

FIRST CHOICE PRACTICE SALES, INC.

California Corporation (01916111)

MAJOR HISPANIC RETAIL CENTER! 100% ASSOCIATE RUN & SPECIALTY! PROFITABLE! BEAUTIFUL PRACTICE! 11 OPS! READY TO GROW TO \$3M+!

LISTING #	25 - 294	PRICE:	\$1,200,000	A/R'S:	Negotiable		
LOCATION:	Bell/Huntington Park	Est.	2016	POPULATION:	Hispanic		
DESCRIPTION:	# of Ops: 11	# Not Plumbed:		Sq. Ft.	2,500 +/-		
Lease <input checked="" type="checkbox"/>	Own <input type="checkbox"/>	Option/Renew <input type="checkbox"/> 2 x 5	Yrs. Remain <input type="checkbox"/> 1	\$/Month <input type="checkbox"/>	\$8,500 total		
Office Hours	M <input type="checkbox"/>	T <input type="checkbox"/>	W <input type="checkbox"/>	TH <input type="checkbox"/>	FR <input type="checkbox"/>	SAT <input type="checkbox"/>	SUN <input type="checkbox"/>
	Closed <input type="checkbox"/>	Closed <input type="checkbox"/>	11 - 8 H <input type="checkbox"/>	11 - 8 <input type="checkbox"/>	Closed <input type="checkbox"/>	7 - 4 H <input type="checkbox"/>	7 - 4 H <input type="checkbox"/>
<u>STAFF</u>	Front: <input type="checkbox"/> 2	Salary: <input type="checkbox"/> \$30 + B / \$30	Will Stay <input type="checkbox"/>	Yes <input type="checkbox"/>			
	Back: <input type="checkbox"/> 2 FT + 2 PT	Salary: <input type="checkbox"/> \$22 - \$30	Will Stay <input type="checkbox"/>	Yes <input type="checkbox"/>			
	Other: <input type="checkbox"/> GP Associate -3	Salary: <input type="checkbox"/> \$850 / 26%	Will Stay <input type="checkbox"/>	Yes <input type="checkbox"/>			
	Other: <input type="checkbox"/> Hygienist - 2	Salary: <input type="checkbox"/> \$530 / day	Will Stay <input type="checkbox"/>	Yes <input type="checkbox"/>			
	Other: <input type="checkbox"/> Ortho	Salary: <input type="checkbox"/> 50%	Will Stay <input type="checkbox"/>	Yes <input type="checkbox"/>			

PATIENT PROFILE:

% Group	5-10 Yrs: <input type="checkbox"/>	11-19 Yrs: <input type="checkbox"/>	20-49 Yrs: <input type="checkbox"/>	50-75+: <input type="checkbox"/>
% Reimb	Cash <input type="checkbox"/> 50%	Idemn <input type="checkbox"/>	PPO <input type="checkbox"/> 17%	Plans <input type="checkbox"/>
	Medical <input type="checkbox"/> 30%	Cap <input type="checkbox"/> 3%	Avg. Cap <input type="checkbox"/> \$1,600 +/-	
% Revenue	Restorative <input type="checkbox"/> 39%	Crown & Bridge <input type="checkbox"/> 30%	Endo <input type="checkbox"/> 5%	Perio <input type="checkbox"/> 7%
	Oral Surgery <input type="checkbox"/> 6%	Prosthetics <input type="checkbox"/> 3%	Ortho <input type="checkbox"/> 6%	Implant <input type="checkbox"/> 4% (32)

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

# Active Charts <input type="checkbox"/> 2,541	# of Recalls per month* <input type="checkbox"/> 369 as of 7/23
# of New Patients per month* <input type="checkbox"/> 50 - 60 per month!	Total # of New Patients YTD* <input type="checkbox"/> 659 - 2024, 508 as of 11/9

Any one referral source account for more than 10% of practice revenue? Yes No

Does practice employ a hygienist? Yes Number of days 3 % of Gross 16%

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

2022 \$1,256,902 2023 \$1,353,867 2024 \$1,139,591 Current YTD \$1,126,045 as of 11/30

EQUIPMENT:

# Chairs <input type="checkbox"/> 9	Hygiene <input type="checkbox"/>	Avg. Age <input type="checkbox"/> Newer
# X-Rays <input type="checkbox"/> digital	Pano <input type="checkbox"/> Digital w/Ceph	Other <input type="checkbox"/> Endo Motor

Special Equip owned: Laser Intraoral Camera yes Other

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

COMMENTS: 100% Associate run. 40% - 45% net for working owner. Walk-in patients every day. Hispanic grocer anchor and several restaurants. Great signage. 100% associate run with specialty. A well-rounded practice that can go well past \$3M+. No end of patients or profits! As of July 2025 OS coming 1x per month.

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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 – 294

Location Bell / Huntington Park

Accepted and Agreed to:

Signature

Agent

Print Name

Print Name

Date

Date

Address

P. O. Box 8445
Newport Beach, CA 92660
(949) 548-4559

City Zip

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.

Phone (Circle One: Mobile/Home/Business)

E-mail Address

PLEASE FAX BACK TO: 949 548-0525

Phone: (949) 548-4559 • Fax: (949) 548-0525 • www.firstchoicedds.com
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