

THE Dental Trader

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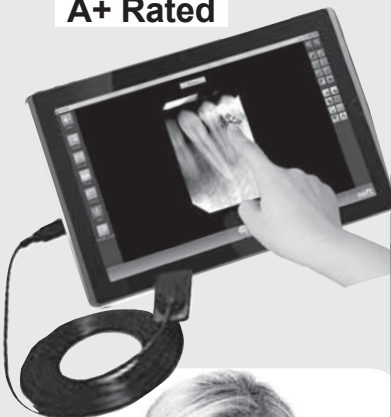
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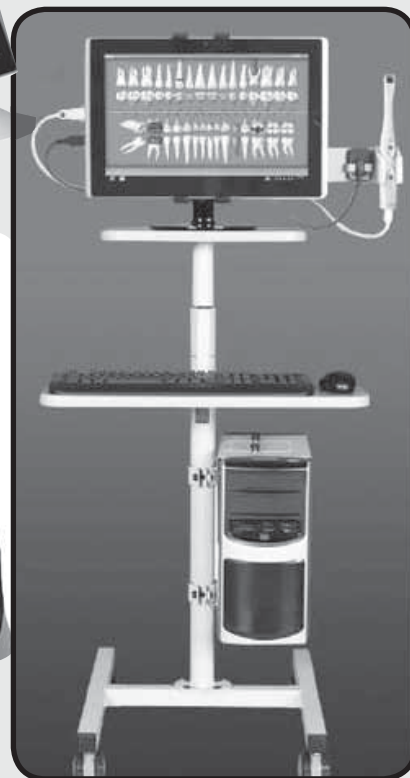
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oral surgical ins.& ortho pliers for sale.please call 626 333 0191.

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Dental receptionist needed for an office in palm desert area.fax resume 760-772-7085.

PLACE A FREE AD TODAY! See FAQs page at dentaltrader.com.

Associate Dentist Needed Chino and Moreno Valley pscainc@earthlink.net.

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RDA wanted Friendly, established office in Glendora. sandimasdental@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. EAST KERN COUNTY - (5) Op comput G.P. **VERY LIMITED COMPETITION!** In a free stand bldg. Bldg also avail. Excellent exposure/visibility & signage. Cash/Ins/PPO/pts base. Digital CT Scan, Digital X-Rays, soft tissue laser, & a regular Pano. 2015 Gross Collect approx. \$600K on a (4) day week. (24-25) new pts/mos. (4.5) Hygiene days/wk. Seller Retiring. **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 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. **REDUCED**

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, comput G.P. with central nitrous. Located in a multi story high rise prof bldg. on a main thoroughfare. Cash/Ins/PPO/HMO pts with approx. \$7K/mos Cap Cks. Dentrux (G5), Digital X-Rays & CT Scan. 2015 Gross Collect of \$1.41M+. Open (5) days/week with no nights & no weekends. Averaging 50+ new pts/mos. (5) Hygiene days/wk & (7) DDS days/wk. Refers out Ortho, some Endo & some Perio surgery. 40+ Years of Goodwill.

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. **SOLD**

ORANGE COUNTY

SANTA ANA - Absentee owned (6) op fully eqt'd 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 pts with no HMO & no Denti-Cal. Comput & Pano eqt'd. 2015 Gross Collections of \$489K on a (3 1/2) to (4) day week. **Back on the Market!**

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RIVERSIDE COUNTY

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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.

SAN BERNARDINO COUNTY

Room for Your San Bernardino County Practice Listing.

SAN DIEGO COUNTY

CLAIREMONT - (3) Op fully eqt'd comput G.P. Located in a one story prof. bldg. on a main thoroughfare w exposure/visibility. Cash/Ins/PPO/ pts base. (2) year old eqt., Practice Web s/w & Digital X-Rays plus regular Pano. 2015 Gross Collect. \$265K+ on a (3) day wk. **PENDING**

SAN LUIS OBISPO COUNTY

GROVER BEACH - TURNKEY OFFICE. (2) ops of newer eqt. Digital x-ray and Pano. Computerized and networked. Dentrux 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. **Landlord rental incentives being offered.** **PENDING**

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. **REDUCED**

OXNARD #8 - (4) op comput. G.P. Located in a prof. bldg. with ample free parking. Dentrux 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.

OXNARD #9 - Practice and Condo for sale. (3) op computerized G.P. Located on a main thoroughfare. Cash/Ins/PPO/HMO patients. Annual Gross Collect \$200K+ p.t. \$4K+/mos Cap Cks. Excellent Buy & Combine, Satellite, or Starter. **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, Dentrux s/w & digital x-rays. Annual Gross Collect approx. \$120K - \$130K/yr p.t. Seller moving.

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LA MESA – GENERAL Practice and **BUILDING** located on Busy thoroughfare. 5 equipped Ops (plus 1 plumbed) in approx. 2700 sq.ft. Digital X-Rays and 1 year old Digital Pan.

MIRA MESA – 20+ year GENERAL Practice has 4 Ops in approx. 1300 sq. ft. Situated on corner of busy intersection. Primarily PPO.

LEMON GROVE – GENERAL Practice in high traffic strip mall. 4 Ops in 1100 sq. ft., has digital. Cash, PPO, Cap. Absentee owner.

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BAKERSFIELD: Associate-run, multi-specialty Clinic. Revenues exceed \$80k/month on Conservative pace. Shopping Center Location. Large Revenue Potential. Serious Inquiries Only. Must have Experience, Backing and Ability to Get Financed!

ENCINITAS: Private, Upscale, Beautiful Office. Retail Shop Location. Ample Parking. Digital X-rays. Fully Computerized. Must See. Part-time hours / High Revenues. Must See. Outstanding Opportunity.

LANCASTER: Free standing visible building with 4 ops. Modern. Seller working only part-time. Excellent Starter Opportunity. Priced to Sell Quick !

LOS ANGELES: Looking to Get Eased Into Practice? Retiree Willing to Assist in Transition. Looking for Right Fit for Long-estab Holistic Private Practice. Beautiful Office. Low Overhead. Huge Upside Potential.

LOS ANGELES: Retiree with Over 25 Years Goodwill. Wilshire Location. Office Fully Updated. Seller working Part-time & willing to Assist in Transition. Super Opportunity.

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ONTARIO: Here's your Starter Practice. 2 Ops fully Equipped. Single-story Retail Area that is Easy to Find. Turnkey Office. Priced to Sell Immediately. Don't Wait !

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Selling Price: **Full Price**
Number of Buyers Shown Practice: **4**



Location: **Costa Mesa**
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Selling Price: **Full Price**
Number of Buyers Shown Practice: **3**



Location: **Temecula**
Asking Price: **\$690,000**
Selling Price: **Full Price**
Number of Buyers Shown Practice: **6**



Location: **Anaheim**
Asking Price: **\$555,000**
Selling Price: **Full Price**
Number of Buyers Shown Practice: **2**



Location: **Los Angeles**
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Selling Price: **Full Price**
Number of Buyers Shown Practice: **4**

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San Diego Practices for Sale

Point Loma: 5 ops. 44 years Goodwill, 7 years with current owner. Great location.

Hillcrest: 5 fully equipped ops. 26 years Goodwill. Disabled seller. \$600k in collections. No marketing being done. Solid financial investment.

Periodontic Practice: San Diego – 4 ops. Very Well established. More details provided upon request.

Carmel Valley: 4 ops. 16 years Goodwill. Beautiful high tech office built out two years ago in new location.

Oceanside: 3 ops. 49 years Goodwill. \$1.1 million in collections. Desirable North County Location.

Rancho Bernardo: 5 ops. 27 years Goodwill. Located in a Professional Complex. Freeway close.

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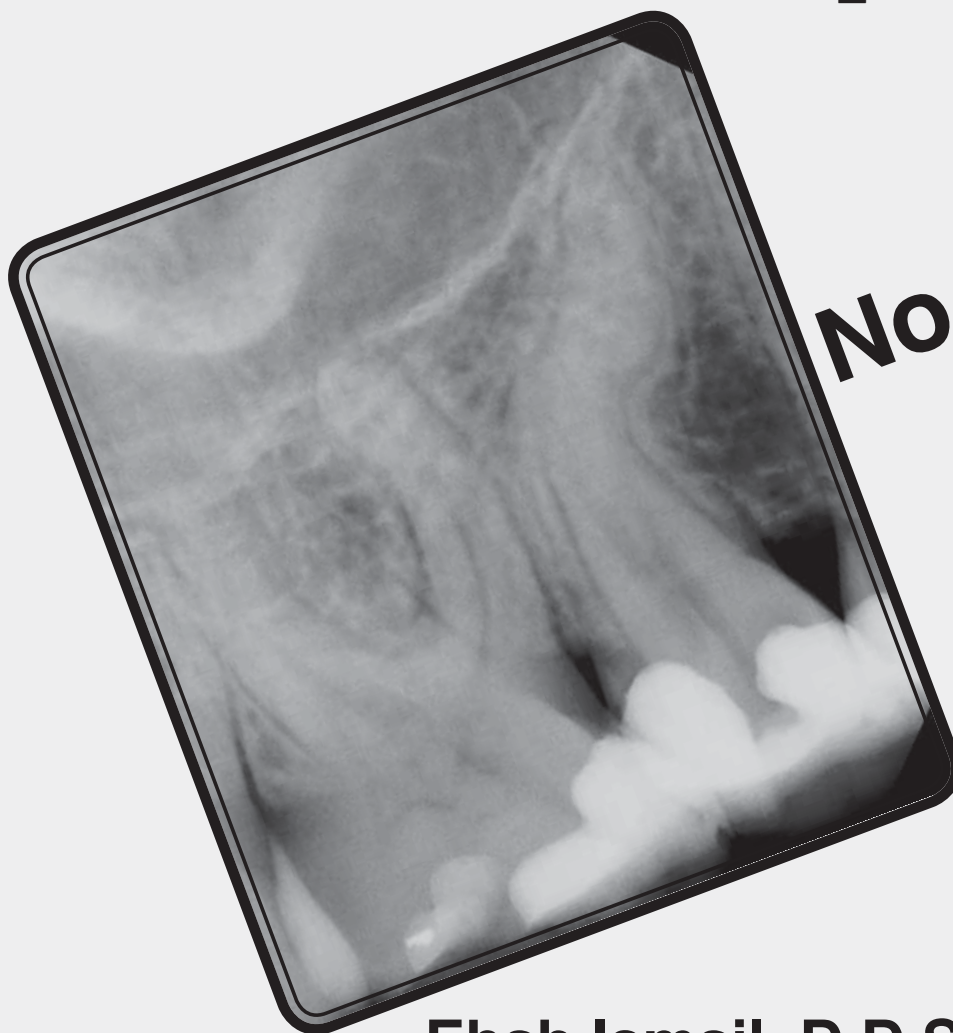
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Anaheim

Practice and Building for sale - Dr. retiring after 37 years in this location – 3 operatories - Grosses over \$400,000 on 4 easy days/week with low overhead of 55%– fee for service and private insurance. Building consists of 3 separate building on same lot – 1 is 700 sq ft and 1 is 900 sq ft and both are unoccupied and the 3rd building is two dental offices of 1070 sq ft each.

Lake Elsinore

Dr. retiring after 34 years – 3 operatories with digital xrays and computers in each operatory – one additional operatory is plumbed – 1200 sq. ft. grosses \$400,000 on 3 easy days per week with 3 days of hygiene.

Los Angeles

Dr retiring after 44 years in private practice - beautiful, modern 3 operatory practice with digital x-rays and ScanX system - very high tech - grosses \$400,000 on 4 easy days/week.

Irvine

High quality practice for sale. Retiring Dr. does all facets of dentistry. Grosses over \$750,000 / year on 3 1/2 days/week – 35 years goodwill. 6 operatories in 2200 sq. ft. Very modern with digital x-rays and patient TV's on ceiling in every operatory. High net income.

Los Alamitos

Dr retiring after 50 years in private practice - beautiful, modern 4 operatory practice with digital x-rays - grosses over \$300,000 on 3 easy days/week with 3 days of hygiene.

