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VOL. 13 NO. 2 • FEBRUARY '16
No. Calif. Edition

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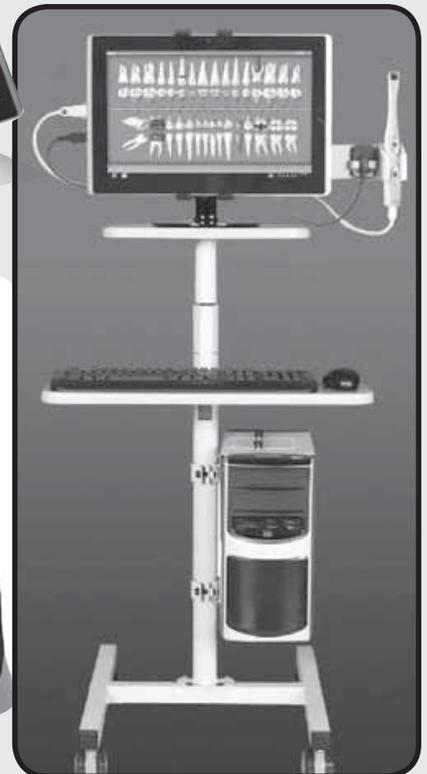
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MONTEBELLO (4) op comput. G.P. for sale. (2) ops eqt'd. Located in a large busy Shop. Ctr. Gross Collections \$200K/yr p.t. Cash/Ins/PPO pts. Office receives many walk-ins. Seller retiring. D&M Practice Sales 818.591.1401.

Receptionist wanted for PPO office in Corona. Prior experience in field preferred. EmailHarvestonhome@gmail.com.

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KERN COUNTY

BAKERSFIELD #29 - PRICE REDUCTION! (4) op comput. G.P. (3) ops eqt'd, (4th) plumbed. Located in a free stand bldg. Cash/Ins/PPO/HMO pts. Digital x-rays. Annual Gross Collect \$300K+ on a part time schedule. Seller is moving and is motivated.

BAKERSFIELD #31 - (4) op computerized G.P. & free standing Duplex Building for sale with excellent signage & visibility. (3) ops eqt'd/(4th) plumbed. Cash/Ins/PPO pt base. No HMO & no Denti-Cal. (46) years of Goodwill. Annual Gross Collections approx \$350K. Office does no advertising. Refers out all Ortho, Perio Surgery, Implant Placement, complicated Endo, & complicated O.S. **[NEW]**

So. KERN COUNTY - PRICE REDUCTION! (6) op comput. G.P. located in a Bakersfield suburb in a small strip ctr. with exposure/visibility. Pano eqt'd. Limited competition. Cash/Ins/PPO/HMO Denti-Cal pts. Annual Gross Collect. approx \$350K part time. Once did \$1M+ in collections full time! Can do again! Seller moving and motivated!

LOS ANGELES COUNTY

ARCADIA - (4) op computerized G.P. located in a well known Prof. Bldg. on a main thoroughfare. Cash/Ins/PPO pts. Annual Gross Collect \$300K+ on a (3) day week.

MONTEBELLO - (4) op comput. G.P. (2) ops eqt'd. Located in a large busy shopping center w excell. exposure/visibility/signage & parking. Annual Gross Collect \$200K on a (2.5) day/wk p.t. schedule. Cash/Ins/PPO pt base w no HMO's or Denti-Cal. Office receives many walk-in patients. Very low overhead. Seller does no advertising. Seller is retiring but will assist w a Transition. **[NEW]**

MONTEREY PARK - PRICE REDUCTION! (6) op fully equipped computerized G.P. Located in a store front on a main thoroughfare with exposure, visibility & signage. Digital x-rays. Annual Gross Collections \$250K+ on a part time schedule. Cash/Ins/PPO pts. Seller is retiring but will assist with the transition.

SAN FERNANDO VALLEY - (8) Op fully equipped computerized G.P. with central nitrous. Located in a multi story high rise professional building on a main thoroughfare. Cash/Ins/PPO/HMO Patient Base with approx. \$7K/mos Cap Cks. Dentrax (G5), Digital X-Rays & CT Scan. 2014 Gross Collections of \$1.33M+. 2015 Projected Gross Collections of \$1.4M. Open (5) days/week with no nights & no weekends. Averaging 50+ new patients/mos. (5) Hygiene days/wk & (7) DDS days/wk. Refers out Ortho, some Endo & some Perio surgery. 40+ Years of Goodwill. **[NEW]**

SHERMAN OAKS #4 - PRICE REDUCTION! (3) op comput G.P. located in a well known medical/professional building on a main thoroughfare. Cash & Ins only patient base. Annual Gross Collect of approx. \$160K on a (3) day week. Great starter, satellite or buy and combine. **Bring All Offers!**

ORANGE COUNTY

SANTA ANA - Absentee owned (6) op fully equipped G.P. located in a smaller two story building on a main thoroughfare. First floor street frontage with exposure/visibility/signage & parking. Cash/Ins/PPO patient base with no HMO and no Denti-Cal. Computerized and Pano equipped. 2014 Gross Collections of \$549K+ on a (3 1/2) to (4) day Associate run week. **PRICE REDUCTION!**

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- Pre-Sale Planning

TUSTIN - (4) op TURNKEY OFFICE with some included charts. (Charts included, but not guaranteed). (3) ops eqt'd/4th plumbed. Office located in a busy shopping center, on a main thoroughfare, with exposure/visibility/signage and ample free parking. Newer high end buildout with new tile flooring, Italian leather dental chairs, digital x-rays and networked. **[SOLD]**

RIVERSIDE COUNTY

MURRIETA - (5) op comput. G.P. (4) ops eqt'd/(1) add. plumb. Located in a smaller prof. bldg. in a condo which is also available. Cash/Ins/PPO pts. No HMO & no Denti-Cal. 2015 Gross Collect. approx. \$400K. Seller is giving up private practice for a Govt. position. Motivated! **[NEW]**

SANTA BARBARA COUNTY

CENTRAL COAST/WINE COUNTRY - (3) op comput G.P. & 1,900 sq ft free standing bldg. for sale. Bldg. houses the dental office and a residential unit. Live in unit or rent it out! "Fee for Service" Practice. No HMO, PPO, or Denti-Cal. 2015 Gross Collections approx. \$280K part time. Growth potential. Seller refers all specialties and does little advertising. Seller retiring but will assist with Transition. **See Inside Back Cover of This Issue for More Details.** **[NEW]**

SAN BERNARDINO COUNTY

RANCHO CUCAMONGA - (4) op comput. G.P. located in a large shopping ctr with excellent exposure/visibility/signage & ample free parking. Modern equipment and digital x-rays. Gross Collect \$586K in last (12) mos. Cash/Ins/PPO/Denti-Cal pts. Low overhead office. Excellent growth potential. Refers diff. Endo & most surgeries. **[SOLD]**

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SAN LUIS OBISPO COUNTY

GROVER BEACH - TURNKEY OFFICE. (2) ops of newer eqt. Digital x-ray and Pano. Computerized and networked. Dentrax s/w & Shick sensors. Located in a strip center on a main thoroughfare. Exposure/visibility and signage. Very low rent. Priced less than build out costs. Will go quickly.

VENTURA COUNTY

CAMARILLO - (3) op comput. G.P. (2) ops eqt'd/(3rd) plumb. Located in a large strip ctr. with signage & ample free parking. Older eqt. 2015 Gross Collect approx. \$125K+ part time. Cash/Ins/PPO pts. Low overhead office. Excellent growth potential. Seller does no advertising. Priced below build out cost. Seller retiring.

OXNARD - (4) op comput. G.P. Located in a prof. bldg. with ample free parking. Dentrax s/w & digital x-rays. 2014 Gross Collect \$264K+ on a (3) day week. Cash/Ins/PPO/HMO/Denti-Cal pts. Seller refers diff. Endo & O.S., all Perio & Ortho. and does no advertising. Seller taking non profit position. **[NEW]**

THOUSAND OAKS - (4) op comput G.P. (2) ops eqt'd/(2) add. plumbed. Located in a beautifully built out condo located in a landmark prof. bldg. on a main thoroughfare. Turnkey Office w included charts. Charts included but not guaranteed. Newer Sirona eqt, Midmark cabinets, Dentrax s/w & digital x-rays. Annual Gross Collect approx. \$120K - \$130K/yr p.t. Seller moving. **[NEW]**

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For sale Schick digital Panorex XR CDR less than 4 years old. comes with Eaglesoft programmed computer. mannsdental@yahoo.com.

PINOLE - Endodontic Practice 4 Ops w/Digital X-ray, Microscopes, PBS Endo software. 2014 GR \$672K. HSPPT-Jim Engel 925-330-2207-#CA284.

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Luis Kong, DDS (San Francisco, CA)- Thank you Dr. Chester Jeng of Law Offices of Jeng and Associates. Your prompt attention to my concerns is something I am so thankful for. Definitely, you are the "go to" attorney for me. Call Jeng & Associates 714-858-0536.

