FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

A+ CORNER IS A REFERRAL MAGNET! HUGE SIGNAGE! INCREDIBLE MONEY-MAKING MACHINE!

70%+ CASH!! VERY HIGH NET!

550+ 4.9 STAR REVIEWS!!

LISTING #	25 – 209	25 – 209 PRICE: \$1,/50,000 A/R'S: Not included								
LOCATION:	Van Nuys N	Van Nuys North Hollywood		Est. (1980) 2000		POPULATION: Mixed Hispanic				
DESCRIPTION	PTION: # of Ops: 3		# Not Plu	# Not Plumbed:		000				
Lease X	Own	Optio	n/Renew 1 x 5	Yrs. Rer	nain <u>5+</u>	\$/Mo	onth \$6,300) total		
Office Hours	M	T	W	TH	FR	SAT	s	UN		
	10 - 7 A	10 – 7	Closed	10 – 7	10 - 7 A2x	9 _ 2	, cle	osed		
STAFF	Front:			*	(\$20 PT W)	•	•			
	'	3		\$20/\$18/\$		_	Yes			
Other: GP Associate		Salary: \$850								
	Other: Endo		Salary: per schedule							
PATIENT PRO	THE									
% Group		2%	11-19 Yrs:	8% 20-4	19 Vrs· 53	1%	50-75+:	37%		
% Reimb			Idemn	<u>.</u>	'		Plans			
, 0 11011110			Cap				_			
%Revenue			rown & Bridge_		·		- Perio	35%		
, , , , , , , , , , , , , , , , , , , ,					Ortho 0		_	9%		
Oral Surgery 6% Prosthetics 4% Ortho 0% Implant 9% Procedures referred out: Ortho (10 – 15 cases per month), Pedo, some implants										
			_		•					
PRACTICE STATS: *(Need to verify with Buyer Audit) (approx)										
# Active Charts # of Recalls per month*										
# of New Patients per month* 55 - 75 Total # of New Patients YTD* 861 2024, 363 7/31										
Any one referral source account for more than			•					/		
Does practice employ a hygienist? NO Number of days % of Gross17%										
FINANCIAL: (Need to verify with Tax Returns and Financial Information by Seller) 2022 \$1,246,248 2023 \$1,749,199 2024 \$1,803,651 Current YTD YTD 7/31/25 - \$1,096,888										
EQUIPMENT:					Current 11	D 11D	//31/23 - \$1,	090,000		
		Hygi		one excluded.	Avg. Age	.	mixed			
	Rays 2 digita		Pano No.	Other	_	o Motor	mixed			
# A-N	Lays 2 digita	<u>11 1</u>	1 4110 110.	_ Other _	Enq	O MOIOI				
Special Equip o	wned: I	aser	Intra	oral Camera	Yes	Other				
Is the practice of COMMENTS: owner is well ov gets great fees! N	Seller has buil er <u>55%!</u> Mix of	PPO/HMO/		ers very little. I	efficient practic	assive and es you wil	l net for work l ever see! Se	ller		

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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 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. <u>25 – 209</u>	Location	Van Nuys North Hollywood
Accepted and Agreed to:		
Oi-marking		Assault
Signature		Agent
Print Name		Print Name
Date		Date
		P. O. Box 8445
Address		Newport Beach, CA 92660 (949) 548-4559
City	Z ip	Any additions or deletions to this page other than information we have
Phone (Circle One: Mobile/Home/Business)	requested will void your request and we will not provide any additional information. Thank you.
E-mail Address		

PLEASE FAX BACK TO: 949 548-0525