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When it Comes to the Sale

DENTAL PRACTICES FOR SALE

PRACTICES FOR SALE IN THE FOLLOWING AREAS: Bakersfield, Burbank, Carson, Culver City, Duarte, Hawthorne, Lancaster, Long Beach, Northridge, Orange, Palmdale, Santa Barbara, Simi Valley, Thousand Oaks and Westlake Village.

BAKERSFIELD FEE FOR SERVICE PRACTICE FOR SALE: Located in the desirable southwest section of Bakersfield, this practice collects \$3.5 million per year with a net income to the working owner of \$1.0 million per year. Seller works four days per week with seven days of general dentist associate time plus one plus days per week of endo and one day per month of perio. 15 days of hygiene per week. Established in 1977, the practice moved to a new facility three years ago with 12 equipped operatories with digital x-rays, panoramic x-ray, two lasers and full computerization with Eaglesoft software. 8 additional operatories are plumbed but not equipped for future growth. No HMO and no Denti-Cal. Asking \$2,500,000.

CULVER CITY FEE FOR SERVICE PRACTICE FOR SALE: This really is a full fee for service practice! 100% cash patients with no insurance plans. Seller is retiring after 38 years in practice. This practice is strategically located adjacent to the new technology park in Playa Vista with Google, Facebook and YouTube. Collections have been over \$800,000 for three years running (\$790,000 in 2012) with an average net income of \$250,000/year AND the seller refers all endo, all oral surgery, all perio and all ortho. Seller works four days per week with six plus days of hygiene per week. Five equipped operatories with digital x-rays and Practiceworks software. Real estate is for sale as well. Asking \$650,000 for the practice.

PALMDALE PRACTICE FOR SALE: Free standing building on Palmdale Blvd. Thirty-six years of goodwill with the current owner. Practice collects \$765,000 per year with a net income of \$290,000 per year. 8 equipped operatories. 3 days of hygiene per week. 32% of the practice income is from hygiene and exams. Seller refers all ortho, all implant placement, perio surgery and children under the age of 7. Property can be leased or purchased with room to expand for a pedo/ortho area separate from the existing 8 operatories. Asking \$550,000 for the practice and \$850,000 for the real estate.

HAWTHORNE STARTER PRACTICE FOR SALE: High visibility location on Hawthorne Blvd. with private off-street parking. Six equipped operatories with digital x-rays and Eaglesoft software. Additional operatories are plumbed but not equipped for future growth. Seller works one day per week and collects an average of \$14,000 per month with no Denti-Cal and no HMO. Seller does not work evenings or weekends. Potential for growth with minimal risk. Asking \$100,000.

ORANGE FEE FOR SERVICE PRACTICE FOR SALE: High percentage net income practice consistently collects \$295,000/year with a net income of \$180,000 or 61%! Seller works 3 ten-hour days per week and refers endo, oral surgery, perio, pedo, implant placement and ortho. Four operatories of six year old equipment in a class A professional building. Seller is retiring. Asking \$230,000. – **SOLD AT FULL PRICE**

BURBANK GENERAL PRACTICE FOR SALE: Seller is retiring. Established practice collects just over \$400,000 per year for 4 of the last 5 years with a net income of \$170,000 per year. Seller works 4 days per week with no evenings and no weekends. 18 new patients per month. Seller refers almost all endo, oral surgery and perio and refers all ortho and implant placement. No Denti-cal and minimal advertising. Visible retail location with 3 equipped operatories, digital x-rays and Dentrix software. Asking \$320,000. – **SOLD AT FULL PRICE**

THOUSAND OAKS/WESTLAKE VILLAGE FEE FOR SERVICE PRACTICE FOR SALE: Thirty-four years of goodwill! Seller is retiring from private practice to take a government position. Practice collects \$500,000 per year with five days of hygiene per week. No HMO, no Denti-Cal. Office has five equipped operatories, but does not have digital x-rays. Asking \$270,000.

NORTHRIDGE GENERAL PRACTICE FOR SALE: Over 25 years of goodwill in the same location. Prime, growing, upper middle income area of Northridge. Seller collects over \$700,000 per year and nets over \$275,000 per year. Seller works four days a week and has three days of hygiene per week. Refers all endo, all oral surgery, most removable, most perio and all ortho. Seller works no evenings or weekends and does no advertising. The practice does not accept HMO or Denti-Cal patients. Asking \$600,000. – **SOLD AT FULL PRICE**

SANTA BARBARA FEE FOR SERVICE PRACTICE FOR SALE: Very stable history of collections for the past four years with less than \$5,000 variation from the lowest to the highest year with average annual collections of \$772,000 and average net income of \$225,000 per year. Seller works a short four day work week with four and one-half days of hygiene per week. Seller refers oral surgery, pedo, difficult endo and ortho. Great office location in downtown Santa Barbara within walking distance of the government center and many major employers in the community. Top floor location with private elevator access, ceiling skylights, and newer leasehold improvements. Four equipped operatories with digital x-rays, chairside data entry and Dentrix software. Seller is retiring. Asking \$600,000.

DUARTE GENERAL PRACTICE FOR SALE: Twenty-three years of goodwill. Located on a corner with good visibility and signage. Seller works two and a half days per week. Average annual collections of \$395,000 with a net income of \$190,000 per year. Seller refers implants, difficult endo, difficult oral surgery and perio surgery. The office has three equipped operatories plus one additional operatory that is plumbed but not equipped. The equipment is older but very functional. Motivated! Retiring. Asking \$275,000. – **PENDING AT FULL PRICE**

LONG BEACH FEE FOR SERVICE PRACTICE FOR SALE: Highly desirable Naples area practice has been established at this location 37 years. Consistent collections for the past 5 years, including this year, of over \$600,000 per year (2015 is projected to be over \$650,000). Seller works four days per week with eight days of hygiene per week (2 hygienists per day). Over 1,600 patients on recall. Seller refers all endo, all perio, most oral surgery and all ortho. Five operatory office in a professional building. Asking \$475,000. – **SOLD AT FULL PRICE**

LANCASTER STARTER PRACTICE FOR SALE: Thirty plus years of goodwill. Visible location with three equipped operatories. Seller collects \$200,000 per year and refers all oral surgery, all endo, all perio surgery and all ortho. Practice does zero marketing, does not accept Denti-Cal or HMO. Immediate upside potential for a dentist that does endo and oral surgery and is willing to market the practice. Seller has had a history of medical problems and now must sell. Motivated! Make offer! Asking \$85,000.

CARSON STARTER PRACTICE FOR SALE: Retail location with 3 operatories and good marketing potential. This practice has been a "hobby" practice for the seller, who works just 2 1/2 days per week. The practice collects \$126,000/year with no marketing or promotion. Positive cash flow, but minimal profit. The practice needs someone that will dedicate more time and do more marketing. Seller is relocating out of state. Asking \$100,000.

SIMI VALLEY GENERAL PRACTICE FOR SALE: Collected over \$525,000 in the past twelve months with a net income of \$225,000/year. 3 days of hygiene per week. 50% PPO and 50% HMO patients. 4 operatory office with digital x-rays. Retail building with great visibility on Los Angeles Avenue. Asking \$405,000. – **PENDING AT FULL PRICE**

NORTHRIDGE GENERAL PRACTICE FOR SALE: Practice collects \$450,000 per year with two days of hygiene per week. Professional building location with four equipped operatories, digital x-rays, panoramic x-ray and full computerization with Eaglesoft software. No evenings, no weekends, no Denti-Cal and no HMO. A real steal at an asking price of \$250,000.



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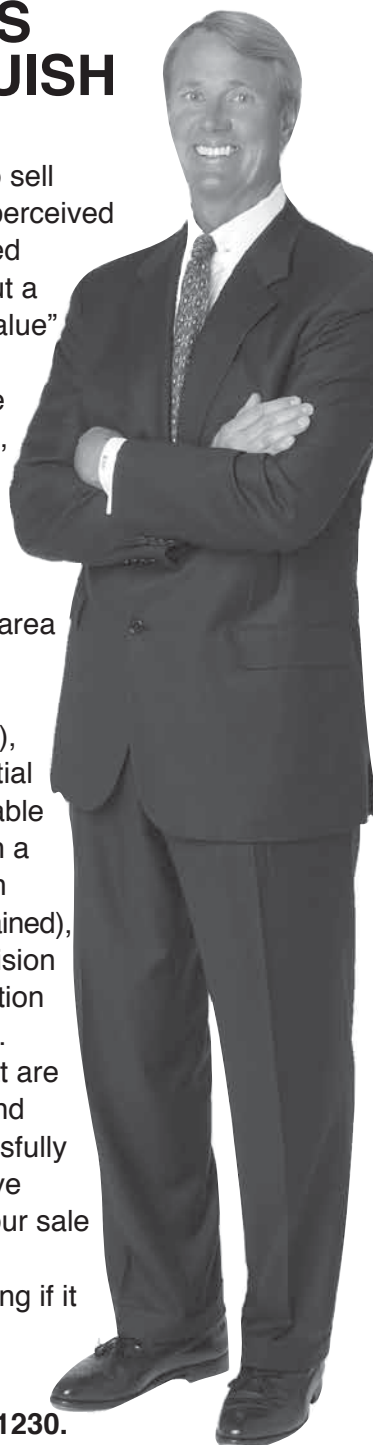
While it should be obvious, practices that are priced to sell (translates to "can be financed by a bank"), that have "perceived value" will sell quickly, while practices that are overpriced (translates to "bank will not finance the purchase without a significant seller carry back") with minimal "perceived value" will take months to sell, if they ever sell at all, until the broker and/or seller comes to grips with the fact that the market considers it overpriced. In today's market place, if a buyer cannot secure the financing for the purchase price, the practice will not be sold barring some unique characteristics that, for lack of a better term, we will call "perceived value".

Practices in highly desirable areas (and no, not every area is considered equally desirable by buyers), with a lot of referred work, a strong hygiene program, a relatively underserved area (not ten dentists in the same building), and a practice that has the expectation of upside potential have greater "perceived value". Practices in less desirable areas (your spouse is not willing to live near there), with a seller placing implants and doing all specialty work, with minimal hygiene (suggests that patients are not being retained), in a competitive environment and the buyer cannot envision how he/she can produce more given the patient population and the seller's skill set have minimal "perceived value".

It is absolutely no coincidence that those practices that are successfully being sold can be a) financed by a bank and b) have high "perceived value". If you expect to successfully sell your dental practice, it must be financeable and have inherent "perceived value" or you will have to reduce your sale price accordingly.

For the facts, and not the hype (I do not want your listing if it cannot be sold) call Kurt Skarin with Lee Skarin and Associates at 805-777-7707.

See us at the CDA Convention in Anaheim – Booth 1230.



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Dental Practice for Sale Los Angeles County, CA

City of Industry - Seller Retiring!

- Shopping plaza at corner of major intersections. PPO/Cash.
- 2 Ops + 2 plumbed, 1,300 sq.ft.

Downey - Modern Office!

- Street front location. ~2,000 sf
- 8 Operatories. Affordable Rent!

Gardena - Busy Intersections

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

Hawthorne - Shopping Plaza!

- Located on major intersection.
- 2 Eq. Ops + 4 plumbed, ~1,800 sf

Long Beach - 20 Yrs of Goodwill

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

Los Angeles - Busy Street!

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

Norwalk - Retail Shopping Ctr!

- **Seller is Retiring.** Cash/PPO
- 2 Operatories, Approx. 600 sq.ft.

Pico Rivera - Busy Street

- Excellent visibility and signage.
- 4 Equipped Ops, ~1,000 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 ~\$815K. Cash/PPO.
- State of the Art Practice.
- 6 Operatories, ~2,200 sq.ft.

Dental Practice for Sale Ventura County, CA

Ventura - Busy Main Street

- **Gross ~\$200K** on 2 days/wk
- High Visibility, Cash/PPO
- 5 Operatories, ~1,784 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

Fullerton - Gross ~\$825K

- Supermarket Shopping Center
- Busy street, great visibility.
- 3 Equipped Ops, ~1,300 sq.ft.

Huntington Beach - Low Rent!