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Dental Practice for Sale Los Angeles County, CA

Gardena - Busy Intersections

- Strip mall nearby anchor stores.
- High Traffic. Great Visibility.
- 4 Operatories, ~2,100 sq.ft.

Hawthorne - Shopping Plaza!

- GP located on Shopping Plaza on major intersection.
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- Great Opportunity for Expansion!

Long Beach - Busy retail center

- Perfect location for a Starter Practice. Affordable Rent.
- 3 Ops + 1 plumbed, ~ 1,000 sf

Long Beach - 20 Yrs of Goodwill

- 5 Operatories, ~1,300 sq.ft.
- Mixed Income & Stable Pt Base

Los Angeles - Gross ~\$400K

- Highly Visible from busy streets.
- Affordable Rent! Cash/PPO
- 3 Eq. Ops plus 2 add't chairs.

Los Angeles - Gross ~\$356K

- Well Known Medical Building Close to Retail/Shopping Center
- 4 Operatories, ~ 1,397 sq.ft.

Santa Monica - Gross ~\$300K

- Seller Retiring. Highly Visible
- 4 Equipped Ops, ~ 1,397 sq.ft.

S. Pasadena - Seller Retiring!

- Projected Gross 2015 ~\$445K
- General Practice located in Medical Bldg. on main street.
- PPO/FFS. No HMO.
- 4 Equipped Ops, ~1,100 sq. ft.

Torrance - Gross ~\$330K

- Digital Office located in Shopping Plaza on Main Street.
- PPO/FFS. No HMO. No Dential.
- 2 Eq. Ops + 1 plumbed, ~1,100 sf

Valencia - Gorgeously Design

- Real Estate & Practice for Sale
- 2015 ~\$830K
- State of the Art Practice
- Cash/PPO
- 6 Operatories, ~2,200 sq.ft.

Dental Practice for Sale San Diego County, CA

La Jolla - Gross ~\$350K

- Retail Center, digital office.
- Mostly PPO, 2 Equipped Ops.

Dental Practice for Sale Orange County, California

Laguna Hills - Beautiful Office

- Projected Gross 2015 ~\$400K.
- Increasing Revenue. Cash/PPO.
- Busy Retail Shopping Center.
- 4 Eq. Ops, Approx. 1,750 sq.ft.

Mission Viejo -Gross ~\$1.2 Mil

- Large Shopping Center
- Mostly PPO/Stable Pt Base
- 7 Operatories, ~2,700 sq.ft.

San Juan Capistrano - Modern!

- Prime Location! Shopping Ctr.
- Beautiful, Starter Office.
- 3 Equipped Ops, ~1,100 sq.ft.

Santa Ana - LOW RENT!

- Highly Visible Corner Office.
- Busy Street. 3 Ops, 1,100 sq.ft.

Santa Ana - Gross ~\$345K

- Main Street, Downtown
- Mostly Dential, ~2,392 sq.ft.
- 5 Eq Ops + 2 Add't Plumbed

Dental Practice for Sale Riverside County, CA

Corona -Retail Shopping Ctr!

- Gross ~\$285K.
- Main Street Visibility & Signage
- 5 Equipped Ops, ~1,100 sq.ft.

Moreno Valley - Gross ~\$235K

- Stand Alone Building & Dental Practice for Sale
- High Visibility on Busy Street
- 4 Eq. Ops + 5 Add't Plumbed
- 2,500 sq.ft., 9-10 Parking Space

Dental Practice for Sale San Bernardino County, CA

Fontana - Main Street!

- Highly visible retail shopping center. Off the 10 Freeway.
- Affordable Rent! ~1,350 sq.ft.
- 3 Eq. Ops + 1 Add't Plumbed,

Ontario - Seller Retiring!

- Starter Practice on busy main street. Good visibility. Low Rent!
- 3 Equipped Ops, ~1,100 sq. ft.

Buy Two Practices Together Dental Practices for Sale in Rialto & Rancho Cucamonga

- Practices Gross ~\$906K
- Both Dental Practices are in Large Retail Centers.
- **Rialto**: ~3,500 sq.ft. 8 Ops
- **Rancho**: ~2,100 sq.ft., 5 Ops.

Dental Practice for Sale Northern California

Concord - Gross ~\$125K

- Practice & Real Estate Available
- Freestanding building
- Mostly Cash/PPO. Good visibility.
- 2 Ops + 2 Plumbed, 1,500 sf

Dublin - Gross ~\$785K

- Prime location. Shopping Center
- Mostly PPO/Cash Patients
- 5 Operatories, ~1,800 sq.ft.

Gilroy - Gross ~\$243K

- Large shopping center.
- 3 Eq. Ops + 2 add't plumbed.

Hayward - Gross ~\$438K

- Located in shopping center
- Mostly Cash/PPO, ~1,800 sf
- 4 Eq Ops + 1 Add't Plumbed

King City - Gross ~\$650K.

- Large retail shopping center.
- Over 10 Years of Goodwill
- 5 Eq Ops, ~ 1,375 sq.ft.

Modesto - Gross ~\$830K

- GP located in strip mall.
- Cash/PPO, ~ 3,200 sq. ft.
- 7 Eq Ops + 1 Add'l plumbed

Salinas - Gross ~\$270K

- Shopping center. Cash/PPO.
- 3 Eq. Ops + 2 add't plumbed.
- Very little competition around.

San Jose - Great Location

- Starter Practice in Strip Mall.
- Highly visibility on busy street.
- 3 Eq. Ops , Approx. 1,040 sq.ft.

Dental Practice for Sale Fresno County, California

Coalinga -Freestanding Building

- Gross ~\$585K on 3-4 days/wk.
- Located on busy main street
- Excellent Visibility. Paperless.
- 3 Equipped Ops, ~1,200 sq.ft.

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Brian joined Integrity Practice Sales with 20+ years of customer service and sales experience. He has worked as an insurance sales and customer service representative with Auto Club and Farmers Insurance. He also has much experience financial advising with Morgan Stanley.

**Jack
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Jack has been in the dental business for almost 20 years. Specializing in dental technology and equipment with major focus was practice management software, he has worked for the two major dental supply houses and is now excited to be working with Integrity Practice Sales.

**Linda
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A 3rd generation San Diego native, Linda's entire career has been dedicated to dentistry. Years of success in sales and consulting for orthodontic manufacturers brought her to serve as VP of Corporate Sales with Lancer Orthodontics prior to acquiring her California real estate license.

**Craig
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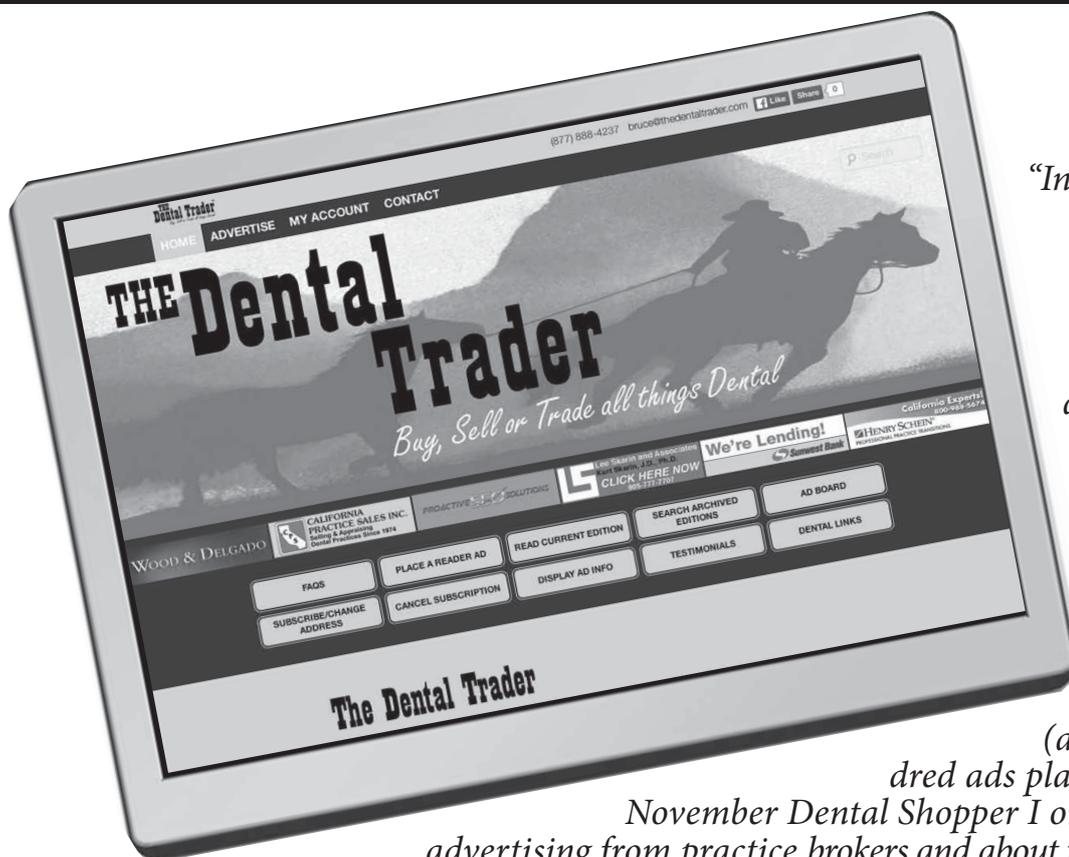
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Craig has been continually involved in the real estate industry since 1979. His real estate background is diverse, working in the commercial real estate field and all aspects of leasing, sales, finance, development, construction, design and project management.

