463,650 (8/31)
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EQUIPMENT:

# Chairs	4	Hygiene		Avg. Age	Mixed newer
# X-Rays	1 portable	Pano	room	Other	

Special Equip owned:	Laser	Intraoral Camera	Other
Is the practice computerized?	Yes	Type of Software:	Easy Dental

COMMENTS: Busy area of Ontario with endless patients! Major street with lots of exposure. Office remodeled and expanded. Steady marketing keeps patients walking in! 100% associate run practice. Many procedures referred! Low rent makes this office 50%+ net!

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 date hereof, 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 \$12,500, 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 – 349

Location Ontario

Accepted and Agreed to:

Signature

Agent

Print Name

Print Name

Date

Date

Address

P. O. Box 8445
Newport Beach, CA 92660
(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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