- Starter Practice in Medical Bldg
- Digital. 3 Eq. Ops, ~1,200 sq.ft.

Laguna Hills - Beautiful Office

- Busy Retail Shopping Center.
- Modern Office. Cash/PPO
- 4 Eq. Ops, Approx. 1,750 sq.ft.

Mission Viejo - Gross ~\$970K

- 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.

Dental Practice for Sale Riverside County, CA

Corona - Retail Shopping Ctr!

- Gross ~\$285K. Main Street.
- 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 + 1 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.

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.
- **Don't Miss This Opportunity!**

Dental Practice for Sale Northern California

Concord - Freestanding Bldg. Practice & Real Estate Available

- Street Front Location.
- 2 Eq. Ops + 2 Add't Plumbed

Dublin - Gross ~\$785K

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

Hayward - Gross ~\$490K

- 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 ~\$1 Mil

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

Richmond - Gross ~\$500K ▪ Seller is Retiring.

- One Story, well maintained, high visibility on major road.
- 4 Equipped Ops, ~1,500 sq.ft.

San Jose - Main Street ▪ Gross ~\$385K

- Located in Medical Prof. Bldg.
- 4 Equipped Ops, 1,465 sq.ft.

San Jose - Great Location

- Starter Practice in Strip Mall.
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| MOTHERS DAY | | | | ANAHEIM CDA CONVENTION | | |
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| | MEMORIAL DAY | | | | | |

April

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RANCHO MIRAGE – Well established General practice located in a large busy shopping center. This practice consists of 3 equipped operatories and 2 chairs in open bay in an approximately 1,400 sq ft suite. It's computerized with Easy Dental and digital x-ray. Seller is currently working 4 days/wk and sees approximately 20-25 new patients/mo. Fee for service. NO HMO. Referring Ortho out. New grocery store was built next door bringing walk-ins. Grossed approximately \$553K in 2015. **BUYER'S NET OF \$170K.** Please contact your CPS Agent for more details. **Property ID #5096.**

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HUNTINGTON PARK (GP) – Well established general practice with approximately 30 years of goodwill located in a one story strip shopping center. Practice consists of 3 equipped operatories in a approximately 860 sq ft office. Seller is currently working 5 days/wk and sees approximately 9-10 new patients/mo. Insurance/Cash/Denti-cal. Does minimal advertising. Grossed approximately \$215,522 in 2015. **BUYER'S NET of \$100K.** Great practice. Please contact your CPS Agent for more information. **Property ID #5054.**

LA PUENTE – General practice + Real Estate. This practice is a historical landmark circa 1961 for the city of La Puente, previous owner built out the first dental practice for the city servicing the Latino community. Current owner established over 26 years ago and it's located in a single free standing building with private parking lot. Building for sale. The property is well maintained inside and out. Seller is currently working 1 day/wk and Associate 2 days/wk. Seeing 20-30 new patients/mo. PPO/Cash/Denti-cal/HMO practice. 100% patient referral. Practice consists of 4 equipped operatories in a 1,200 sq ft office. Has custom made program system to keep track of patient information. **Grossed approximately \$452K in 2015. Net of \$167K.** Great opportunity. Please contact your CPS Agent for more details. **Property ID #5101.**

LAWNDALE - Turn-Key General Practice located in a two story store front building with a large signage that overlooks to the main boulevard. Has over 45 years of goodwill. The practice consists of 4 equipped operatories and 2 plumbed not equipped in a 1,450 sq ft office. Seller is currently working 2 days/wk and sees approximately 13-15 new patients per month. Insurance/Cash/Denti-cal. Computerized with Practice Work software and Digital X-ray. No advertising. 100% patient referral. Long term lease. Great opportunity to take over a good location. Please contact your CPS Agent for more details. **Property ID #5051.**

LOS ANGELES – Modern designed General / Implant practice with over 20 years goodwill is located in a 12 story building. This office consists of 9 spacious equipped operatories with digital x-ray and intra oral camera. It's computerized with Dentrax software. Seller is currently working 5 days/wk with Hygienist 5 days/wk, Endo 1x/mo, Ortho 1x/mo, Perio 3-4 days/mo and Prosth 6-7 days/mo. Sees approximately 50-60 new patients/mo. PPO and Cash patient base. Grossed approximately \$3.3M in 2015. **BUYER'S NET OF \$699K.** Great practice. Please contact your CPS Agent for more details. **Property ID #5090.**

LOS ANGELES COUNTY – This well established Perio / Implant practice has over 27 years of goodwill. Its located in a single story professional building with ample parking and excellent street visibility. Seller is currently working 4 days/wk with 1.5 days/wk of hygiene. Sees approximately 15-20 new patients/mo. It's 100% patient and GP referral. PPO and Cash only. No HMO. Practice consists of 6 equipped operatories in a approximately 2,300 sq. ft. office. Has digital x-ray with sensor. Computerized with Dentrax software. **Grossed approximately \$545K for 2015 with a buyer's net of \$98K.** Retiring Seller is willing to stay on for a set period of time to assist with the training and transition. Please contact your CPS Agent for more details. **Property ID #5098.**

LOS ANGELES – Well established General Practice with over 40 years of goodwill located in a 10 story Medical /Dental building. This office consist of 4 equipped operatories in a approximately 1,200 sq ft suite. Computerized with Easy Dental. Seller is currently working 4 days/wk with 5 days/wk of hygiene. PPO/Cash/Denti-cal/CAP. Grossed approximately \$823,221 in 2015. **Buyer's net of \$260K.** Please contact your CPS Agent for more information. **Property ID #5107.**

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PRACTICE SALES, INC.

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Robert A. Palumbo, Executive V.P/Partner
Lic #01855842

NORTH HOLLYWOOD – Well established general practice with 50 years of goodwill. Family owned. This digital office is located in a single story stand alone building with lots of heavy traffic flow and street visibility. Has great signage. Family member owns the building. Not for sale. There is rear parking and street parking. Practice consists of 5 equipped operatories, 1 plumbed not equipped in a 1,750 sq ft office. It's computerized with Dentrux software. Major equipment is approximately 2-5 years old. Seller is currently working 6 days/mo and sees approximately 13 new patients/mo. Fee for service. Grossed approximately \$435K in 2015. **BUYER'S NET of \$86K.** Seller has 2 other offices. Great opportunity. Please contact your CPS Agent for more details. **Property ID #5089.**

POMONA – Leasehold Improvements & Equipment Only! This modern designed practice has been known a dental office for over 50 years. Located in a single story professional building with plenty of private parking. The practice consists of 4 equipped operatories, lab room, sterilization area, lounge room, private office and 3 storage rooms in an approximately 1,400 sq ft office. Just minutes away from the 10 freeway. Close proximity to a local hospital, Western University and the Pomona Fairgrounds. Landlord is easy to work with and offers a very rare gross lease (NO common area or triple net fees). Great opportunity for a starter office. Please contact your CPS Agent for more details. **Property ID #5057.**

SANTA CLARITA (GP) – This turn-key practice is located in single corner location with heavy traffic flow and excellent street visibility. Practice consists of 3 fully equipped spacious operatories and 5 plumbed not equipped in a 2,600 sq ft office. Plumbed for Nitrous and H2O. It's computerized with Easy Dental software and digital x-ray. Has new equipment. Seller works 2 days/wk with 2 days/ of hygiene and sees approximately 10 new patients/mo. Cash and PPO Only. No HMO. Reestablished the practice in September 2013. Has long term lease. Averaging \$18,532 per month on a part time schedule. **Grossed approximately \$230K in 2014 and projecting approximately \$222K for 2015.** Great opportunity for a 1st time buyer or second office. Please contact your CPS Agents for more information. **Property ID #5013.**

SANTA CLARITA – Leasehold Improvements and Equipment Only! This beautiful and incredibly well laid out office is located in a premier shopping plaza. It has convenient access to the freeway and shares the same exit as Magic Mountain. The office consists of 6 equipped operatories in approximately 2,400 sq ft suite. The sellers outgrew the practice and moving to a new location. This office has been a dental practice circa 1996. Great opportunity to purchase a second office or move your existing office to this modern designed location. Please contact your CPS Agent for more details. **Property ID #5108.**

TORRANCE – General practice located in a busy single story shopping center with lots of traffic. Practice consists of 3 equipped operatories, sterilization/lab combo, consultation room, lounge room and private office in an approximately 1,046 sq ft suite. Computerized with digital x-ray. Seller works 4 days/week and sees approximately 10-12 new patients/mo. No HMO. Projecting \$325K for 2015. **BUYER'S NET OF \$103K.** Great office. Please contact your CPS Agent for more details. **Property ID #4477.**

WEST COVINA - Leasehold Improvements and Equipment Only! This practice is located up against the Foothill Mountains less than 1/2 mile off the 10 Freeway for convenient access. The area around our newly built-out office is exploding with growth, and surrounded by too many anchor tenants to mention. Located in the 450+ new townhomes that are being built right in front of our practice. The practice consists of 7 equipped operatories, 1 plumbed not equipped in a 2,450 sq ft office. It's is computerized with Dentrux software and digital X-ray (1 sensor). The Seller is the landlord is willing to negotiate a good lease. Please contact your CPS Agent for more details. **Property #5077.**

WEST COVINA – General practice with 13 years of goodwill is located one story building in busy shopping center. This practice consists of 5 equipped operatories. Has digital x-ray with 3 sensors. Sellers are currently working 2 days/wk with Associate 3 days/wk. See approximately 20-25 new patients/mo. Insurance / Cash / Some Denti-cal. No HMO. Grossed approximately \$459K in 2015. **BUYER'S NET OF \$199K.** Please contact your CPS Agent for more information. **Property ID #5083.**



John W. Knipf, President
Lic #00283209

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ORANGE COUNTY LISTINGS

ANAHEIM (GP) - Price Reduced!! The practice has over 24 years of goodwill to offer. With very convenient freeway access, it is currently located in a single story strip mall and right around the corner from Anaheim Memorial Medical Center. This practice consists of 3 equipped operatories in a 959 sq ft suite. It's computerized with Dentrix software. No digital. Retiring seller is currently working 4.5 days/wk and sees approximately 150 patients/day on a busy day. PPO/Cash/Denti-cal. Patient base is approximately 60% young adults. 100% Patient Referral. Grossed \$467K in 2014. Projecting approximately \$480K for 2015. **BUYER'S NET of \$198K** Great opportunity. Please contact your CPS Agent for more details. **Property ID #5066.**

ANAHEIM – General Practice located in a busy shopping center with a heavy traffic flow intersection. Great opportunity for a first time buyer to built their dream practice. This practice consists of 3 equipped operatories in an 864 sq ft suite. It's computerized with Dentrix software. This is a digital office. The seller is currently working 5 days/wk and seeing approximately 8-10 patients per day, with 20 new patients per month. There is one hygienist that works 1 day/wk that sees 8 patients per day. Does advertising. Grossed \$416K in 2015. **BUYER'S NET of \$87K.** Please contact your CPS Agent for more details. **Property ID #5103.**

ANAHEIM – Beautiful office located in a single story busy shopping plaza next to a Starbucks. Has heavy traffic flow. This office consists of 4 spacious equipped operatories in a approximately 1,400 sq ft suite. It's computerized with Dentrix software and digital x-ray (1 sensor). Has long term lease. In busy intersection. Next to residential area and easy access to the 91 freeway. Seller is moving his patients to his other existing practice. Leasehold Improvement and Equipment Only! Great opportunity. Please contact your CPS Agent for more information. **Property ID #5111.**

IRVINE - This General Practice was established in 2004 with 12 years of goodwill. Located in a one story medical building with utilities included. The office consists of 776 sq ft. There are 2 equipped operatories with 1 that is not equipped, but plumbed. Computerized with Easy Dental. This practice is digitally equipped with 1 sensor. Seller is currently working 2 1/2 days/wk. Sees approximately 7-10 new patients/mo. Grossed approximately \$272K in 2014. **Buyer's net of \$117K.** Great practice with affordable rent. Please contact your CPS Agent for more details. **Property #5088.**