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ASK THE BROKER

Why do Brokers only represent Sellers?

This is a question I asked when I decided to become a "dental broker". The basic answer is that this business is a very finite market as compared to real estate, and therefore there is no "multiple listing service". Another reason is that buying a practice is NOT like buying a house. Houses are very easy to get "comparable values" by looking at similar houses in the neighborhood which have recently sold. Dental practices are as unique and varied as the personalities and skill sets of the dentists that run the practice.

While it is true that the pricing of practices might be similar to finding "comparable" practices in a specific market, the values of practices in the same market depend on the types of dentistry being performed on a particular patient base. For instance, the typical price of a practice in a specific location might be 70% of the year's collections. Most of the dental practices in that neighborhood will probably sell within 5 to 10% variance (at most) of that multiple. However, the percentage of cash flow that hits the bottom line will be different for practices that accept all PPO's and HMO's as compared to a strict fee-for-service practice.

From a legal aspect, buyers must realize that it is the broker's job to represent the Seller's best interests. However, a good dental broker spends a great deal of time compiling important documents which help the buyer decide if the particular practice is a good value *IN THAT BUYER'S HANDS*. Only the BUYER can determine if his/her own skill sets will be successful in a particular type of practice. A good broker will also provide the accurate cash flow before taxes, computer reports that show the percentages of procedures being performed in the practice, schedules of employee pay and benefits, tax returns, office lease, and any other documents that are pertinent to the practice. A good broker often helps his own client, the Seller, navigate through what is considered normal and customary for the local market and sometimes needs to "re-educate" the Seller on what is expected in a normal transition of a dental practice.

Brokers have every good intention on producing a smooth and successful transition of a practice. A successful transition is the best protection a seller can have, post-sale. Only the attorneys win if a transition does not go well and litigation becomes necessary. Brokers cannot prevent a buyer from making a *poor* decision, but hopefully they've provided the information necessary to help the buyer make an *educated* decision.

Timothy Giroux, DDS owns Western Practice Sales and is a member of the nationally recognized dental organization, ADS Transitions.

Questions?

Contact Dr Giroux at wps@succeed.net or 800.641.4179

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NORTHERN CALIFORNIA

BENICIA - General Dentistry - Practice and Building for sale of this well-established office in the beautiful waterside community of Benicia, our first State Capitol. 2014 GR of \$555,000 on 4 1/2 day week with 4 equipped treatment rooms in approx. 1545 sq. ft. Practice utilizes Open Dental software, Digital X-Ray, Digital Pan and Laser. Approx. 1300 active patients with 7-8 new patients per month. Owners are retiring from private practice and will help buyer with a smooth transition. #CA298 Jim Engel - 925-330-2207.

CALAVERAS COUNTY - General Dentistry - After 40 years practicing in this historic gold mining town and 26 years in its present location, the doctor is retiring. **SOLD** There are four operatories in 1,752 sq. ft. Practice features Dexis Digital X-Rays, Eaglesoft, Cerec unit and Pano. Average collections for the last 3 years has been \$450,000 / yr. #CA294-Dennis Hoover - 209-605-9039.

CASTRO VALLEY - General Dentistry - Practice & Building for sale. Approx. 1,800 sq. ft. with 3 fully equipped operatories, one additional plumbed but not equipped. 2014 **SOLD** Gross Receipts of \$373,000 on four day work week, three days of Hygiene. Stand-alone building on major freeway exit near shopping, restaurants, and other businesses. Owner is retiring after 38 years of practicing in this great community. #CA251 Jim Engel - 925-330-2207.

FOLSOM - General Dentistry - Located in well-designed, 2,420 sq. ft. office with 5 Ops, Shick Digital X-rays, Pano **SOLD** (digital), 8 days hygiene/wk, and Carestream/Softdent software. #CA235-Thomas Wagner - 916-812-3255.

FOLSOM - FACILITY ONLY - Start your own practice or satellite office! **PRICE REDUCED** to \$118,000!! Great opportunity to start a practice in a well-designed, modern, fully equipped, 1,200 sq. ft. dental office with 3 Ops, digital x-rays (one sensor), digital pan, computers & monitors in all ops, high & low speed handpieces, cavitrons, a Statim 5000, and all instruments needed for the practice of General Dentistry. Dansereau vacuum pump, and a 2.5 hp compressor (purchased in Feb of 2014). Owner is relocating to a nearby office and is combining practices. Please call for additional information including a complete equipment list. #CA209-Thomas Wagner - 916-812-3255.

GREATER PITTSBURG AREA - PRICE REDUCED by \$122,000 - General Dentistry. Est. for over 35 years, owner retiring. 7 Ops in 2,324 sq. ft. with Dental **SOLD** software, Intra-Oral camera, Pano, and Digital X-rays. 2014 Gross Receipts of \$848K with overhead under 70%. Building to be sold with Practice. #CA108 Thomas Wagner - 916-812-3255.

GREATER ROSEVILLE/ROCKLIN/LOOMIS - General Dentistry- Beautiful, vaulted ceiling 1,500 sq. ft. facility with 5 Ops (4 equipped). Fully digital, Dextrix G5, radiography with Dexis sensors and Optime plates systems. Well-equipped and highly-maintained office. **SOLD** Greatly organized business. Have it all, live and work in a phenomenal family-oriented community. Seller refers out molar endo, ortho, O.S., and perio. Gross Receipts in 2014 was \$469K. Seller is retiring. #CA239 Thomas Wagner - 916-812-3255.

GREATER SACRAMENTO - General Dentistry - Well-designed 3,079 sq. ft. office (shared w/2nd dentist - separate practices) in professional building. 7 ops w/Digital X-ray, Pano, and Datacon software. 2014 Gross Receipts of \$930K w/low overhead. Owner retiring after 35+ years in same location. #CA140- Thomas Wagner - 916-812-3255.

GREATER SACRAMENTO - General Dentistry - Northern Sacramento Area practice, located in same location for 15 years. **SOLD** 6 Ops in approx. 2,100 sq. ft. with Dextrix software, fiber-optics, and X-rays in every op. 2014 combined Gross Receipts of \$1.1M. #CA237- Thomas Wagner - 916-812-3255.

GREATER SAN JOSE AREA - Periodontal Practice - Receipts for fiscal year ending in Sept. 2014 were \$1.3M. Practice has been the same location for 28 years in a medical-dental complex on a busy thoroughfare. **SOLD** 6 Ops with the potential for 2 more. Equipped with Digital X-rays, Pano, Cone Beam, Laser, and Intra-Oral. Practice averages 35 new patients per month. Owner would like to work back 1-2 days per week. #CA219-Dennis Hoover - 209-605-9039.

LIVERMORE - General Dentistry - Practice & Building sold together: Beautiful, Professionally designed office in the center of this Wine Country community. 4 completely equipped treatment rooms in approx. 1100 sq. ft. Digital Pan, Digital X-Ray and Laser. Office utilizes Dextrix software and digital sensors with 6 computer workstations. 2014 GR of \$740,000 with adjusted net over 46% and growing in 2015. Owner is retiring from private practice and will help buyer through a smooth transition. #CA300 Jim Engel - 925-330-2207.

MARIN COUNTY - This Central Marin Village office offers approx. 1250 sq. ft. with 3 fully equipped treatment rooms. This downtown shopping area location has housed a dental practice for over 70 years, 38 with the present owner. Fee for service 2014 GR of \$370,000 and on pace for same in 2015. Seller owns the building and will offer buyer a favorable lease and help with a smooth transition. Owner is retiring from private practice. #CA302 Jim Engel - 925-330-2207.

MARIN COUNTY - General Dentistry- This rare Mill Valley charmer boasts 2013 Gross Receipts of \$502K on 3 doctor days per week. Established for over 10 years utilizing Dextrix software, Digital X-ray, and Intra-Oral Camera. 3 equipped Ops and 1 additional plumbed in 1,260 sq. ft. Great location on a busy thoroughfare near shopping, schools, and senior retirement center. Owner has another practice outside the area so this is priced to sell in this idyllic family setting. #CA224-Jim Engel - 925-330-2207.

MARIN COUNTY - General Dentistry- This great location in Central Marin boasts great views of Corte Madera Creek from each of its three treatment rooms. 2014 Gross Revenues of \$315,000 are down for its historical past, but priced right for an energetic buyer ready to follow this well-known esthetic master. Eaglesoft Software, Schick Digital Sensors and Paperless Charts. Average age of Equipment is 10 years. Owner is retiring after 36 years of private practice and will help buyer with the transition. #CA286-Jim Engel - 925-330-2207.

