

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

STREETSIDE LOCATION! GREAT PARKING! SELLER RETIRING!

REMODELED & EXCELLENT BASE OF PATIENTS!

PRACTICE SALE

LISTING #:	25 - 234	PRICE:	\$259,000	A/R'S:	Negotiable
LOCATION:	San Fernando	ESTABLISHED:	1999	POPULATION:	Hispanic

OFFICE HOURS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Staff	10 - 6	10 - 6	staff	staff	10 - 6	closed	closed
Owner	10 - 6	10 - 6			10 - 6		

STAFF	POSITION	PAY	WILL STAY
Front	1	\$25	Y
Back	1 p/t DA		Y
Other			
Other			

PATIENTS		PATIENT AGE		5-10	11-19	20-49	50-75+			
Payment Type	Cash	20%	PPO	25%	HMO	0%	CAP	0	Dental	55%
	Clinical	Hygiene	29%	C&B	20%	Endo	7%	Ortho	1%	OS
	Restorative	36%	Prosth	5%	Implant	0%	Perio	0%		

Referred Some endo, os, perio surgeries, implants, ortho

STATISTICS	Active Patients	1 yr:	2 yr:	637	New	2024:	124	YTD: 60-10/13	Total:
------------	-----------------	-------	-------	-----	-----	-------	-----	---------------	--------

FINANCIALS	2023	\$288,295	2024	\$294,934	2025	\$263,874	YTD	\$108,347 as of 5/31
------------	------	-----------	------	-----------	------	-----------	-----	----------------------

Shutdown on and off for 6 weeks due of flood

FACILITIES	Ops	3	X-rays	1	CBCT	no	Laser	no
	Chairs	3	Sensors	2	Scanner	no	Mill	no
	Other							

	Size	1,200 +/-	Rent	\$3,600 total	Term	5	Options	1 or 2 x 5
--	------	-----------	------	---------------	------	---	---------	------------

COMPUTERS	Front	1	OPS	2	Other		OS	Windows 11
-----------	-------	---	-----	---	-------	--	----	------------

SOFTWARE	Practice	Easy 2000	Imaging		Patient		Billing	Electronic
----------	----------	-----------	---------	--	---------	--	---------	------------

MARKETING	None.
-----------	-------

COMMENTS Seller retiring after 27 years! Nice, well-kept practice in downtown San Fernando! Plentiful parking. Streetside location with signage. Steady new referral patients with little to no advertising. Practice has 2 year old computers, new paint and floors. Long term staff will stay! Easy practice to grow right away! Medical clinic next door generates foot traffic. Seller refers any procedures!