LADERA RANCH – Beautiful general practice located on a 2 story professional building in a growing community next to schools. A medical facility is being built right across the street. With over 13 years of goodwill this well established practice has a solid consistent patient base. Seller is currently working 3 days/wk, GP Associate 1x/mo, O.S. 1x/mo and with 4.5 days/mo of hygiene. Averaging 15-17 new patients/mo. PPO & Cash only. 100% patient referral. The practice consists of 2 equipped operatories and 1 plumbed not equipped in an approximately 1,200 sq ft suite. It's computerized with Eagle Soft software and Digital X-ray (1 sensor). Grossed \$545K for 2015 with a **Buyer's net of \$192K.** Great practice. Please contact your CPS Agent for more information. **Property ID #5086.**

MISSION VIEJO – Leasehold Improvements and Equipment Only! Great opportunity for a first time buyer to built their dream practice or buy an additional office. This beautiful modern designed practice consists of 3 equipped operatories and 1 plumbed not equipped in a 1,254 sq ft suite. The office is located in a two story medical / dental building. The major equipment is approximately 2 years old. Good lease for the area. Please contact your CPS Agent for more details. **Property ID #5095.**

NEWPORT BEACH - This general practice established in 2002 and is located in a 2 story medical building near residential area. Building is being remodeled and will be completed in January 2016. Seller is currently working 4 days/wk, Associate when needed and with 3 days/wk of hygiene. Sees approximately 15 new patients/mo. PPO & Cash only. No HMO. Does minimal advertising. Practice consists of 6 fully equipped operatories and 1 plumbed not equipped in a 1,956 rentable sq ft suite. It's computerized with Easy Dental software and digital x-ray (1 sensor). Projecting approximately \$663,189 for 2015 with a Buyer's Net of \$140,982. Great practice. Please contact your CPS Agent for more details. **Property #5086.**

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Tony Frechette, V.P.
Lic #01967152

ORANGE (GP) – Well established practice with 42 years of goodwill. This practice consists of 8 equipped operatories in a 2,640 sq. ft. suite located in a two story free standing building on a busy street. The 2nd floor has a lab, lounge, & office. Attracting approximately 30+ new patients/mo. Intra Oral Camera, Digital X-ray, & Dentrux Software. PPO & Cash Practice. Grossed approximately \$830K in 2015 with a Buyer's Net of \$330K. Please contact your CPS Agents for more details. **Property ID #5059.**

ORANGE - Dental Practice Building for sale located next to the Historic Orange Circle. This beautifully remodeled free standing building is ~1,500 Sq. Ft. and consists of 4 spacious fully equipped operatories, with digital x-ray units and a Pano. It is walking distance to shops and restaurants and has convenient access to the 22, 55 and 57 freeways. The Seller has outgrown the location and transitioning his patients to his other practice in Costa Mesa. All of the equipment is in place to start generating income. Please contact your CPS Agent for more details. **Property ID #5082.**

ORANGE COUNTY - General Practice established in 2009 is located on the second floor of a two story retail / medical building with excellent street visibility and heavy traffic flow. Great signage. This modern designed practice consist of 7 equipped operatories with Dentrux software. On a approximately 2,200 (usable) suite. Full time office averaging 60-70 new patients/mo. Seller is grossing approximately \$56K in monthly revenues. PPO/Cash/Cap (Averaging \$3500/mo in Cap checks). Grossed approximately \$677K in 2015. **Buyer's net of \$149K.** A must see. Great opportunity. Please contact your CPS Agent for further details. **Property ID #5104.**

RANCHO SANTA MARGARITA – State-of-the-Art general practice located in a 2 story shopping plaza. Established in 2005. This beautiful office consists of 7 equipped operatories with digital x-ray and Dentrux software in a 2,250 sq ft suite. The seller is currently working 3.5 days/wk, Perio 1x/mo and with 4 days/wk hygiene. Sees approximately 35-40 new patients/mo. PPO / Cash /Some HMO. Grossed \$781K in 2014 and Projecting \$811K for 2015 with monthly revenues of \$67K. **NET OF \$176K.** Great practice. Please contact your CPS Agent for details. **Property ID #5079.**

SANTA ANA – General practice located in a busy 2 story strip mall with ample parking. This practice consists of 4 days/wk and sees approximately 15-20 patients/day. PPO and cash in HMO or Denti-cal. Grossed approximately \$477K in 2015. **BUYER'S NET OF \$220K.** Please contact your CPS Agent for more details. **Property ID #5075.**

SANTA ANA – General practice established in 1993 consists of 2 equipped operatories and 1 plumbed not equipped for expansion is on a approximately 1,300 sq ft suite. It's located in a multi story medical professional building. Seller is currently working 2-3 days/wk and sees approximately 8-10 patients/day. Refers-out all speciality. PPO/Cash/Some Denti-cal/Some CAP. It's computerized with Dentrux software. Grossed approximately \$163,013 for 2015. Seller is retiring. Please contact your CPS Agent for more details. **Property ID #5109.**

SOUTH ORANGE COUNTY - (ORTHO/PEDO) – This State-of-the-Art office is located in a two story medical / dental building. Has new built-out which includes a Panoramic & Cephalometric. A new commercial complex is under construction right across the street from our practice adding to the new residential developments in this affluent community. Next to our practice is a pre-school, multiple grade schools, a middle school and a high school. The practice consists of 2 equipped operatories, great for a GP and 5 chairs in open bay on a approximately 3,100 sq. ft. suite. Well established practice. Fee for service and PPO insurance. No HMO. Mostly patient referral. **Grossed approximately \$361K in 2015.** Beautiful office. Please contact your CPS Agent for more details. **Property ID #5100.**

RIVERSIDE & SAN BERNARDINO COUNTY LISTINGS

CHINO (Ortho) – *Real Estate + Leasehold Improvement and Equipment Only.* This is a rare opportunity to purchase a condo located in a single story strip mall. The condo has been modified unlike others there, with a patio and additional windows providing bright natural lighting. This practice consists of 4 chairs in open bay with 1 equipped operator, 1 lab/lounge room, sterilization room and private office in a 1,170 sq ft condo. The facility has been always at this location for approximately 40 years. Please contact your CPS Agent for more details. **Property ID #5076.**

CHINO HILLS - Leasehold Improvement & Equipment Only! This dream practice was built out when a rare opening in the Costco Center became available. Everything is completely new, and built out exquisitely. Over \$8,000 was invested in just the frameless glass frontage, giving maximum exposure to the restaurants and retail store next to, and surrounding our practice. There is more traffic in the parking lot, than many major intersections in the area. The practice consists of 3 equipped operatories, 2 plumbed not equipped, lab & sterilization area, lounge room, storage room, consultation room, dark room, and private office in a ~1,470 sq ft suite. Move on your dream practice now, or it will be somebody else's! Area is surrounded by residential homes. **Property ID #4501.**



Fred Vuittonet, V.P.
Lic #01363583

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INDIAN WELLS – Price Reduced!! Great opportunity. This modern designed practice consists of 4 equipped operatories, lab room, lounge room, Cat Scan + Pano x-ray room, 2 consultation rooms, sterilization area, dark room and 2 private offices plus lecture room in a 2,850 sq ft office. Computerized with Intra oral camera. Major equipment is 10+ years old. Seller will be focusing on his primary offices. Located on a one story building near shopping plazas and residential community. Grossed \$189K in 2015 on 1 day/wk schedule. Please contact your CPS Agent for more information. **Property ID #5041.**

MURRIETA - Well established general practice located in a 2 story medical dental building. Practice consists of four equipped operatories in a 1,350 sq ft suite. It's computerized with Easy Dental software, digital x-ray and intra oral camera. Seller work 1.5 days/wk each, Ortho 1x/mo with 2 days/wk of hygiene. Fee for service and PPO insurance. Averaging 30 new patients per month. Projecting \$496K for 2015. **BUYER'S NET of \$193K.** Please contact your CPS Agent for more information. **Property ID #5061.**

MURRIETA – General practice located in a busy single story shopping center. This modern designed practice consists of 4 equipped operatories and 1 plumbed not equipped on a approximately 1,790 sq ft suite. Seller is currently working 1 day/mo, Associate 4 days/wk and Ortho 1 day/mo. Seeing approximately 25 new patients/mo. Fee for service and PPO insurance. No HMO. Does some advertising. It's computerized with QSI Cloudbase. Established in June 2014. Grossed approximately \$526K in 2015. **Buyer's approximately net of \$180K.** Excellent opportunity. Please contact your CPS Agent for further details. **Property ID #5105.**

PALM DESERT – Well established general practice located in a free standing building. This modern designed practice consists of 5 equipped operatories in a 2,350 sq ft office. It's computerized with Genesis software. 100% patient referral. Seller is currently working 4 days/wk and sees approximately 15-20 new patients/mo. Has 8 days/wk of hygiene. Insurance and cash only. Grossed \$1,139,675 in 2014. **BUYER'S NET of \$314K.** Refers all specialty. Seller is moving out of state. Great opportunity. Please contact your CPS Agent for more details. **Property ID #5058.**

PALM SPRINGS – **Price Reduced!!** General practice established in 2005 and located in a one story free standing building. Practice consists of 3 equipped operatories with Practice Web software and digital x-ray. Major equipment is approximately 2 years old. Suite is 1,200 sq ft. Seller is working 5 days/wk and sees approximately 8-10 patients/day. Income source is approximately 25% insurance, 65% cash and 10% Denti-cal. Does little advertising. Grossed approximately \$372K in 2015. **BUYER'S NET OF \$133K.** Please contact your CPS Agent for more information. **Property ID #4487.**

RANCHO MIRAGE – Well established General practice located in a large busy shopping center. This practice consists of 3 equipped operatories and 2 chairs in open bay in an approximately 1,400 sq ft suite. It's computerized with Easy Dental and digital x-ray. Seller is currently working 4 days/wk and sees approximately 20-25 new patients/mo. Fee for service. NO HMO. Referring Ortho out. New grocery store was built next door bringing walk-ins. Grossed approximately \$553K in 2015. **BUYER'S NET OF \$170K.** Please contact your CPS Agent for more details. **Property ID #5096.**

SAN DIEGO & IMPERIAL COUNTY LISTINGS

DEL MAR – Established in 1995 this General Practice is located in a 3 unit professional building. The practice consist of 2 equipped operatories in an approximately 684 sq ft unit. It's computerized with Dentrix software. Has reasonable rent. Seller is currently working 2.5 days/wk. PPO & Cash only! Grossed approximately \$268K in 2015. Please contact your CPS Agent for more details. **Property ID #5110.**

EL CENTRO (GP + BLDG) – **Price Reduced!!** Well established family owned practice with over 60 years of goodwill. This practice is located in a single story building. **Building is for sale.** Practice consists of 5 equipped operatories, lab room, lounge room, storage, x-ray room, sterilization room, dark room, and 2 private offices in a 1,857 sq ft office. It's computerized with SoftDent software and digital x-ray. Seller is currently working approximately 4.5 days/wk and sees approximately 12-15 new patients/mo. Fee for service. Grossed approximately \$327K for 2015. Great practice. Please contact your CPS Agent for more details. **Property ID #5023.**

ENCINITAS (GP) Absentee Owner – The practice has been in business for 9 years. This is a beautiful location with a Spanish theme that can be seen in the thought out the building. It consists of has 2 spacious equipped operatories, with 1 operatory that is plumbed not equipped. Two associates work a total of 4 days/wk and see approximately 15 new patients/mo. This office is very clean and has a great staff as well as, reasonable rent. Grossed \$327K in 2015 with a **Buyer's net of \$81K.** Excellent opportunity. Seller is working with a non-profit organization. Please contact your CPS Agent for more information. **Property ID #5099.**

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Dan Parnell, V.P.
Lic #00901038

SAN DIEGO – Established in 1986 this general practice is located 3 story professional building with ample parking. Seller is currently working 3.5 days/wk with approximately 15 days of hygiene/wk PPO and Cash only. No HMO. Practice consists of 7 equipped operatories in approximately 2,980 sq ft suite. Computerized with Practice Work software and digital x-ray. Grossed \$1,982,000 in 2014 and Projecting \$1,847,381 for 2015. **BUYER'S NET OF \$357K.** Great practice. Please contact your CPS Agent for more details. **Property ID #5072.**