MILLBRAE - General Dentistry- Beautiful, professionally designed office boasting 5 fully equipped treatment rooms in approx. 1500 sq. ft. 2014 Gross Revenue of \$670,000 with Eaglesoft PMS, Digital Pan, Digital X-Ray and state of the art equipment. Office fronts busiest street on the Peninsula and offers great exposure for continued growth. Near BART, Cal Train and 10 minutes to SFO. Owner retiring to pursue other interests. #CA262-Jim Engel - 925-330-2207.

NORTH COAST - Endodontic Practice - Humboldt County: Well-established, high performing practice boasts 6 Ops (5 equipped) in 3,300 sq. ft. with Digital X-ray, Microscopes, and EndoVision software. Average age of equipment is 10 years. Very low overhead with excellent referral base. Owner will help buyer with transition period as needed. Owner retiring after 38 years in the community. #CA214-Jim Engel - 925-330-2207.

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NORTH EAST OF SACRAMENTO – General Practice: 2,500 sq. ft. office with 7 Ops in seller-owned professional complex. Equipped with intraoral, digital x-ray, and Eaglesoft software. Practice has been in this location for almost 40 years, 2014 GR of \$1.5M. Seller retiring. #CA268-Thomas Wagner - 916-812-3255.

NORTH OF SACRAMENTO – General Practice: 1,750 sq. ft. leased office in a larger professional office complex with 4 operatories. Intraoral Camera, Digital X-ray, Imaging System, Pano, Laser, CAD-CAM, and Dentrix software. 2014 GR of \$1M on 4 day week. Practice has been established at current location for over 20 years. #CA260-Thomas Wagner - 916-812-3255.

NORTH OF SACRAMENTO – General Practice: Practice located in highly-desirable location, office has 1,324 sq. ft. with 4 Ops. Owner worked 39 weeks in 2014. Dentrix software, pano, 5 days of hygiene per week. Owner retiring #CA267-Thomas Wagner - 916-812-3255.

NORTHERN CALIFORNIA – Periodontal Partnership Opportunity: One of two partners is retiring from a long-est., very successful Perio Practice. 1,500 sq. ft., 6 Ops, and Dentrix software. Owner financing with acceptable down payment. Sale to new partner is subject to approval by current partner. #CA168-Thomas Wagner - 916-812-3255.

NORTHERN CALIFORNIA – Endodontic Practice: Well-est. satellite endodontic practice with 3 ops (1 additional plumbed) in 1,200 sq. ft. Two microscopes, Digital. 2014 Gross Receipts \$280K+. #CA158- Thomas Wagner - 916-812-3255.

NORTH SACRAMENTO – General Practice: This PPO practice is in a leased space with less than 1,000 sq. ft. and three operatories. Practice features 2 days of hygiene, digital x-rays, & Easy Dental software. #CA266-Thomas Wagner - 916-812-3255.

NORTH SACRAMENTO – General Practice: Practice & Condominium for sale: 2500 sq. ft. office with 5 operatories, equipped with Dexis Digital X-ray, Pano, Laser, Dentrix software. Practice established for over 20 years, brand new computers, 10+ new patients per month. 2014 GR \$673K. #CA305-Thomas Wagner - 916-812-3255.

OAKLAND – General Dentistry- Downtown Oakland Historic Building boasts partial views of Lake Merit. Approx. 1500 sq. ft. with 4 completely furnished treatment rooms, Dentrix Software, Dexis Digital X-Ray and nearly 80 new patients per month. 2014 GR of \$869,000 with adjusted net over \$370,000 on 5 day week. PPO/HMO/FFS patients with continued growth over 20% in 2015. Owner is downsizing. #CA293-Jim Engel - 925-330-2207.

OROVILLE – General Practice. This 1000 sq. ft office was completely remodeled in 2010. It features Dentrix and Dexis software with 9 computer stations, Digital Pan and X-rays, Laser, and Intraoral Camera. 2014 gross was \$512K with 3 days of hygiene. Owner is retiring after 36 years in Oroville. #CA287-Dennis Hoover - 209-605-9039.

OROVILLE – General Practice. This 3 op office is ideal for a satellite or startup practice. Most of the equipment is less than 5 years old and the office is looks new having been recently remodeled. Owner is retiring after 30 years in Oroville and 16 years in this location. #CA288-Dennis Hoover - 209-605-9039.

OAKLAND - General Dentistry: Piedmont District – Well-established downtown charmer w/ Gross Receipts of \$453K. 3 treatment rooms in shared office totaling 1,000 sq. ft.. Off-street parking w/5 days of hygiene, 8 new patients per month. Owner retiring after 27 years at this location. #CA217 Jim Engel - 925-330-2207.

PITTSBURG – General Dentistry- Well-est. practice on city's busiest thoroughfare. 3 year avg. Gross Receipts of \$235K/60% overhead. 5 ops in 1,400 sq. ft. with Pano, Fiber Optics. 12 NP/ mo. and very favorable rent. Avg. age of equip. is 15 years. Owner is retiring. #CA133- Jim Engel - 925-330-2207.

PINOLE – Endodontic Practice - This professionally designed Endo office has served the community for over 36 years. Gross Revenue of \$672K, with adjusted net over \$300K on 4 days per week. 4 completely furnished treatment rooms with PBS Endo Software, Digital X-Ray and Microscopes and packaged tastefully in approx. 1200 sq. ft. Average age of the equipment is 10 years with other new items. Owner is retiring but will help buyer with introductions to all key referrals. Office space ownership is also available. #CA284-Jim Engel - 925-330-2207.

SACRAMENTO – General Practice: 3 equipped ops (1 additional plumbed) in 1,320 office equipped with Carestream software, Dexis Digital X-ray, Intraoral, Imaging System. Practice established 15+ years, 4 days hygiene per week, 2014 GR \$434K. #CA296-Thomas Wagner - 916-812-3255.

SACRAMENTO – General Practice: 2,400 sq. ft. practice in stand-alone professional building with 7 equipped Ops, 1 additional plumbed. Equipped with Digital-Doc Intra-Oral, Schick Digital X-ray, Imaging system, patient education software, Pano, Softdent software with equipment updated within the last 2 years and new flooring installed throughout. 2014 Gross Receipts were \$626K+. Owner retiring. #CA250-Thomas Wagner - 916-812-3255.

SACRAMENTO – General Dentistry Practice and Condominium. 1,300 sq. ft. office in professional building with Eaglesoft software and fiber optics. 2014 GR of \$650K. Owner retiring. #CA261-Thomas Wagner - 916-812-3255.

SACRAMENTO – General Practice: Leased 1,684 sq. ft. open concept pediatric office in a professional building with 6 equipped stations and 2 additional plumbed. Averaging 16 new patients per month, \$590K GR in 2014. Seller retiring. #CA269-Thomas Wagner - 916-812-3255.

SACRAMENTO – General Practice: 2,500 sq. ft. office w/6 equipped ops, 1 additional plumbed. Dentrix software, Digital X-ray, Intra-oral, Pano. 2014 GR \$788K. Practice established for over 30 years. Lease ends 2/2016 and will not be renewed. Seller would like to move this practice into another practice and work-back 3 days/week. #CA297-Thomas Wagner - 916-812-3255.

SACRAMENTO – Russian-speaking general dentistry practice. Leased 1,500 sq. ft. office with 4 Operatories, equipped with Intra Oral camera, Digital X-ray, Imaging System, Pano, Biolase, 3D CBCT, and CAD-CAM. All equipment is less than 2 years old, practice was started 1.5 years ago with \$1M Gross Receipts over the first 12 months. 2015 YTD Gross Receipts as of October is \$1.1M. #CA290-Thomas Wagner - 916-812-3255.

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SAN FRANCISCO: FINANCIAL DISTRICT – Periodontal Practice and Condo Unit. This four op office in downtown San Francisco has gross receipts of \$714,000 and a net income of \$363,000 in 2014. The seller is also selling his condo unit occupied by his practice. The condo unit has 1,160 sq. feet with a northwest exposure and beautiful view. Excellent opportunity to work and own your own office space in the downtown area of one of the world's most vibrant cities. #CA274 - Dennis Hoover - 209-605-9039.

SAN RAMON – Facility Only Sale: This is truly a gorgeous office, boasting 4 completely equipped treatment rooms with high end Pelton & Crane Equipment, Digital X-Ray, Digital Pan and I.O. Cameras. Professionally designed and decorated in approx. 1654 sq. ft. corner suite. This office is located in Bishop Ranch, home to Fortune 100 & Fortune 500 companies, entrepreneurial & professional business' and healthcare. Priced at less than 1/3 the cost to set up a similar office. #CA306-Jim Engel - 925-330-2207.

SANTA MARIA – This Central Coast beauty boasts 42 years in the community, 16 years at current location. 4 Ops in 1,500 sq. ft. Easy Dental software, Dexis Digital, and Intra-oral cameras. 2013 Gross Receipts of \$523K in 180 Dr. days. 5 days of hygiene. Close to hospital, Comm. College, and freeway. Seller owns the suite and is retiring. #CA166- Jim Engel - 925-330-2207.

