

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

BUSY RETAIL LOCATION WITH 30+ WALK-INS MONTHLY!
5 GP & 2 OPEN BAY!
ROOM TO ADD UP TO 2 MORE OPS!
GREAT AREA FOR VOLUME DENTISTRY!
LANDLORD WILL WRITE NEW, LONG-TERM LEASE!
ON THE BORDER OF CHINO, POMONA, AND CHINO HILLS!

RENT REDUCED FROM \$7,500 TO \$5,800!

LISTING # 25 - 253 PRICE: NA A/R'S: None
LOCATION: Chino / Pomona Est. (1990) 2005 POPULATION: Mixed
DESCRIPTION: # of Ops: 7+ # Not Plumbed: 1-2 Sq. Ft. 2,000 sq ft
Lease X Own Option/Renew NEW Yrs. Remain NEW \$/Month NEW

EQUIPMENT: Instruments, Nitrous and microscope are *excluded*.

Chairs 7 Hygiene Avg. Age Mixed
X-Rays Digital, ScanX Pano Digital Other Endo Motor

Special Equip owned: Laser No Intraoral Camera Yes Other

Is the practice computerized? Yes Type of Software: None

COMMENTS: Seller bought condo and relocating. Has been a dental practice for over 40 years! Center has lots of foot traffic! Medical clinic! Hair salon! 2 national restaurants! Bakery! New homes being built across street. Practice is large and built for big numbers! Great area for DentiCal and volume dentistry. Landlord will write new lease for Buyer. **You'll end up with many of the seller's long time patients!**

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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, 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. 25 – 253

Location Pomona

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