KERN, SAN LUIS OBISPO & VENTURA COUNTY

PORT HUENEME – This modern designed practice is located in a two story building retail plaza with heavy traffic flow. Has ample parking. The office consists of 3 equipped operatories in an approximately 920 sq. ft. suite. It's digital with one sensor. Leasehold and Equipment Only! It's a great location across from the ocean. Low sale price and affordable rent. Excellent opportunity for a first time buyer! **Property ID #5106.**

SIMI VALLEY – General Practice + Building. With over 50 years of goodwill and well known in this community, this practice is located in a single story free standing building on a 18,080 sq ft lot. It consists of 4 equipped operatories and 1 plumbed not equipped (x-ray room). Computerized with Diamond Dental. Major equipment is new to 12 years old. Seller is currently working 3.5 days/wk and sees approximately 16-20 patients/day. Hygienist works 4 days/wk and sees 8-10 patients/day. Insurance and Cash only. No HMO or Denti-cal. 100% patient referral. Refers out all specialties. Grossed approximately \$454K for 2015. **BUYER'S NET of \$118K.** Great practice with room to grow. Please contact your CPS Agent for more information. **Property ID #5087.**

SPECIALTY OFFICE LISTINGS

CHINO (Ortho) – Real Estate + Leasehold Improvement and Equipment Only. This is a rare opportunity to purchase a condo located in a single story strip mall. The condo has been modified unlike others there, with a patio and additional windows providing bright natural lighting. This practice consists of 4 chairs in open bay with 1 equipped operator, 1 lab/lounge room, sterilization room and private office in a 1,170 sq ft condo. The facility has been always at this location for approximately 40 years. Please contact your CPS Agent for more details. **Property ID #5076.**

LOS ANGELES COUNTY – This well established Perio / Implant practice has over 27 years of goodwill. It's located in a single story professional building with ample parking and excellent street visibility. Seller is currently working 4 days/wk with 1.5 days/wk of hygiene. Sees approximately 15-20 new patients/mo. It's 100% patient and GP referral. PPO and Cash only. No HMO. Practice consists of 6 equipped operatories in a approximately 2,300 sq. ft. office. Has digital x-ray with sensor. Computerized with Dentrix software. **Grossed approximately \$545K for 2015 with a buyer's net of \$108K.** Retiring Seller is willing to stay on for a set period of time to assist with the training and transition. Please contact your CPS Agent for more details. **Property ID #5098.**

SOUTH ORANGE COUNTY - (ORTHO/PEDO) – This State-of-the-Art office is located in a two story medical / dental building. Has new built-out which includes a Panoramic + Cephalometric. A new commercial complex is under construction right across the street from our practice adding to the new residential developments in this affluent community. Next to our practice is a pre-school, multiple grade schools, a middle school and a high school. The practice consists of 2 equipped operatories, great for a GP and 5 chairs in open bay on a approximately 3,100 sq. ft. suite. Well established practice. Fee for service and PPO insurance. No HMO. Mostly patient referral. **Grossed approximately \$361K in 2015.** Beautiful office. Please contact your CPS Agent for more details. **Property ID #5100.**

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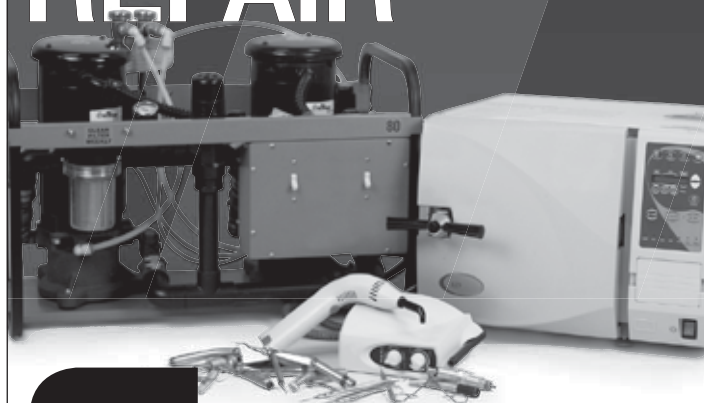
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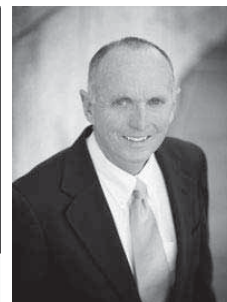
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| Temp <i>Meta 40gm Jar</i> | | \$5.95 |
| Spacer 3/Pk <i>Vericom</i> | | \$25.95 |
| Tempit 30/Pk <i>Centrix</i> | | \$65.95 |
| Interval LC <i>Temrex</i> | | \$16.95 |

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Composite & Filling

| | | |
|--|----------------|----------|
| Titan Syringe <i>House</i> | 3+1 Free | \$26.95 |
| Titan Caplets 20/Pk | 3+1 Free | \$28.95 |
| Titan Flowable 4/Pk | 3+1 Free | \$27.95 |
| Axcel Syringe <i>TDI</i> | 3+1 Free | \$29.50 |
| Axcel Caplets 20/Pk | 3+1 Free | \$29.50 |
| Axcel Flowable <i>TDI</i> | 3+1 Free | \$29.95 |
| Denfil Syringe <i>Vericom</i> | | \$16.95 |
| Denfil Capsules <i>Vericom</i> | | \$24.95 |
| Denfil Flowable 4 x 2gm <i>Vericom</i> | | \$36.95 |
| Beautifil II Syringe <i>Shofu</i> | 8+1 Beautibond | \$30.00 |
| Beautifil II Tips 20/Pk <i>Shofu</i> | 8+1 Beautibond | \$64.50 |
| Beautifil Flow <i>Shofu</i> | | \$25.50 |
| Beautifil Flow Plus <i>Shofu</i> | | \$32.50 |
| G-Aenial Sculpt <i>syr. GC</i> | 5+2 Free | \$94.49 |
| G-Aenial Sculpt 20 Unitip <i>GC</i> | 5+2 Free | \$102.95 |
| Kalore Syringe <i>GC</i> | 3+1 Free | \$102.95 |
| Kalore 20 Unitip <i>GC</i> | 3+1 Free | \$111.49 |
| G-Aenial Flo <i>GC</i> | 5+2 Free | \$77.49 |
| G-Aenial Universal Flo <i>GC</i> | 5+2 Free | \$81.49 |
| Venus Pearl Syringe <i>Heraeus</i> | 3+2 Free | \$72.49 |
| Venus Pearl PLT 20/Pk <i>Heraeus</i> | 3+2 Free | \$95.49 |
| Venus Diamond <i>Syr. Heraeus</i> | 3+2 Free | \$88.95 |
| Venus Diamond 20/Pk <i>Heraeus</i> | 3+2 Free | \$109.49 |
| Venus Diamond Flow <i>Heraeus</i> | 4+1 Free | \$33.49 |
| Clearfil Majest <i>Syr Kuraray</i> | 2+1 Free | \$76.49 |
| Clearfil Majest PLT <i>Kuraray</i> | 2+1 Free | \$81.49 |
| Clearfil Majest Flow <i>Kuraray</i> | 2+1 Free | \$52.95 |
| Estelite Sigma <i>Syr. Tokuyama</i> | 6+2 Free | \$68.95 |
| Estelite Sigma PLT <i>Tokuyama</i> | 6+2 Free | \$77.95 |
| Estelite Flow Quick <i>Tokuyama</i> | 3+1 Free | \$51.95 |
| Luxaflow <i>DMG</i> | 3+1 Free | \$42.95 |
| Fuji II LC Caps 48/Pk <i>GC</i> | 3+1 Free | \$251.49 |
| Fuji IX GP Caps 48/Pk <i>GC</i> | 3+1 Free | \$257.49 |
| Equia Forte Caps 48/Pk <i>GC</i> | 5+2 Free | \$267.49 |

Bonding Agents

| | | |
|------------------------------------|----------------------|----------|
| Titan Bond <i>House</i> | 3+1 Free | \$34.95 |
| BC Bond <i>Vericom</i> | | \$27.95 |
| Beautibond <i>Shofu</i> | 2+1 Flow + 1 Monocem | \$120.95 |
| I-Bond SE <i>Heraeus</i> | 3+1 Free | \$141.95 |
| I-Bond TE <i>Heraeus</i> | 3+1 Free | \$145.95 |
| I-Bond Universal <i>Heraeus</i> | 3+1 Free | \$107.49 |
| Clearfil SE Bond 2 <i>Kuraray</i> | 2+1 Free | \$171.49 |
| Clearfil SE Protect <i>Kuraray</i> | 2+1 Free | \$196.95 |
| Clearfil Universal <i>Kuraray</i> | 2+1 Free | \$103.00 |
| G-Aenial Bond <i>GC</i> | 3+1 Free | \$115.95 |
| G-Premio Bond <i>GC</i> | 5+2 Free | \$118.95 |

Crowns

| | | |
|-----------------------------------|--|---------|
| S.S. Crowns 5/Pk <i>DSC</i> | | \$9.95 |
| Ni-Chro 5/Pk <i>KTR</i> | | \$16.95 |
| Polycarbonate <i>House</i> | | \$3.25 |
| Goldtemp Crowns 5/Pk <i>DSC</i> | | \$5.95 |
| Silverterm Crowns 5/Pk <i>DSC</i> | | \$5.95 |
| Java Crowns | | \$18.50 |

Disposables & Infection Control

| | | |
|--|----------|---------|
| Isolation Gowns 50/Pk <i>Knit Cuff</i> | | \$29.95 |
| Earloop Mask 50/Box | 2+1 Free | \$3.95 |
| Barrier Films | 4+1 Free | \$11.95 |
| 1/2 Chair Sleeve 225/Box | 4+1 Free | \$22.95 |
| Full Chair Sleeve 29x80 | 4+1 Free | \$26.95 |
| Syringe Sleeves 500/Pk | 4+1 Free | \$5.95 |
| Tray Sleeves 500/Box | 4+1 Free | \$14.50 |
| Metal Air/Water Syringe 10/Pk | | \$16.95 |
| Safe Tips EZ Type 250/Pk | 4+1 Free | \$24.50 |
| Clear Tips Sani Type 250/Pk | 4+1 Free | \$18.95 |
| Colored Tips Krystal 250/Pk | 4+1 Free | \$18.95 |
| Fast Tip Type 250/Box | 4+1 Free | \$18.95 |
| Bibs 500/Box 2Ply x 1Poly | | \$14.95 |
| Cotton Rolls 2000/Box | | \$9.95 |
| Gauze 2x2 5000/Box | | \$19.50 |

Endodontics

| | | |
|---|---------------|----------|
| Nogenol <i>GC</i> | | \$44.49 |
| MTA <i>Master Dent</i> | | \$129.95 |
| Adseal <i>Meta</i> | | \$26.95 |
| BioRoot <i>Septodont</i> | 1+1 Biodentin | \$122.95 |
| RC Prep 18gm <i>Premier</i> | 3+1 Free | \$27.95 |
| Endo Syringe/Needle 100/Box <i>Plasdent</i> | | \$19.95 |
| Gates Glidden 6/Pk <i>House</i> | | \$7.95 |
| Peeso Reamers 6/Pk <i>House</i> | | \$7.95 |
| Gutta Percha <i>House</i> | | \$4.95 |
| Paper Points <i>House</i> | | \$3.95 |
| K-Files 6/Pk <i>House</i> | 2+1 Free | \$4.95 |
| H-Files 6/Pk <i>House</i> | 2+1 Free | \$4.95 |
| Barbed Broaches | 4+1 Free | \$5.50 |
| Soft-Core 6/Pk | | \$39.95 |
| Paste Filler 4/Pk <i>House</i> | 2+2 Free | \$8.95 |
| Niti K-Files 6/Pk <i>House</i> | 3+1 Free | \$4.95 |
| Niti H-Files 6/Pk <i>House</i> | 3+1 Free | \$4.95 |