SANTA ROSA – This 3 Op office is part of a larger complex, owner selling interest in building. 4 days of hygiene seeing 10-12 patients per day, booked 6 months in advance. 2013 Gross Receipts were \$542K with \$182K Adjusted Net. Practice was started by present owner in 1968, owner is retiring. #CA200-Dennis Hoover - 209-605-9039.

SOLANO COUNTY – General Practice: Leased 1,350 sq. ft. office in office complex with 4 ops, Intra-Oral, Gendex Digital X-ray, Imaging System, Pano, and Dextrix software. 2014 Gross Receipts of \$869K on 30 hour/week. Practice established for 18 years, owner retiring. #CA246-Thomas Wagner - 916-812-3255.

SONOMA – General Practice: Wine County Beauty boasts a professionally designed, stand-alone 2000 sq. ft. building with 4 fully equipped treatment rooms, plenty of light and nearly every dental technology available including Digital X-Rays, Lasers, CAL & more. 2014 Gross revenue of \$675,000 on a 3 day work week. Practice started over 50 years ago, present owner has practiced for 26 years, 12 years at this location. Owner is relocating out of state and owns the building. #CA270 - Jim Engel - 925-330-2207.

SOUTHERN SACRAMENTO COUNTY – General Practice: Condo office with 1,380 sq. ft. and 4 Ops, equipped with Intra-Oral, Dexis Digital X-ray, Pano, Laser, and Easy Dental software. 2014 Gross Receipts were \$581K, practice established for 18 years, owner retiring. #CA249 -Thomas Wagner - 916-812-3255.

WALNUT CREEK – Prosthodontic Practice with 3 Ops, fully equipped, near a retirement community. Doctor is retiring. 28 years in the same location. Practice had over \$530K in Gross Receipts in 2012. #CAM540 - Jim Engel - 925-330-2207.

WATSONVILLE- NEW LISTING: This 1,325 sq. ft. office condo and dental practice has 4 operatories with 2 days of hygiene. The practice was established in 1985 and has been in its present location for 14 years. Average receipts are \$450,000. Owner works 3.5 days per week. Long term staff. Fiber Optics, Intra-oral camera and digital x-rays. Ideal first practice or as a satellite location. Own both practice and condo unit. Owner is retiring. #CA314-Dennis Hoover-209-605-9039.

YOLO COUNTY – Opportunity for energetic Pediatric Dentist to become established in quickly growing community northwest of Sacramento. Good opportunity to expand current practice and/or use as a satellite practice. Two equipped operatories in approximately 1,000 sq. ft. office with Intra-oral camera and Open Dental software. 2014 GR of \$245K. #CA301-Thomas Wagner - 916-812-3255.

CENTRAL CALIFORNIA

CENTRAL COAST – General Practice in the Central Coast area. 31 years of goodwill. 6 Ops, 8 days of hyg/week. 2013 Gross Receipts of \$2.3M and Adj. Net of \$840K. Dextrix, Digital, Paperless, Intra-Oral Camera, Laser. #CA208-Kerri McCullough - 949-300-0312.

FRESNO – General Dentistry. This 1,739 sq. ft. office has 4 Ops with 6 days of hyg. Gross Receipts have averaged \$760K per year with low 61% overhead. Gendex X-ray, Panmer, Soft Tissue Laser, Intra-Oral, Digital Pan, and Cerec CAD/CAM. Owner is retiring after 31 years in the same location. #CA202-Dennis Hoover - 209-605-9039

KINGS COUNTY – This retiring dentist is in the rural community of Kings County, CA. Practice has been established for 50 years in the area with 4 Operatories, intra-oral camera, Panographic x-ray unit and completely furnished. Gross Receipts for 2014 were \$246K. This would be a great location to relocate or open a second office. #CA265 - Steve Caudill - 951-314-5542.

MADERA - General Dentistry – Building and Dental Practice. This beautiful 6 operator, 3000 sq. ft. office is located in a stand-alone building. 2014 receipts were \$850,000. Dextrix and Dexis software, Panographic X-ray. 1,400 active patients with 8 days of hygiene/week. Practice started by owner in 1971. #CA289-Dennis Hoover - 209-605-9039.

PASO ROBLES – General Dentistry. Central Coast Wine Country beauty features a modern, professionally designed GP practice on one of the busiest thoroughfares. Digital X-Ray, Softdent Practice Management and 8 computer workstations. 4 fully equipped treatment rooms with 2014 GR of \$573,000 on 192 days per year. 4 days of hygiene per week & 6-7 new patients per month. Owner retiring after 38 years and will assist with transition. This rapidly growing community offers a great opportunity for a new buyer! #CA275 - Jim Engel - 925-330-2207.

TULARE – General Dentistry. This beautiful 5 operator office is located in a 2,300 sq.ft., highly-visible, free-standing building. In 2014 the practice grossed \$1,746,000 in collections. The doctor offers treatment for sleep apnea, cosmetic dentistry, including full mouth reconstructions, and Invisalign as part of his general dentistry services. There are 10 days of hygiene. Owner moving out of state. Call for information. #CA273-Dennis Hoover - 209-605-9039.

TUOLUMNE COUNTY - General Dentistry Practice & Building. Gross Receipts averaged over \$1M in 2013, 2012, & 2011 with just 59% overhead, and 8 days of hygiene. There are 6 Ops in approx. 2,000 sq. ft., equipment average age is 3-4 years. The building is well-maintained with storage and upscale interior décor. 45 minutes from population centers with 200K+ people. #CA199-Dennis Hoover - 209-605-9039.

SOUTHERN CALIFORNIA

ANAHEIM HILLS – General Dentistry, 4 Ops, Established 30 years. Dextrix. 6 days of hygiene per week, long-term staff. #CA279 -Kerri McCullough - 949-300-0312.

BAKERSFIELD – General Dentistry practice with 4 operatories featuring Dextrix, Dexis digital x-rays, and a Pano. This is a PPO/FFS practice. #CA299-Thinh Tran - 949-533-8308.

BALDWIN PARK – General Dentistry - 5 Ops, 4 Equipped in a 1,500 sq. ft. suite. \$276K GR in 2014. Seller is relocating out of state. #CA176-Kerri McCullough - 949-300-0312.

BANNING – General Dentistry - 6 Ops in 1,873 sq. ft. Digital x-rays, EagleSoft, and is paperless. 8 days of hygiene per week. 2014 GR of over \$1.4MM. #CA183- Steve Caudill - 951-314-5542.

BEVERLY HILLS – General Dentist est. for 20 years, moved 2 years ago to a boutique ofc. 2 Ops, 1 equipped. OpenDental, Digital, paperless. 2014 GR \$120K on 3 days/week. FFS & PPO. #CA215-Mario Molina - 323-974-4592.

BEVERLY HILLS – General Dentistry Practice. 5 Ops in 1,500 sq. ft. EagleSoft, Digital, CEREC, ~7 yr. new equipment. 4 days hyg/week. 2014 GR \$1.09M #CA210 -In Escrow. Kerri McCullough - 949-300-0312.

CARSON – General Dentistry practice. 3 Ops, EagleSoft, paperless, digital, Pano. All equipment is <3 years old. 2014 GR \$143K, room to grow. #CA280 Kerri McCullough - 949-300-0312.

COASTAL ORANGE COUNTY – NEW LISTING – General Practice. 5 Ops, 4 Equipped, Dextrix, Dexis. Professional building location with 48+ years of goodwill. 2014 GR of \$518K with Adj. Net of \$192K. #CA311 - Kerri McCullough - 949-300-0312.

CYPRESS – General Dentistry. 5 Ops, Est. for 35 years. 7 days of Hyg./week, most specialty work referred. 2014 GR \$948K with \$426K Ad. Net. #CA257 - In Escrow. Kerri McCullough - 949-300-0312.

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GREATER LOS ANGELES AREA - Periodontal Practice-5 Ops, Dentrrix, Digital X-Rays, Laser, Intra-Oral Camera. Great referral base, 34 Years of Goodwill. #CA173-Kerri McCullough - 949-300-0312.

HUNTINGTON BEACH - General Dentistry. 5 Ops, Est. for 28 years. Digital x-rays, Pano, Laser, Intra-Oral Camera, 12 days of hyg./wk. 2014 GR of \$1.1M+. #CA263-Kerri McCullough - 949-300-0312.

HUNTINGTON BEACH - General Dentistry Practice. 3 Ops, 2 Equipped. Established 18 years near residential, shopping and freeway. 2014 GR \$396K on 4 days/week. PPO/FFS. #CA277 - Kerri McCullough - 949-300-0312.

INLAND EMPIRE - Endodontic Practice - This 4 Op practice features 8 year new equipment, digital x-rays, and Cone Beam CT. 60+ years of goodwill and is near freeway. 2014 GR of \$739K on 4 days/week with low overhead. #CA281-Steve Caudill - 951-314-5542.

INLAND EMPIRE - General Dentistry Practice with 7 Ops, Dentrrix, digital, Pano. 30 years of goodwill. 4½ days of hygiene per week. PPO and 2 HMO plans accepted. #CA283 -In Escrow. Kerri McCullough - 949-300-0312.

