

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

STREETSIDE LOCATION WITH GREAT PARKING!
WELL-TRAINED STAFF!
MIX OF ALL INSURANCES! \$4,500+ CAP!
ASSOCIATES & SELLER!

LISTING # 25 - 211 PRICE: \$349,000 A/R'S: Negotiable
LOCATION: Bellflower Est. (1980) 2004 POPULATION: Hispanic

DESCRIPTION: # of Ops: 4 # Not Plumbed: Sq. Ft. 1,600 sq ft +/-
Lease X Own Option/Renew 1x5 Yrs. Remain 3 \$/Month \$4,000 total
Office Hours M T W TH FR SAT SUN
9 - 6 A1 or A2 Staff 9 - 6 O 9 - 6 O Staff Closed Closed

STAFF Front: 2 Salary: \$24 / \$22 Will Stay Yes
Back: 2 Salary: \$18 / \$18 Will Stay Yes
Other: Associate 1 or 2 Salary: \$900 / \$800 Will Stay Yes

PATIENT PROFILE:

% Group 5-10 Yrs: 3% 11-19 Yrs: 25% 20-49 Yrs: 37% 50-75+: 35%
% Reimb Cash 57% Idemn PPO 21% Plans
Medical 13% Cap 9% Avg. Cap \$4,500 +/-
% Revenue Restorative 65% Crown & Bridge 20% Endo 3% Perio 4%
Oral Surgery 3% Prosthetics 3% Ortho 0% Implant 2%(11)

Procedures referred out: Most surgeries, pedo, ortho, most endo and OS.

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

Active Charts 750 # of Recalls per month*
of New Patients per month* 20 - 25 Total # of New Patients YTD* 270 last 12 months

Any one referral source account for more than 10% of practice revenue? Yes No
Does practice employ a hygienist? NO Number of days % of Gross 11%

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

2022 \$429,001 2023 \$410,317 2024 \$390,442 Current YTD Q1 - \$124,108

EQUIPMENT:

Chairs 4 Hygiene Avg. Age Mixed
X-Rays 2 (scanner) Pano Digital Other Endo Motor

Special Equip owned: Laser No Intraoral Camera No Other
Is the practice computerized? Yes Type of Software: Easy Dental

COMMENTS: Seller going to focus on larger locations in the Inland Empire. Has had a long, successful time owning this office with no marketing. Referral patients and walk-ins! Mostly restorative work with minimal surgeries. Seller would come in and place implants if Buyer wished after sale. Associates would stay. Great area for dentistry!

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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 the expiration of the listing agreement, 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 – 211 Location Bellflower

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