Impression Material

| | | |
|--|----------|----------|
| Defend VPS 4/Pk <i>Mydent</i> | 4+1 Free | \$29.95 |
| Vonflex 12/Pk <i>Vericom</i> | | \$72.00 |
| Genie VPS 2/Pk <i>Sultan</i> | 6+1 Free | \$26.50 |
| Flexitime 2/Pk <i>Heraeus</i> | 3+1 Free | \$45.95 |
| Flexitime 12/Pk <i>Heraeus</i> | 3+1 Free | \$269.49 |
| Examix 2/Pk <i>GC</i> | 3+1 Free | \$30.75 |
| Exafast 2/Pk <i>GC</i> | 3+1 Free | \$30.75 |
| Elite HD+ 2/Pk <i>Zhermack</i> | 4+1 Free | \$29.95 |
| Honigum Mixstar <i>DMG</i> | 4+1 Free | \$191.95 |
| Titan VPS 4/Pk | 4+1 Free | \$34.50 |
| Titan VPS 24/Pk | 4+1 Free | \$185.00 |
| Affinis 2/Pk <i>Coltene</i> | 4+1 Free | \$44.95 |
| Vonflex Putty <i>Vericom</i> | | \$34.95 |
| Alginate Relica 1 lb. <i>Matech</i> | 5+1 Free | \$7.95 |
| Alginate Kormatica 1 lb. <i>Matech</i> | 5+1 Free | \$8.50 |

Orthodontics

| | | |
|----------------------------------|----------|----------|
| S.S. Brackets MIM 20/Set | 9+1 Free | \$29.95 |
| S.S. Brackets Econo 20/Set | 5+1 Free | \$19.95 |
| Ceramic Brackets 20/Set | 5+1 Free | \$129.50 |
| Self Ligating Brackets 20/Set | | \$79.95 |
| Ultra Clear Brackets 20/Set | 5+1 Free | \$175.00 |
| Ligature Ties Bite Stick | | \$9.95 |
| Power Chain 15FT Spool | | \$8.95 |
| NiTi Archwires Round 10/Pk | | \$3.50 |
| NiTi Archwires Rectangle 10/Pk | | \$4.50 |
| Molar Bands W/ Buccal Tube Each | | \$3.99 |
| Pliers & Cutters 1 Year Warranty | | \$69.95 |

Preventive

| | | |
|---|----------|----------|
| Chlorhexidine | 9+3 Free | \$6.95 |
| Prophy Angles 500/Box + Free Prophy Paste | | \$104.95 |
| Prophy Paste 200/Box | 4+1 Free | \$15.95 |
| Fluoride Gel 16Oz. <i>House</i> | 4+1 Free | \$9.95 |

Sterilization Pouches & Spore Test

| | | |
|---------------------|----------|----------|
| 2-1/4" x 5" | 5+1 Free | \$3.95 |
| 2-3/4" x 10" | 5+1 Free | \$5.85 |
| 3-1/2" x 6-1/2" | 5+1 Free | \$4.95 |
| 3-1/2" x 10" | 5+1 Free | \$5.95 |
| 4-1/4" x 12" | 5+1 Free | \$9.50 |
| 5-1/4" x 12" | 5+1 Free | \$9.75 |
| Spore-Test 52 Weeks | | \$134.95 |

X-Ray

| | | |
|-------------------------------|--------------------------|----------|
| DV-58 Econo 600/Pk Flow X-Ray | | \$148.50 |
| DF-58 Kodak | 8+2 Free <i>CDA Only</i> | \$65.99 |
| DF-57 Kodak | 8+2 Free <i>CDA Only</i> | \$82.95 |
| D-58 150/Box | 10+1 Free | \$31.95 |
| D-57 130/Box | 10+1 Free | \$42.50 |
| M2-58 AGFA | 5+1 Free | \$59.50 |
| M2-57 AGFA | 5+1 Free | \$78.95 |

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HUNTINGTON BEACH General Practice. 5 Ops, est. 28 years, Professional building, Digital, Pano, 12 days of Hygiene/week. HSPPT-Kerri McCullough 949-566-3056 #CA263.

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SANTA BARBARA OFFICE FOR SALE; over 30 years, gross over \$320,000 on a 3 day week. Doctor Retiring. Will stay for transition. Call Dr. Cecilia at 805 689-7697.

Westminster GP Office for Sale. Beautiful 1561 sq ft office in a busy shopping plaza. 4 ops with Adec chairs. Turnkey office with charts but not guaranteed. Contact Linda at (714) 815-3662.

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Our firm placed a "Space for Lease" ad on the Dental Trader's website in November for the December edition (unnecessarily as it turned out) because we signed a lease with a new dentist/tenant who saw our ad on-line November 18th!! It was a great advertising decision.

Linda Schwartz-Wright
Office Manager & Director of Operations/Facilities
Mitchell Silberberg & Knupp LLP

Cecilia Chen, Esq is very knowledgeable in dental law, particularly when it comes to partnership buyouts and practice acquisition. – Richard Lindsay, DMD. Call us for a complimentary consult. Toll Free: 855-850-4111, Cecilia@practiceatty.com or www.practiceatty.com.

POPULAR DESERT AREA #D455 Grossing-\$1.6M gen/fam, ortho, Endo, TMJ. 9 ops. Busy Hygiene. ProMed Financial, Inc. 888-277-6633 vicki@promed-financial.com Brk# 01231364.

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SOUTHERN CALIFORNIA

BAKERSFIELD – General Dentistry practice with 4 operators features Dentrix, Dexis digital x-rays, and a Pano. This is a PPO/FFS practice. **SOLD** #CA299- Thinh Tran – 949-533-8308.

BANNING – This General Dentistry practice features 6 Operatories in a 1,873 sq. ft. suite. The practice utilizes Digital x-rays, EagleSoft, and is fully paperless. There are 8 days of hygiene per week. 2014 Gross Receipts of \$1.6MM+ and adjusted net of over \$600K. #CA183- In Escrow Steve Caudill - 951-314-5542.

BELL – This General Dentistry practice is located in a free-standing building and features 3 Operatories, Dentrix, Digital x-rays, and intra-oral cameras with plenty of street visibility. Practice takes PPO and Denti-Cal. This very profitable practice's 2015 Gross Receipts were \$453K with \$259K Adjusted Net Income. #CA317- Kerri McCullough - 949-300-0312.

BEVERLY HILLS – This General dentist has been in practice for 20 years and downsized 2 years ago to a nice boutique office with valet parking for patients. 2 Operatories, 1 equipped. Practice utilizes OpenDental, Digital x-rays, and is paperless. 2014 Gross Receipts \$120K on 3 days/week. FFS and PPO only. Great for downsizing dentist or starting dentist. Huge opportunity for growth. #CA215- In Escrow. Mario Molina - 323-974-4592.

BEVERLY HILLS – General Dentistry Practice with 5 Operatories in a 1,500 sq. ft. suite, located in a prestigious building. Practice utilizes EagleSoft, Digital, CEREC, and most equipment is approximately 7 years old. 4 days hygiene per week, with dedicated, long-term staff. 2015 Gross Receipts were \$1.2MM+. #CA210- In Escrow. Kerri McCullough - 949-300-0312.

CARSON – This General Dentistry Practice with 3 Operatories is paperless and features EagleSoft, Digital X-rays, and Pano. All equipment is less than 3 years old. 2015 Gross Receipts of approximately \$185K, room to grow. #CA280- Kerri McCullough - 949-300-0312.

CENTRAL ORANGE COUNTY – NEW LISTING – General Dentistry Practice with 3 Operatories, Paperless and digital, located in a retail center on corner of a busy intersection. 2015 Gross Receipts of 381K with 156K Adjusted Net Income. #CA328- Thinh Tran – 949-533-8308.

COASTAL ORANGE COUNTY – General Dentistry Practice. 5 Ops, 4 Equipped, Dentrix, Dexis. Professional building location with 48+ years of goodwill. 2015 GR of \$604K with Adj. Net of \$231K. #CA311 - Kerri McCullough - 949-300-0312.

CYPRESS – This General Dentistry practice has been established for 35 years in a 1,676 sq. ft. suite with 5 Operatories. Practice utilizes ComputerAge software and most specialty services are referred out. 7 days of hygiene per week. 2015 Gross Receipts were \$962K with \$430K Adjusted Net Income. #CA257- In Escrow. Kerri McCullough - 949-300-0312.

GREATER LOS ANGELES AREA - Periodontal Practice-This 5 Operatorio Perio practice features Dentrix software with Digital X-Rays, Laser, and an Intra-Oral Camera. There is a great referral base, long-time staff and 34 years of Goodwill. 2015 GR of \$728K with \$307K Adj. Net. #CA173- Kerri McCullough - 949-300-0312.

HUNTINGTON BEACH – NEW LISTING – General Dentistry practice with 3 Operatories, 2 Equipped, 1 Plumbed, in a professional building. Completely digital and paperless with EagleSoft and 25 years of goodwill. Seller works a 3 day week with 1 day of hygiene. PPO/FFS practice. 2015 Gross Receipts of \$276K with \$103K Adjusted Net Income. #CA329- Thinh Tran – 949-533-8308.

HUNTINGTON BEACH – General Dentistry Practice with 5 Operatories has been established for 28 years in this beach-side community. Located in a professional building, the practice features Digital x-rays, Pano, Laser, Intra-Oral Camera, and long-term staff with 12 days of hygiene per week. 2014 Gross Receipts of \$1.1M+. #CA263- In Escrow. Kerri McCullough - 949-300-0312.

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

INLAND EMPIRE – General Dentistry Practice with 7 Operatories in a 3,000 sq. ft. suite. Practice features State-of-the Art equipment and technology. Gross Receipts of \$1.3M, located in newer professional complex, beautiful decor, superb staff, large, loyal patient base and 30 years good will. #CA283 - In Escrow. Kerri McCullough - 949-300-0312.

LAGUNA BEACH – General Dentistry practice with 5 Operatories, 3 Equipped. Practice is in a great location! Gross Receipts of \$503K in 2014. For more information, call Thinh Tran – #CA304 - 949-533-8308.

LOS ANGELES – NEW LISTING – General Dentistry Practice on the west side with 3 Operatories, 2 equipped, featuring EagleSoft and Digital x-rays. Desirable Professional building location with 30+ years of goodwill. 2015 Gross Receipts of \$370K with \$196K Adjusted Net Income. #CA318 - Kerri McCullough - 949-300-0312.

LOS ANGELES – General Dentistry Practice with 6 Operatories, 5 Equipped, in a free-standing building. Practice has been established for over 50 years, in current location for 29. Utilizes **SOLD** dent with 7 workstations, Schick Digital X-Rays, and an Intra-Oral Camera. Majority of specialty work is referred-room to grow. 2014 Gross Receipts of \$591K. #CA255- In Escrow. Kerri McCullough - 949-300-0312.

ORANGE COUNTY – NEW LISTING – Endodontic Practice with 6 Operatories and a strong referral base of area dentists for 25+ years. Completely paperless and digital with microscopes and 5 year new equipment. 2015 Gross Receipts of \$736K with \$325K Adjusted Net Income. #CA327- Kerri McCullough - 949-300-0312.

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ORANGE COUNTY – NEW LISTING – General Dentistry Practice with 3 Operatories has been established for 56+ years. Located in a professional building, this practice features Dentrix and Dexis digital x-rays. 2015 Gross Receipts of \$374K with \$173K Adjusted Net Income. Great location centrally located near freeways. #CA319 - Kerri McCullough - 949-300-0312.

PASADENA AREA – General Dentistry practice with 3 Operatories, Dentrix, Dexis Digital X-rays, and a CEREC. The practice has been established for 50+ years. #CA282- Kerri McCullough - 949-300-0312

PICO RIVERA – This General Dentistry practice with 6 Operatories has been established since 1960. Practice utilizes DentiSoft software, an Intra-Oral Camera, and a Pano. Practice has 4½ days of Hygiene per week and 2014 Gross Receipts were \$690K. #CA258- Thanh Tran - 949-533-8308.

SANTA BARBARA – This General Dentistry Practice with 4 Operatories has been established for 40+ years in beautiful Santa Barbara. Practice has long-term staff and 8 days of hygiene per week. Fee For Service/Delta Premier only. 2014 Gross Receipts were \$827K. #CA291-Kerri McCullough – 949-300-0312.