INLAND EMPIRE - General Dentistry Practice with 4 Ops, Intra-Oral Camera, Digital X-rays, and Pano. 2014 Gross Receipts of \$534K and Adjusted Net Income of \$196K. Seller is retiring. #CA285 - Thanh Tran - 949-533-8308.

LAGUNA BEACH - *NEW LISTING* - General Dentistry. 5 Ops, 3 Equipped, great location! \$503K GR in 2014. For more information, call Thanh Tran - #CA304 - 949-533-8308.

LOS ANGELES - General Dentistry. 6 Ops, 5 Equipped, est. 50+ years, in current location for 29. SoftDent, Digital, Intra-Oral Camera. 2014 GR \$591K. #CA255- In Escrow. Kerri McCullough - 949-300-0312.

PALM DESERT - General Dentistry practice with 5 Ops, est. for 32 years. 18 NP/mo, 6 days of hyg./wk. 2014 GR of \$831K and \$339K Adj. Net. #CA245. Kerri McCullough - 949-300-0312.

PASADENA AREA - *NEW LISTING* - General Dentistry practice with 3 Ops, Dentrrix, Dexis, Laser, and CEREC. Established 50+ years. Building also for sale with practice. #CA282-Kerri McCullough - 949-300-0312.

PICO RIVERA - General Dentistry. 6 Ops, est. since 1960. DentiSoft, Intra-Oral Camera, Pano. Practice has 4½ days Hyg. per week. 2014 GR \$690K. #CA258- Thanh Tran - 949-533-8308.

SAN GABRIEL VALLEY - *NEW LISTING* - Pedodontics. 4 Ops, 50+ years in the community. 2014 GR of \$159K, room to grow. PPO and Denti-Cal are taken in this practice. #CA312-Thanh Tran - 949-533-8308.

SANTA BARBARA - *NEW LISTING* - General Dentistry. 4 Ops, established for 40+ years. Long-term staff and 8 days hyg./wk. FFS/Delta Premier. 2014 GR of \$827K. #CA291-Kerri McCullough - 949-300-0312.

SOUTH ORANGE COUNTY - Pediatric Dentistry. 4 Ops, 1 year new equipment, OpenDental, Digital X-Rays, and Pano. \$236K GR with room to grow. #CA222-Thanh Tran - 949-533-8308.

SOUTH PASADENA - General Dentistry Practice with 4 Ops, 3 equipped, paperless, digital, Dentrrix, Laser. 37+ years of goodwill, 4 days of hyg/week. 2014 GR of \$856K with \$271K Adj.Net. #CA244-In Escrow. Thanh Tran - 949-533-8308.

UPLAND - General Dentistry. 4 Ops, 3 Equipped, est. 25+ years. Open Digital X-Rays, Intra-Oral Camera. #CA254- Kerri McCullough - 949-300-0312.

VALENCIA - *NEW LISTING*: Quality-driven 9 Op practice available in a sought-after building. State-of-the-art. 2014 GR of \$1.7M+. #CA315-Kerri McCullough-949-300-0312.

VICTORVILLE - General Dentistry - 3 Ops plus 3 plumbed for expansion, 2,150 sq. ft., SoftDent, 2014 GR of \$273K, Est. 34 years. #CA149-Kerri McCullough - 949-300-0312.

WEST HOLLYWOOD - General Dentistry - 4 Ops, Prof. Building, 9 years of goodwill, Intra-Oral Camera, Digital, Laser. Equipment avg. age is 5 years old, 2014 GR of \$571K with 221K Adj. Net. #CA212-Kerri McCullough - 949-300-0312.

WHITTIER - General Dentistry - 4 Ops, 3 equipped, Dentrrix, Dexis, est. for 50+ years on a main street. Most specialty work is referred out. 2014 GR \$217K. #CA276 -In Escrow. Kerri McCullough - 949-300-0312.

SAN DIEGO

CHULA VISTA - General Dentistry- Est. 50 years ago, seller acquired 35 years ago. 4 Ops, 3½ days of hygiene, Dentrrix Software. \$493K 2013 GR, seller is retiring. #CA109-Russ Okihara - 619-694-7077 - **PRICE REDUCED!**

CHULA VISTA EAST - *NEW LISTING* - General Dentistry practice with 3 operatories has been established for 19 years. Office is located in a professional building and has 2 days of hygiene per week. #CA304 - Russell Okihara - 619-694-7077.

COLLEGE AREA, SAN DIEGO - Very busy, 6 Op General Practice with room to grow to 9 Ops. PPO, Dentrrix, Digital X-Rays. 2014 GR of \$1.7M. Seller is relocating. #CA231-Russ Okihara - 619-694-7077.

DOWNTOWN SAN DIEGO - Leasehold sale: Modern and Chic downtown office in a prime location. 3 Ops, with room for expansion. #CA232-Russell Okihara - 619-694-7077.

ESCONDIDO - 4 Ops, 3 Chairs, Central Escondido. Doctor is retiring. Excellent opportunity to merge or grow. Looking for a quick sale. #CA292 Russell Okihara - 619-694-7077.

LA JOLLA - Quality driven General Practice, 3 Ops, FFS, Delta Premier, PT Hygienist, 2014 Revenues: \$559K, Dentist Retiring. #CA278 - Russell Okihara - 619-694-7077.

NORTH COUNTY INLAND - Highly-regarded General Dental Practice, FFS/PPO. 6 Ops in a beautiful, free-standing building. Opportunity for property ownership. #CA271- Russell Okihara - 619-694-7077.

SAN DIEGO CENTRAL - *NEW LISTING*: 4 Ops plus 1 Surgical Op, Modern and Bright, Conference Room, HMO/PPO/FFS, Digital Pan/Ceph, Professional Building, convenient location. #CA309-Russell Okihara - 619-694-7077

SANTEE - *NEW LISTING*: 9 Ops, HMO/PPO/FFS. Large strip mall location, the doctor utilizes digital x-rays w/Panorex, 2 Surgical Ops. This is an excellent opportunity in a highly visible location. #CA310-Russell Okihara - 619-694-7077.

SOUTH BAY AREA - *NEW LISTING* - General Dentistry Practice. 4 Ops in a modern, spacious layout. PPO/FFS, EagleSoft, Digital. Both practice & building are for sale. 2015 GR over \$335K. #CA313- Russell Okihara - 619-694-7077.

SOUTH BAY AREA, SAN DIEGO - General Dentistry, 3 Ops and 4 days of hyg/week. Dentrrix and Digital Pano, and FFS with 2014 Projected Gross Receipts of \$562K. #CA206-Russell Okihara - 619-694-7077.

VISTA - *NEW LISTING*: Beautiful and Modern, 5 Op GP, FFS/PPO, Spacious and well-appointed, Scan X Digital X-Rays, Digital Pano. All Endo, Implant Placement and Most Surgeries Referred. Seller Retiring due to Health. #CA308- Russell Okihara - 619-694-7077.

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MAUI, HAWAII - *NEW LISTING* - General Dentistry. 7 Ops, 5 equipped. Lots of Goodwill, Computerized, FFS/PPO with a Modern design and CEREC. Excellent Location in Central Maui. 2014 GR over \$1.4MM. #HI101-Russell Okihara - 619-694-7077.

OAHU, HAWAII - *NEW LISTING* - Modern General Dentistry Practice with 3 Ops. Practice is computerized with Dentrrix, and digital X-rays. FFS/PPO, excellent opportunity. #HI100-Russell Okihara - 619-694-7077.

OAHU, HAWAII - *NEW LISTING* - General Dentistry practice with 3 Operatories. Practice utilizes Dentrrix, Dexis Digital X-rays, located in a shopping center. Established for 28 years, on most major PPOs. 2014 GR over \$360K. #HI102-Russell Okihara - 619-694-7077.

