

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

SELLER WANTS TO RETIRE ASAP!

LONG-ESTABLISHED PRACTICE! 25+ YEARS!

ONLY PPO/FFS!

MAJOR GROCERY STORE ANCHOR!

LISTING # 25 - 284 PRICE: \$150,000 A/R'S: Negotiable
LOCATION: Norwalk Est. 1998 POPULATION: Mixed
DESCRIPTION: # of Ops: 4 # Not Plumbed: Sq. Ft. 1,200

Table with columns: Lease (X), Own, Option/Renew, Yrs. Remain (2+), \$/Month (\$4,200 +/-), Office Hours (M, T, W, TH, FR, SAT, SUN) with corresponding times.

STAFF Front: 1 FT 1 PT Salary: \$17.25 each Will Stay Yes
Back: 1 DA Salary: \$17.25 Will Stay Yes

PATIENT PROFILE:

% Group 5-10 Yrs, 11-19 Yrs, 20-49 Yrs, 50-75+
% Reimb Cash, Idemn, PPO, Plans
% Revenue Restorative 70%, Crown & Bridge 15%, Endo 4%, Perio 5%
Oral Surgery 2%, Prosthetics 4%, Ortho 0%, Implant 0%

Procedures referred out: Most endo, OS, implants, ortho, surgeries

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

Active Charts 350 +/- # of Recalls per month*
of New Patients per month* 10 - 15 Total # of New Patients YTD*
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 30%

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

2022 \$234,848 2023 \$310,215 2024 \$280,809 Current YTD Pending 2025

EQUIPMENT:

Chairs 3 Hygiene Avg. Age Mixed
X-Rays 2 (Dexis sensor) Pano No Other Endo Motor / NSK Electric motor

Special Equip owned: Laser Diode Intraoral Camera Yes Other

Is the practice computerized? Yes Type of Software: Mogo

COMMENTS: Seller has had long career in same location. Nice base of recall patients and walk-ins from neighbor restaurants and medical clinic. Shopping center has great parking and traffic. Larger grocery store anchor and national fast food restaurant. Only PPO. Seller refers most procedures. No marketing for many years.

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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 – 284 Location Norwalk

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.

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

ALL INFORMATION PROVIDED SUBJECT TO BUYER VERIFICATION – BROKER MAKES NO WARRANTIES

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