SANTA MARIA – NEW LISTING – General Dentistry practice with 3 operatories in 1,000 sq. ft. suite. This is a FFS and PPO practice and patients are seen 3 days per week with 1 day of hygiene. 2015 Gross Receipts of \$262K. #CA324-Kerri McCullough – 949-300-0312.

SOUTH ORANGE COUNTY – Pediatric Dentistry – This Pedito practice has 4 Operatories, and 1 year new equipment and features a beautiful, modern design, OpenDental, Digital X-Rays, and Pano. 2014 Gross Receipts were \$236K on a 4 day work week with room to grow. #CA222- Thanh Tran - 949-533-8308.

SOUTH PASADENA – This General Dentistry Practice with four operatories, three equipped, is in a 1,150 sq. ft. suite. This is a paperless, digital practice utilizing Dentrix, an Intra-Oral Camera, and a Laser. 37+ years of goodwill with loyal, long-term staff and 4 days of hygiene per week. 2014 Gross Receipts of \$856K with \$271K Adjusted Net. #CA244- Thanh Tran - 949-533-8308.

VICTORVILLE – General Dentistry practice with 3 Operatories plus 3 plumbed for expansion is located in a 2,150 sq. ft. suite. Practice utilizes SoftDent software with 2014 Gross Receipts of \$273K. Practice has been established for over 34 years. #CA149- Kerri McCullough - 949-300-0312.

WEST HOLLYWOOD – This General Dentistry practice with 4 Operatories is located in a Professional Building with 9 years of goodwill. Practice utilizes an Intra-Oral Camera, Digital x-rays, and a Laser. The average age of the equipment is 5 years old. 2014 Gross Receipts of \$571K with \$221K Adjusted Net Income. #CA212- Kerri McCullough - 949-300-0312.

WHITTIER – This General Dentistry practice has been established for over 50 years in a professional building on a main street. 4 Operatories, 3 equipped. Practice utilizes Dentrix and Dexis Digital X-rays. The majority of all specialty work is referred out. 2014 Gross Receipts of \$217K - room for growth. PPO/FFS office with favorable rent. #CA276- In Escrow. Kerri McCullough - 949-300-0312.

SAN DIEGO

CHULA VISTA – This General Dentistry practice was established 50 years ago, and the seller acquired it 35 years ago. The practice features 4 Operatories, has 3½ days of hygiene, and Dentrix Software. \$493K 2013 Gross Receipts, seller is retiring. #CA109 - In Escrow. Russ Okihara - 619-694-7077.

CHULA VISTA EAST – 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 – For more information, please contact Russell Okihara - 619-694-7077.

ESCONDIDO - General Dentistry Practice with 4 Ops, 3 Chairs in Central Escondido. Doctor is retiring. **SOLD** an excellent opportunity to merge or grow, looking for a quick sale. #CA292- Russell Okihara – 619-694-7077.

LA JOLLA – Quality-driven General Practice with three Operatories is now available. This is a Fee for Service and Delta Premier Practice with a part-time Hygienist. 2014 Gross Revenue of \$559K, Dentist is retiring. #CA278 - In Escrow. Russell Okihara - 619-694-7077.

NORTH COUNTY INLAND – Highly-regarded General Dental Practice. FFS/PPO. 6 Operatories **SOLD** located in a beautiful, free-standing building with ample parking. Opportunity for property ownership. #CA271- Russell Okihara - 619-694-7077.

SAN DIEGO – NEW LISTING – Modern and Spacious Restorative/Implant Practice. State of the Art Equipment. Digital X-Rays. i-CAT. Lab on Site. 5 Equipped Operatories and 2 Specialty Rooms. Consult Rooms. High Grossing Practice. Great Opportunity for a Multi-Specialty Center. Excellent Location. Call for more information. #CA334- Russell Okihara - 619-694-7077.

SOUTH BAY AREA - General Dentistry Practice with 4 Operatories in a modern and spacious layout. This is a PPO/FFS office featuring EagleScan **SOLD** Digital X-rays. Both the practice & building are for sale. 2015 Gross Receipts of over \$335K. #CA313- Russell Okihara - 619-694-7077.

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

OUTSIDE OF CALIFORNIA

HONOLULU, HAWAII – *NEW LISTING* – General Dentistry Practice with 6 Operatories, 5 fully equipped, 1 plumbed, not equipped. Practice features Dentrrix, Dexis, Pano, Laser and CEREC Blue Cam. Practice is located in a growing area near shopping and residential. #HI103-Russell Okihara - 619-694-7077.

MAUI, HAWAII – General Dentistry Practice with a spacious layout, 7 Operatories, 5 equipped. Lots of Goodwill, Computerized, FFS/PPO with a Modern design and CEREC. Excellent Location in central Maui. 2014 Gross Receipts over \$1.4MM. #HI101-Russell Okihara - 619-694-7077.

OAHU, HAWAII – Modern General Dentistry Practice, with 3 Operatories. Practice is computerized with Dentrrix, and digital X-rays. This is a FFS/PPO practice. This is an excellent opportunity. #HI100-Russell Okihara - 619-694-7077.

OAHU, HAWAII – 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. 2015 Gross Receipts over \$360K. #HI102-Russell Okihara - 619-694-7077.

NORTHERN CALIFORNIA

BENICIA – General Practice & Building. 1,545 sq. ft., 4 ops, Open Dental software, digital X-ray & Pan, Laser. 2014 GR \$550K. #CA298 Jim Engel - 925-330-2207

BENICIA – 1,400 sq. ft. office with 3 ops. Digital X-ray, Pano, Laser, Dentrrix software. 2015 GR \$305,000 2 day/week. Sister practice #CA322, sale combined or separate. #CA321- Thomas Wagner - 916-812-3255.

CALAVERAS COUNTY – General Dentistry – 4 Op office, 1,752 sq. ft. w/Dexis Digital X-ray, Eaglesoft, Cerec, and Pano. Av. GR last 3 years \$450K. #CA294-Dennis Hoover - 209-605-9039.

CASTRO VALLEY - General Dentistry - Practice & Building, 1,800 sq. ft. 3 equipped Ops, 1 add'l plumbed. 2014 GR of \$373K on 4 days/week. #CA251 Jim Engel - 925-330-2207.

CITRUS HEIGHTS – Prosthodontic practice & stand-alone building for sale. 3 Ops, 2015 GR of \$601,617. #CA326 Thomas Wagner - 916-812-3255

FOLSOM – General Dentistry - 2,420 sq. ft. w/5 Ops, Schick Digital X-rays, non-digital Pano, Softdent. #CA235-Thomas Wagner - 916-812-3255.

GREATER ROSEVILLE/ROCKLIN – General Dentistry- 4 Ops with IO, Digital X-ray, Laser, Dentrrix software. Established 20+ years, 2015 GR \$945K. #CA331 Thomas Wagner - 916-812-3255.

GREATER SACRAMENTO – General Dentistry - 7 Ops, 3,079 Sq. Ft. (Shared w/2nd DDS – Separate Practices), 2014 GR \$924K. #CA140- Thomas Wagner - 916-812-3255.

GREATER SACRAMENTO – General Dentistry - 2,100 **SOLD** w/6 Ops, Dentrrix. Combined 2013 GR of \$1.1MM. #CA237 - Thomas Wagner - 916-812-3255.

GREATER SAN JOSE AREA – Perio Practice. Fiscal-yr **SOLD** \$1.3MM. 5 Ops, 2 add'l plumbed, in same loc. 28 years. #CA219-Dennis Hoover - 209-605-9039.

HAYWARD - General Practice. 2 fully-equipped ops, 2 addtl plumbed. 2014 GR \$186,000, very low overhead. 3100 sq. ft. building w/rental income for sale. #CA316 Jim Engel - 925-330-2207

LIVERMORE - General Practice & Building. Approx 1,100 sq. ft., 4 ops w/ Digital Pan, Digital X-ray, Laser, Dentrrix software. 2014 GR \$740K. #CA300 Jim Engel - 925-330-2207.

MARIN COUNTY – 1250 sq. ft. 3 operatories. Fee for service 2014 GR \$370,000, on pace for same in 2015. #CA302 Jim Engel - 925-330-2207.

MARIN COUNTY – Mill Valley 1,260 sq. ft. 3 Ops, 1 add'l plumbed. Dentrrix, Digital, Intra-Oral. #CA224-Jim Engel - 925-330-2207.

MARIN COUNTY – General Dentistry- 3 Op practice. 2014 GR\$315K. Paperless charts, Schick Digital Sensors, Eaglesoft software. Owner retiring. #CA286-Jim Engel - 925-330-2207.

MILLBRAE – General Dentistry- 1,500 Sq. Ft. leased office with 5 Ops, 1 additional plumbed, state-of-the-art equipment. 2014 GR \$670K. #CA262-Jim Engel - 925-330-2207.

MOUNTAIN VIEW – General Dentistry- 1,100 sq. ft. office in great location w/4 ops, Dentrrix software, digital x-rays. 2015 GR \$371,000. #CA335-Jim Engel - 925-330-2207.

NORTH COAST - Endo Practice. 6 Ops, 5 plumbed 3,300 sq. ft. Digital, Microscopes, EndoVision. #CA214-Jim Engel - 925-330-2207.

NORTH EAST OF SACRAMENTO – 2,500 sq. ft., 7 Ops with intra-oral, digital x-ray, and Eaglesoft software. 2014 GR \$1.5M. #CA268-Thomas Wagner - 916-812-3255.

NORTH OF SACRAMENTO – 1,750 sq. ft. office w/4 Ops. Intra-Oral, Digital X-ray, Pano, Laser, CAD-CAM, & Dentrrix software. 2014 GR of \$1M. #CA260-Thomas Wagner - 916-812-3255.

NORTHERN CALIFORNIA – Perio Practice, Partnership Position. 6 Ops, 1,500 Sq. Ft. Dentrrix. Owner Financing Available. #CA168-Thomas Wagner - 916-812-3255.

NORTHERN SACRAMENTO – Price reduced. 3 Ops in 768 sq. ft., PPO practice, 2 days hygiene, digital x-rays & Easy Dental software. #CA266-Thomas Wagner - 916-812-3255.

NORTHERN SACRAMENTO – General Practice & condo for sale. 2500 sq. ft., 5 Ops, Dexis Digital X-ray, Pano, Laser, Dentrrix. 2014 GR \$673K. #CA305-Thomas Wagner - 916-812-3255.

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OAKLAND – General Dentistry- Appx. 1,500 sq. ft. w/4 Ops, Dentrux software, Dexis Digital X-ray. 2014 GR \$869K, adj. net \$370K, 5 day week. #CA293-Jim Engel - 925-330-2207.

OAKLAND - General Practice. Piedmont District. 3 Ops in remodeled office w/1,600 sq. ft. GR\$453K. #CA217 Jim Engel - 925-330-2207.

OROVILLE – General Practice. 1,000 sq. ft., remodeled 2010. Dentrux & Dentrux software, Digital Pan & X-rays, Laser, Intra-Oral. 2014 GR \$512K. #CA287-Dennis Hoover - 209-605-9039.

OROVILLE – General Practice. 3 Ops, mostly new equipment & recently remodeled. Great satellite or startup practice. Owner retiring. #CA288-Dennis Hoover - 209-605-9039.

PITTSBURG – General Dentistry- 3 year avg. GR of \$236K, 100% overhead. 5 Ops in 1,400 sq. ft. with Pano. #CA133- Jim Engel - 925-330-2207.

PINOLE – Endodontic Practice.- 4 Op Endo office w/Digital X-ray, Microscopes, and PBS Endo software in approx. 1,200 sq. ft. 2014 GR \$672K. #CA284- Jim Engel - 925-330-2207.

ROSEVILLE – General Practice: 4 equipped Ops, 1 add'l plumbed in 1,650 sq. ft. w/Digital X-ray, Laser, Dentrux software. 2015 GR \$564K+. #CA323-Thomas Wagner - 916-812-3255.