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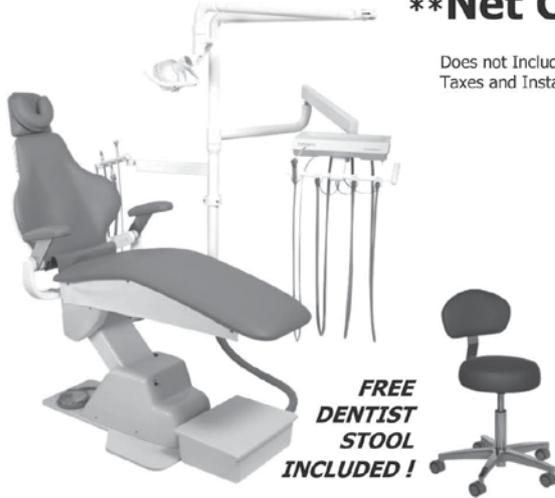
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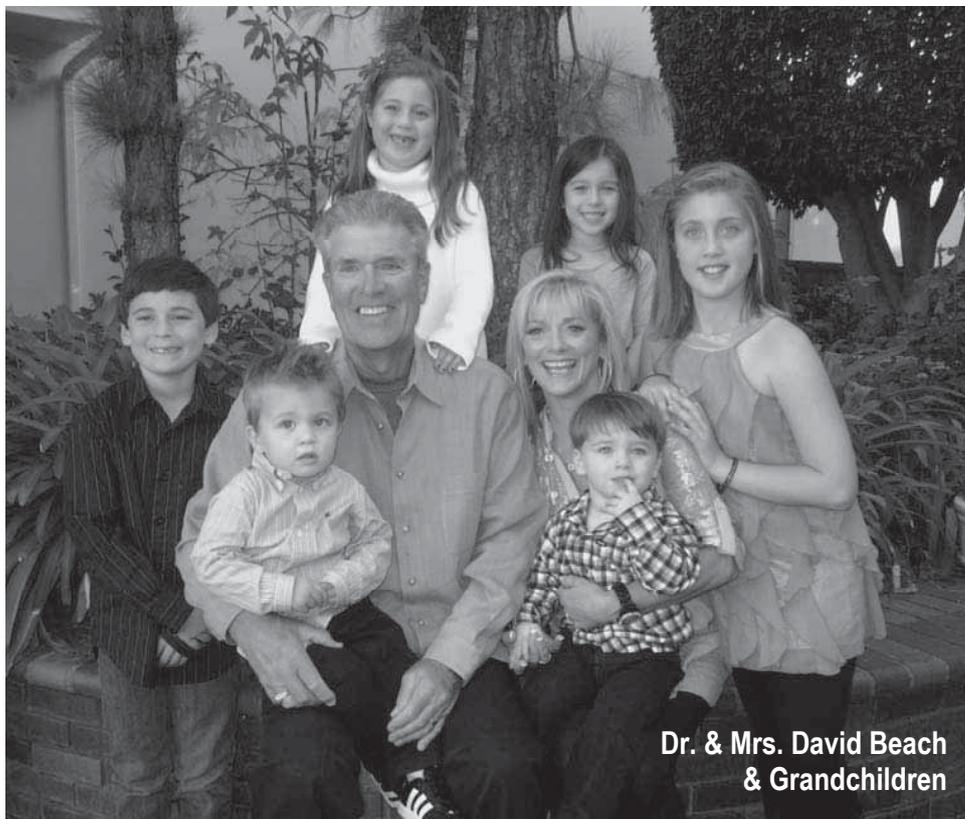
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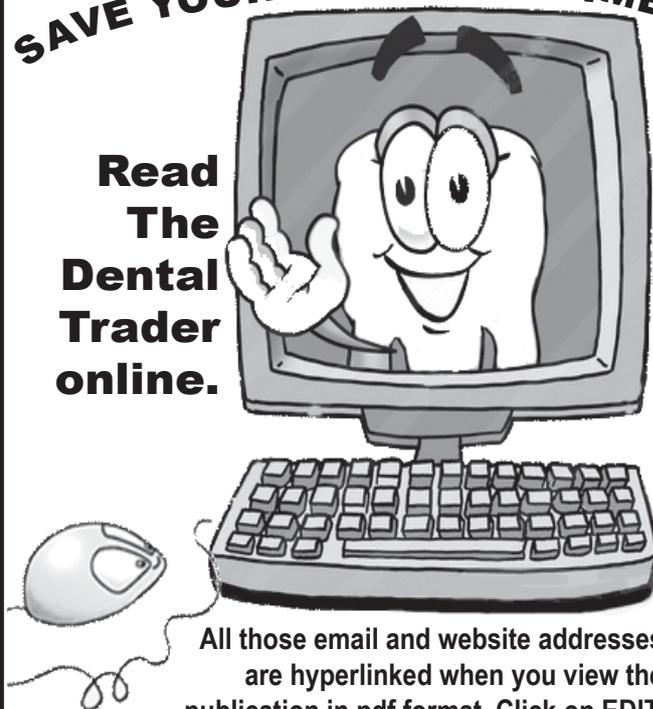
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BAY AREA CONTINUED

DG-499 SARATOGA Facility: 2 fully equipped ops & room for 1 add'l w 1,178sf. Move-In Ready **NOW ONLY \$80k**

DN-467 GILROY Facility: This traditionally styled practice is perfectly situated! 1,325 sf w/ 3 ops + 1 add'l. **\$75k**

DN-497 PLEASANTON Facility: Great Location! 870 sf w/ 3 ops + 1 add'l. **Owner Financing w/10% Down! Reduced! \$95k**

DG-519 SANTA CLARA Facility: Move In Ready! 2240 sf w 6 fully equipped ops **\$225k**

NORTHERN CALIFORNIA

EC-525 SACRAMENTO: Great Location! Close proximity to shopping areas. 1,500 sf w/ 3 ops 10-15 new pts/mo **\$220k**

EN-340 SACRAMENTO: Large HMO practice! 3,400 sf w/ 10 ops and Plumbed for 1 add'l **\$950k**

EN-378 LINCOLN: quality practice with a wonderful patient base! 1,369 sf w/ 2 op + 3 add'l. **\$170k**

EN-379 ROSEVILLE: An amazing opportunity in the location of your dreams! 1,040 sf w/ 3ops. **\$295k**

EN-464 ROCKLIN Facility: Don't miss out on this remarkable opportunity! 2,150 sf w/ 4 ops. **\$150k**

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EN-475 ROSEVILLE Facility: Hesitate and you might miss out on this opportunity! 875 sf w/ 2 ops + 2 add'l. **\$49.5k**

EG-479 FOLSOM: History is alive here with tributes to the past! 1,600 sf w/ 3ops. **\$225k**

EG-496 AUBURN: Associate-Driven HMO practice in Downtown. 3 fully equipped ops **\$315k**

EN-484 FOLSOM Facility: Come live, practice and grow here! 1,934 sf w/ 4 Ops. **\$150k**

EN-503 FOLSOM Facility: Take a close look at this opportunity! 2,150 sf w/5 ops. **Reasonable Offers Considered!**

EG-508 FOLSOM Facility: You'll want to spend your days here! 1,500 sf w/ 4 ops + 1 add'l. **\$60k**

EN-516 CITRUS HEIGHTS: well-established, quality practice is loaded w/30+ years of goodwill. 1,358 sf w/ 3 ops + 2 add'l **\$140k**

EG-521 FOLSOM Facility: Stands out above the rest! Don't Miss this one! 1,200 sf w 3 ops. Well Equipped! **\$99k**

EG-523 SACRAMENTO: Spacious practice and Real Estate Available NOW! Call for Details!



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FN-299 FERNDALE: Live and practice on the beautiful North Coast! 1,300 sf w/ 3 ops **\$195k (Real Estate: \$309k)**

FC-334 NORTHERN CA: Emphasis on prevention. 1,200 sf w/ 4 ops **\$480k / Real Estate Also Available!**

FC-415 FT. BRAGG: Excellent practice in peaceful, family-oriented community! 1,800 sf w/ 5 ops + 1 hyg. Op. **\$425k**

GC-472 ORLAND: Live & Practice in charming small town community. 1,000 sf w/ 2ops. Seller Retiring. **\$160k**

GG-386 REDDING: Amazing Practice. Lease or Buy Real Estate! 2,860 sf w/ 4 ops. Plumbed for 2 add'l! **ONLY \$275k**

GG-453 CHICO: 5,000 sf 7 ops Perfect for 1 or more dentists! **\$395k**

GG-454 PARADISE: ~2,550 sf w 9 ops. 40 yrs goodwill! Amazing Opportunity! **\$595k**

GN-244 OROVILLE: Must See! Gorgeous, Spacious. 2,500 sf w/5 ops! Collections over \$450k in 2013. **Only \$315k**

GN-258 REDDING: Pristine and attractive! Conveniently located! 2,100 sf w/ 3 ops + 2 add'l. **Now Only \$300k!**

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HN-213 ALTURAS: Close to Oregon Border. FFS practice is 2,200 sf w/ 3ops +1 add'l **\$115k**

HN-280 NO EAST CA: 900 sf w/ 2 ops **\$110k**

HN-290 PLACERVILLE: FFS. 1,400 sf w/ 4 ops **\$210k**

HG-448 LAKE TAHOE AREA: **Call for Details!** Upscale Family Practice. 3400sf w 6 ops **\$725k**

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IC-468 SAN JOAQUIN VLY: 2500+sf, 6 ops, Motivated Seller, Price Reduced. All offers considered! **\$350k**

IG-367 MERCED: Newly Remodeled, Paperless. 1,550 sf w/4 ops **REDUCED! \$280k**

IG-470 TRACY: Amazing opportunity. 1300 sf w/ 4 ops **\$270k**

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IN-397 FRESNO/MADERA: Focused on quality dental care & patient comfort! 2,000 sf w/5ops. **Seller Motivated: \$440k**

IN-429 TRACY Facility: "Move-in ready" Hesitate and you might miss out! 2,488 sf, 5 ops **\$245k/RE: \$650k**

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JC-349 FRESNO Facility: Motivated Seller retiring! Step right in and make yours! **Call for Details!**

JG-491 FRESNO: Well-established. 40-50 new Pt/mo. 1,452 sf w/ 4 fully equipped ops **\$425k**

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I-9461 CENTRAL VALLEY Ortho: 1,650 sf w/5 chairs/bays & plumbed for 2 add'l **\$180k**

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Dr. Charles Zahedi is currently a Part-time Faculty member and Instructor at the Department of Periodontics, University of California in Los Angeles (UCLA). Previously, he was a Full-time Associate Professor at the Department of Advanced Periodontics and Implant Surgery, Loma Linda University.

