

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

BEAUTIFUL, NEWER PRACTICE! ALL PPO! SELLER REFERS MOST PROCEDURES! 4+ HYGIENE DAYS PER WEEK!

PRACTICE SALE

LISTING #:	25 - 306	PRICE:	\$399,000	A/R'S:	Negotiable
LOCATION:	Temecula	ESTABLISHED:	2004 / 2007	POPULATION:	Mixed Upper

OFFICE HOURS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Staff	8 - 5	8 - 5	8 - 5	8 - 5	8 - 1	Closed	Closed
Hygienists	8 - 5	8 - 5	8 - 5	8 - 5	8 - 1	Closed	Closed

STAFF	POSITION	PAY	WILL STAY
Front	1	\$22	Y
Back	1	\$18	Y
Other	2 Hygienists	\$55	Y
Other			

PATIENTS		PATIENT AGE		5-10	1%	11-19	10%	20-49	41%	50-75+	48%
Payment Type	Cash	40%	PPO	60%	HMO	0%	CAP	NA	Dental	0%	
	Clinical	Hygiene	46%	C&B	28%	Endo	0%	Ortho	0%	OS	0%
	Restorative	25%	Prosth	1%	Implant	0%	Perio	0%			

Referred All endo, os, surgeries, ortho

STATISTICS	Active Patients	1 yr:	2 yr:	918	New	2024:	102	YTD:	51 - 7/31	Total:	6362
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FINANCIALS	2023	\$451,724	2024	\$465,352	2025	\$446,461	YTD	Pending 2026
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FACILITIES	Ops	4	X-rays	2	CBCT	No. Space for one.	Laser	No
	Chairs	4	Sensors	3, Schick 33	Scanner	Trios 5 wireless	Mill	No
	Other	2 Intraoral Cameras, Stericenter						

	Size	1,615 sq ft	Rent	\$5,998 total w/NNN	Term	4	Options	1 x 5
COMPUTERS	Front	2	OPS	4	Other	Server + 2	OS	Windows 11

SOFTWARE	Practice	EagleSoft	Imaging	EagleSoft	Patient	Billing	Vyne
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COMMENTS	Seller has a wonderful, hygiene based practice with large base of recall patients! Refers most procedures. The upside here is huge! No advertising, solid hygiene program and excellent, middle to upper income PPO patients! This area is still growing and this practice is an easy \$1M+ for motivated dentist! Practice is very well kept. Large parking lot. Digital, paperless and scanner for crown and bridge! Flooring is newer, vacuum and compressor less than 3 years old!
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