

FIRST CHOICE PRACTICE SALES, INC.*a California Corporation (01916111)***BUSY, RETAIL SHOPPING CENTER!****HIGH END DEMOGRAPHIC AREA!****50+ NP PER MONTH!****PRACTICE UP 20% 2025!**

LISTING #	24 – 538		PRICE:	\$599,000		A/R'S:	Negotiable	
LOCATION:	Irvine		Est.	(2004) 2019		POPULATION:	Mixed	
DESCRIPTION:	# of Ops: 5		# Not Plumbed:		Sq. Ft.		1,915 +/-	
Lease	X	Own	Option/Renew	1 x 5	Yrs. Remain	1+	\$/Month	\$13,000 total
Office Hours	M	T	W	TH	FR	SAT	SUN	
	9 – 6 A	9 – 6 A+O	9 – 6 A	9 – 6 A	9 – 6 A	Closed	Closed	
STAFF	Front:	1	Salary:	\$24		Will Stay	Yes	
	Back:	2	Salary:	\$26 / \$32		Will Stay	Yes	
	Other:	1 GP	Salary:	\$700 / 27%		Will Stay	Negotiable	
	Other:	Billing	Salary:	\$2,500 / mo		Will Stay	Optional	

PATIENT PROFILE:

% Group	5-10 Yrs:	11-19 Yrs:	20-49 Yrs:	50-75+:
% Reimb	Cash 49%	Idemn	PPO 22%	Plans
	Medical 29%	Cap 0%	Avg. Cap \$0	
%Revenue	Restorative 49%	Crown & Bridge 22%	Endo 2%	Perio 7%
	Oral Surgery 10%	Prosthetics 1%	Ortho 3% (aligner)	Implant 6% (300)

Procedures referred out: _____

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

# Active Charts	1,829	# of Recalls per month*	
# of New Patients per month*	50+	Total # of New Patients YTD*	553 in 2023, 627 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	21%

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

2022 \$479,907 2023 \$657,465 2024 \$676,643 Current YTD \$248,360 as of 4/23

EQUIPMENT:

# Chairs	5	Hygiene		Avg. Age	Mixed newer
# X-Rays	Digital	Pano	CBCT	Other	Itero Scanner

Special Equip owned: Laser Intraoral Camera Yes Other

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

COMMENTS: Seller spread between 3 offices. This practice has large volume of new patients and needs full-time owner ASAP. Beautiful, busy shopping area surrounded by an upper income community and close to major Irvine businesses. Seller has excellent support staff and has built a very busy office in 5 years starting from scratch!

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, INC.** 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 \$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. 24 – 538

Location Irvine

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.

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