He obtained a Ph.D. in oral medicine with a thesis on periodontal and bone regeneration. Dr. Zahedi has lectured on periodontics and implant dentistry and trained hundreds of dentists in United States and many other countries including: United Kingdom, Germany, Holland, Sweden, France, Italy, Portugal, Belgium, Luxembourg, Poland, Czech Republic, Lithuania, Brazil, Mexico and China.

In 2011, he became the Founder and Clinical Director of the not-for-profit charitable foundation Dentists for Veterans/Oral Disability Rescue. He brings compassionate dental care to orally disabled veterans and older adults that have no covered dental benefits and live below the poverty threshold.

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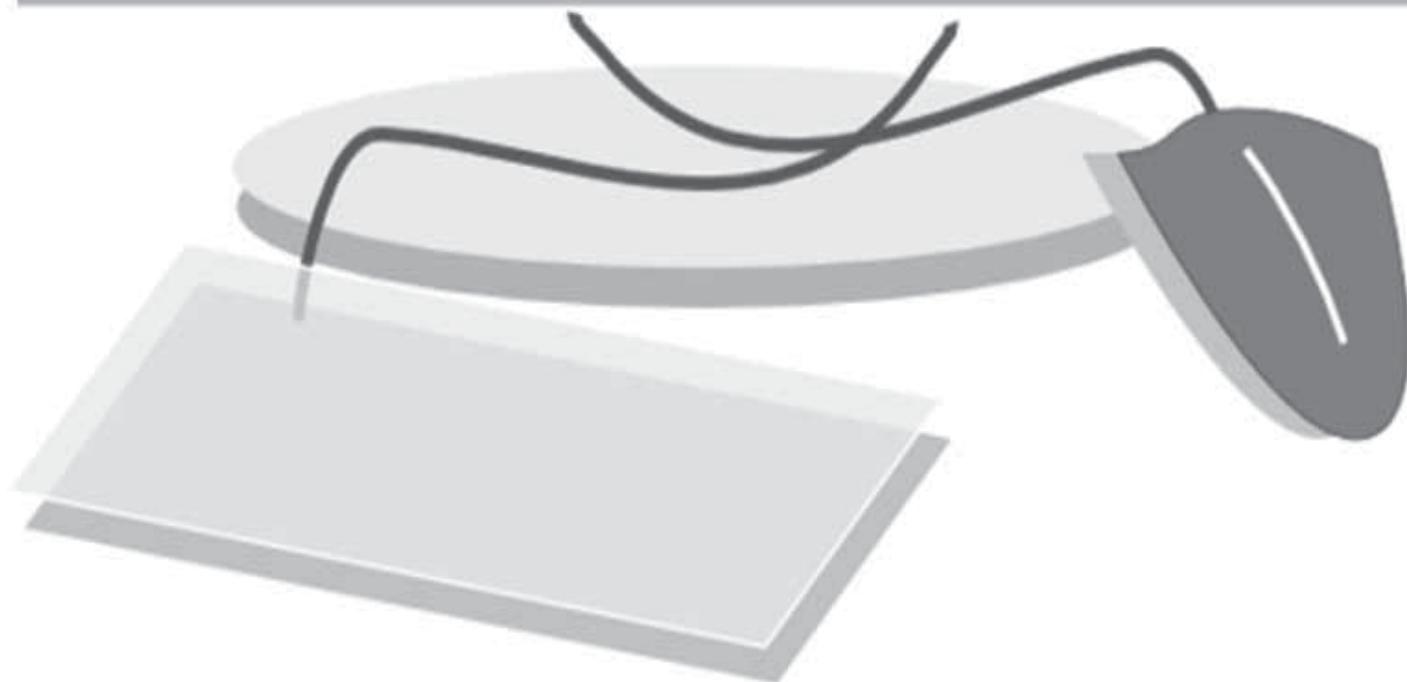
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- 6096 FRESNO** Long established. 4-days per week of hygiene. Realized collections of \$450,000 in 2015. 4-ops.
- 6095 PINOLE'S APPIAN WAY** 2014 and 2015 are mirror images. Production was and shall be \$475,000 and collections were and shall be \$435,000. 3-days of hygiene. Delivery systems were upgraded 8-years ago. Strong foundation here.
- 6094 SAN FRANCISCO BAY AREA - PERIO PRACTICE** Phenomenal "business model". 2015 trending \$1.3 Million on part-time schedule by choice. Profits shall top \$700,000. Superlatives too numerous to mention. This is a "once-in-a-career" opportunity.
- 6093 CENTRAL MARIN COUNTY** High quality practice available in "hub" of Marin County. Solid foundation. Consistent \$700,000+ per year performer with strong Profits. 3-days of hygiene. Digital office.
- 6092 ROSEVILLE** Great foundation. 2015 trending \$350,000. 3-ops with 4th available. Prime location on Douglas Boulevard. End cap suite in strip center with fantastic exposure.
- 6089 MOUNT SHASTA** Small town living renowned for mountain recreation, lakes & streams, fishing, golfing and abundant culture. Perfect escape from the Rat Race and corporate intrusion. On 3-day week revenues topped \$800,000 in 2014. 2015 trending \$850,000 with \$450,000 in Profits.
- 6088 SANTA CRUZ** Well established. Lots of patients. Strong Hygiene Department with 6.5 days of hygiene per week. Collected \$600,000 in 2014. 2015 trending \$675,000+.
- 6087 LAKE TAHOE - NEVADA'S STATELINE** Located adjacent to California's South Lake Tahoe. "Fee-for-Service" as practice is "Out-of-Network" with insurance companies. Collections last year topped \$600,000 with Available Profit of \$220,000. 3.5 days of hygiene per week. Escape California income taxes! Nevada State Board of Dental Examiners accepts the Western Boards.
- 6081 SANTA CLARA** El Camino Real location. 2015 tracking \$775,000 with Profits of \$325,000 for Owner who works 19-hour week. Management is on cruise control. New Doc who is ambitious and extends hours shall push practice over \$1 Million very quickly. Contract with specialists to perform work in-house. 5-ops in 1,700 sq. ft.
- 6080 SAN RAMON** 8+ days of Hygiene per week. \$450,000 invested in 6-Op office. Consistent \$400,000+ per year performer. Attractive transition arrangements available.
- 6071 CHICO** Strength is 4-day Hygiene schedule. Retiring DDS focuses on restorative. Endo, OS, Perio & Bredo referred. 2014 collected \$450,000. Beautiful 4-Op office. Full Price \$150,000.
- 6070 VISALIA** Strong foundation and well-positioned for ambitious successor. Strong Hygiene Department, beautiful facility, well equipped. Digital throughout. Not a Delta Premiere practice. Revenues trending \$700,000 for 2015 on part-time schedule. Extend hours and be busier. Best location!

Professional Practice Sales of The Great West



Ray and Edna Irving
 (415) 899-8580 ~ (800) 422-2818
www.PPSsellsDDS.com

For complete details on any of these opportunities, go to www.PPSsellsDDS.com

Thinking on selling your practice? Call "PPS of The Great West" today.
 This shall be the best decision you make regarding this important change in your life!

"I listed with a competitor for 12 months. Had two people visit my practice. First weekend PPS had my listing, I had 3 people visit and an offer by the end of the first week. Thank you for allowing me to move on to the next step of my life."

"It was a pleasure to work with PPS. I had to sell because of health complications. Mr. Irving listed my practice on Jan 1st, we closed escrow on Feb 27th. It took him less than 60 days to complete the sale as promised."

"When I decided to sell my ortho practice, I sought the services of a large company. Over the 12-month contract, I had one buyer visit. Word was out. It had a devastating effect on my bottom line. Fortunately, I found Ray and Edna Irving! When I finally sold, I choose between two good offers. My regret was the time and money lost with the other guys."

"When I signed the Listing on June 1st, Ray stated he would have the practice sold by Labor Day. The sale was concluded on Sept 1st, two days before Labor Day. Wow!"

"I will always remember your statement when I questioned your contract being only four months. You stated: 'If I can't sell your practice in that time, you should get someone else.' Well, you did with time to spare!"

"Before I called Ray, I had a listing with another prominent Broker. After eleven months without a sale, I called Ray. He sold it in about a month! Would I recommend Ray? Yes!"

"In April, I asked Ray Irving to sell my practice. At the same time my friend decided to sell his practice. He employed another firm. My practice sold June 22. My friend's practice still hasn't sold and he was putting his dreams on hold."

PPS of The Great West's reputation is built upon grounded ethics and effectiveness. Our trademark "client services" include accurate assessments, impeccable marketing plans, complete transparency, generating quick responses, realizing multiple Offers, securing 100%+ financing in days, expert papering of our transactions and sound counsel. Everything is done to protect our Client and to effect a successful transfer. Our intent is simply to provide the best service imaginable for this very important engagement.



***50 years later and we're
still having fun!***

*Thank you California Dentists.
You are the absolute Best!*



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