

FIRST CHOICE PRACTICE SALES, INC.

a California Corporation (01916111)

BUSY STRIP CENTER WITH GREAT FOOT TRAFFIC! REMODELED OFFICE!

MOSTLY CASH & PPO! JUST CREDENTIALIAED WITH DENTICAL!

PRACTICE SALE

LISTING #:	25 - 275	PRICE:	\$300,000	A/R'S:	Negotiable
LOCATION:	Simi Valley	ESTABLISHED:	2011 / 2025	POPULATION:	Hispanic

OFFICE HOURS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Staff	9 - 5	9 - 5	Closed	9 - 5	Closed	Closed	Closed
Owner	9 - 5	9 - 5	Closed	9 - 5	Closed	Closed	Closed

STAFF	POSITION	PAY	WILL STAY
Front	1	\$27	Y
Back	1	\$22	Y
Other			
Other			

PATIENTS		PATIENT AGE		5-10		11-19		20-49		50-75+					
Payment Type	Cash	50%		PPO	45%		HMO	5%		CAP	\$ 1,000	Dental	10%		
	Clinical	Hygiene	20%		C&B	22%		Endo	6%		Ortho	0%		OS	6%
	Restorative	37%			Prosth	3%			Implant	5%			Perio	1%	

Referred

STATISTICS	Active Patients	1 yr:	2 yr:	376	New	2024:	65	YTD:	38-10/23	Total:
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FINANCIALS	2023	\$394,116	2024	\$294,308	2025	\$210,000	YTD	\$93,522 as of 5/31
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FACILITIES	Ops	4	X-rays	4	Pano	Digital, needs calibration	Laser	No
	Chairs	4	Sensors	1	Scanner	No	Mill	No
	Other							

COMPUTERS	Size	1,500 +/-	Rent	\$5,300 total	Term	7+	Options	1 x 5
	Front	2	OPS	4	Other	1 server	OS	Windows 11

SOFTWARE	Practice	Open Dental	Imaging	Patient	Billing
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MARKETING	None. Walk in business and referral
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COMMENTS	Seller purchased with plans of having brother dentist work as associate and now brother is relocating. Purchased office early 2025 and did not get DentiCal credentialing until this week. Posted collections are insurance only for 2025 plus cash. Great staff will stay. Large pool of patients and center is very busy. Interior of practice has been remodeled, new floor. Everything is ready for new dentist! <u>Practice is ready to grow now just needs dentist to work!</u>
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