SACRAMENTO – General Practice: 1,320 sq. ft. w/ 3 equip. ops, 1 add'l plumbed. Dexis Digital X-ray, Intraoral, Carestream software. 2014 GR \$434K. #CA296-Thomas Wagner - 916-812-3255.

SACRAMENTO – Practice and Condominium 1,300 sq. ft. office, 4 Ops. Eaglesoft software. 2014 GR \$650K. #CA261-Thomas Wagner - 916-812-3255.

SACRAMENTO – 1,684 sq. ft., 6 equip. stations in bay, 2 add'l plumbed. 2014 GR \$590K. #CA269-Thomas Wagner - 916-812-3255.

SACRAMENTO – General Practice: 1,000 sq. ft. office w/2 equip. Ops, 2 add'l plumbed. DentalMate software. 2015 GR \$110,427 #CA332-Thomas Wagner - 916-812-3255.

SAN FRANCISCO – Periodontal Practice & Condo Unit. 1,160 sq. ft. w/4 Op, 2014 GR \$714K w/\$363K Adj. Net. #CA274-Dennis Hoover - 209-605-9039.

SAN JOSE – General Practice: 2015 GR \$568,000 on 2 ½ day week. 4 equip. ops, 2 add'l plumbed, 2,200 Sq. Ft. EZ Dental Software, Dexis Digital X-Ray, film-based Panoramic. #CA330-Jim Engel - 925-330-2207.

SAN RAMON – Facility Only Sale: 1654 sq. ft. corner suite with 4 ops. Pelton & Crane equipment, Digital X-ray, Digital Pan, I.O. cameras. #CA306-Jim Engel - 925-330-2207.

SANTA MARIA – 4 Ops, Easy Dental, Dexis, and Intraoral cameras. 2013 GR of \$523K in 180 Dr. days. #CA166- Jim Engel - 925-330-2207.

SANTA ROSA – General Dentistry & Building. 3 Ops. 2013 GR \$542K w/Adj. Net \$182K. #CA200-Dennis Hoover - 209-605-9039.

SOLANO COUNTY – General Practice: 1,350 sq. ft., 4 Ops Intra-Oral, Digital, Pano, and Dentrux. 2014 GR of \$869K on 30 hour/week. #CA246-Thomas Wagner - 916-812-3255.

SONOMA – Stand-alone 2,000 sq. ft. office w/4 Ops. Digital X-rays, Lasers, CAD/CAM. 2014 GR \$675K on 3 day/week. #CA270- Jim Engel - 925-330-2207.

SOUTHERN SACRAMENTO COUNTY – General Practice: Condo office with 1,380 sq. ft. & 4 Ops, Intra-Oral, Dexis, Pano, Laser, Easy Dental. 2014 GR were \$581K #CA249 -Thomas Wagner - 916-812-3255.

VACAVILLE – 2,400 sq. ft. office with 4 ops. Digital X-ray, Pano, Laser, Dentrux software. 2015 GR \$519,000 3 day/week. Sister practice #CA321, sale combined or separate. #CA322- Thomas Wagner - 916-812-3255.

WALNUT CREEK – Prosth Practice. 3 Ops, Full Lab. 2014 GR \$399K w/Adj. Net \$143K. #CAM540- Jim Engel - 925-330-2207.

WATSONVILLE - Practice & Building. 1,325 sq. ft. condo w/4 ops, Fiber Optics, Intra-Oral, Digital X-rays. Av. GR of \$450K on owner 3.5 days/week. Owner is retiring. #CA314-Dennis Hoover-209-605-9039

YOLO COUNTY –Pediatric practice with 2 equip. Op, approx. 1,000 sq. ft., Intra-oral, Open Dental software. 2014 GR \$245K. #CA301-Thomas Wagner - 916-812-3255

CENTRAL CALIFORNIA

FRESNO – General Practice. 4 Ops, 1,739 Sq. Ft. CEREC, 100% overhead. 2013 GR \$740K+. #CA202-Dennis Hoover - 209-605-9039.

KINGS COUNTY – Practice has been est. 50 years in a rural community. 4 Ops, intra-oral camera, and Pano. 2014 GR were \$246K. Great location to relocate or open a 2nd office. #CA265 - Steve Caudill - 951-314-5542.

MADERA - General Dentistry –Building & practice. 6 Ops, 3,000 sq. ft., Dentrux software, Dexis software, Pano. 2014 GR \$850K. #CA289-Dennis Hoover - 209-605-9039.

MODESTO - Dental Air Space Condominium. 1,511 sq. ft. dental condo unit. Sale price \$286,000. #CA333-Dennis Hoover - 209-605-9039.

PASO ROBLES – Modern 4 op, 1,998 sq. ft. office with Digital X-ray, Softdent software. 2014 GR \$573K+. #CA275 - Jim Engel - 925-330-2207.

TULARE - 2,300 sq. ft. free-standing office w/5 Ops. 2014 GR \$1.7M. 10 days hygiene. Owner moving out of state. #CA273- Dennis Hoover - 209-605-9039.

TUOLUMNE COUNTY - General Practice & Bldg. 2,000 Sq. Ft. 2013 GR \$1MM+ #CA199- Dennis Hoover - 209-605-9039.

VISALIA - General Practice. 1,642 sq. ft., 5 ops. 2015 GR \$747,000, \$347,000 adj. net income. Dentrux Software, Digital X-Rays. #CA320- Dennis Hoover - 209-605-9039.

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Carmel Valley 4 ops. 16 years Goodwill. Beautiful high tech office built out two years ago in new location. Ken Rubin Practice Sales (619) 299-6161.

Part Time Dentist wanted! Dentist 3 years exp on all phases of dentistry including extractions and molar endo. Must be available Saturdays. San Gabriel Valley area. Fax 6265750240 email alfonsoem1935@gmail.com.

Experienced General Dentist looking for associate position leading to buy in or buy out in San Fernando Valley. Please contact: 818-943-8580.

Thomas Sudbijo, DMD (Tustin, CA)-Law Offices of Jeng and Associates is definitely one law firm that I will continue to use for my legal needs. Dr. Jeng was very helpful addressing my questions and was on top of things and kept me informed in every step. Call Jeng & Associates 714-858-0536.

Lancaster starter practice collects \$200,000/year and refers all endo, all oral surgery, all ortho. 3 equipped ops. Visible location. Motivated. Asking \$85,000. Kurt Skarin 805-777-7707.

PRACTICE FOR SALE WEST COVINA GP w/ 13 yrs gdwill net \$199K. California Practice Sales, Inc. Phone: 714-639-2775.

For Sale Adec Priority (old style) upholstered seat and back (brown). Like new. \$300.00. Matrix 1HP vacuum dental pump. \$600.00. PH: 6196659319.

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Irvine Spectrum dental office location for lease, or sublease, flexible rate. Contact 9497352064.

For sale/lease: 3 dental offices in La Habra, Costa Mesa and Whittier. All furniture, fixtures & equipment in place. Buyer/new tenant would not pay anything for the business. Call Greg Jones at 562-697-3333 ext 21.

REDLANDS SHOPPING CENTER 4 ops, Gr \$300k plus, full price \$250K. CALL PPS TOM FITTERER 714-345-9659.

Lab Bills Cut! New Cerec Setup: Omnicam, MCL mill, CS2 oven. Lots of extras, blocks, stain, steamer. Call or text (909)240-4315 Tallthin10@yahoo.com.

SAN BERNARDINO 20 years of goodwill! Near the University 4 ops., 3 equip. Terrific price! \$125k iepracticesales.com (951)816-6242.



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Current Listings



REDLANDS PRACTICE

(6) eq. treatment rooms in 2,800 sq. ft. suite located in a two story, mixed use building. Excellent exposure in a **frequented center on a busy corner** with a Starbucks, established restaurants and a gas Station. Approx. 1,000 charts and has a contract with the local VA to take overflow. **80% insurance & 20% Cash.** Seller currently works 2.5 days/week but would like to move out of the area. **Recently Reduced.**

SOUTH RIVERSIDE COUNTY PRACTICE

(6) treatment rooms in a state of the art, spacious suite located in a busy shopping center w/ excellent exposure/ signage. Established practice attracting approx. 60+ new patients/mo. 80% Insurance & 20% Cash. Steady Collections of \$1.2 M for the past 2 years and Collected approx. \$1.2M for 2015. **Price Reduced - Buyer's Net over \$390,000.**

GARDEN GROVE PRACTICE



(5) eq. treatment rooms in 1,850 sq. ft. single story, free standing building with off street parking in the front and rear of the building. **Beautifully designed – just completely remodeled.** Central OC location off the 22 freeway - **corner lot with pole sign! 32 years of Goodwill.**

All Digital/ Paperless office. It doesn't get much better than this!

NEWPORT BEACH PRACTICE - Available

(3) treatment rooms & (2) plumbed not eq. treatment rooms in 1,200 sq. ft., 100% paperless, exquisitely designed suite in a professional complex on a busy street near Hoag Hospital. Large lab. Low Overhead & Rent for the area. A must see to appreciate.

GLENDAL PRACTICE- New Listing

(3) eq. treatment rooms in 1,050 sq. ft. suite located in a two story professional building w/ 26 years of Goodwill. Suite is located on the 1st floor next to the pharmacy. **Rent is very reasonable for the area at \$2,978/mo.** Seller works this location approx. 12 hrs/wk w/ an Assoc. working 1 dy/wk and 1 dy/wk of hygiene. Seller would like to concentrate on his two other practices. **Collected approx. \$391,050 in 2015 on a part-time schedule.**



SANTA ANA PRACTICE

4 eq. treatment rooms in a 1,140 sq. ft. suite located in a two story Professional Center on a very busy street. Central OC location, convenient to the 55 freeway. 40+ Years of Goodwill. Low Overhead. Collected approx. \$322,874 for 2015 with a Buyer's Net of \$80K on a 2 day work week. Untapped Potential! **Recently Reduced.**



SANTA CLARITA VALLEY PEDI PRACTICE

High-end, quality, large pediatric practice with an excellent reputation, with room and base \$10,000/mo. Long-term, knowledgeable, caring staff. Confidential Listing – Contact me for additional information.

TUSTIN LOCATION - New Listing

The professional building is located on Newport Ave and there is a monument sign that is clearly visible from the street, and signage on the side of the building facing the parking lot. The building houses medical and dental, and is also a Quest facility – more potential patients! The 1,100 sq. ft. build-out includes 5 Summit system chairs with side deliveries – 4 in an open bay, and one in a private consultation room. The landlord is very attentive to the needs of his tenants.

CHINO PRACTICE

(3) eq. treatment rooms & (2) plumbed not eq. treatment rooms located in a 1,600 sq. ft. suite in a two story building in a multi-use, frequented center. Growing Area! Patient Charts included & Priced to sell!



SANTA MONICA PRACTICE - New Listing

(4) eq. treatment rooms in 1,516 sq. ft. suite that offers **ocean views**, Practice Works, Intra Oral Camera, Digital X-ray, and is located in a well known Medical Building. **Seller would like to retire.** Affluent Patient Base & **Fee For Service.** Collected approx. \$341,174 on 2.5 Doctor days a week for 2015.



HUNTINGTON PARK PRACTICE W/REAL ESTATE FOR SALE

(6) treatment rooms in a spacious, state of the art, nicely designed 2,900 sq. ft. suite close to downtown Huntington Park. Dental Suite is on the bottom floor w/ 3 restrooms on the second floor. Ample parking for patients and staff. Well-maintained property with good curb appeal.

MONTEBELLO ORTHO PRACTICE - New Listing

(5) eq. chairs in an open bay in a 1,500 sq. ft. suite. Two story building is located on a busy corner, offers private parking, shows great pride of ownership, low overhead, signage and is near the area hospital. **Retiring seller** with an excellent reputation currently works 24 hours a week. **31+ Years of Community Goodwill.**



RANCHO CUCAMONGA PRACTICE

(3) treatment rooms and (1) plumbed not equipped in a 1,600 sq. ft. suite. 2nd story location in a professional multi-building complex on a busy street - heavy daily traffic. Rent is very reasonable and all inclusive at \$2,900/mo. Sellers have a second practice in Hesperia. Established in August of 2013, the practice is open 2.5 days a week and has approximately 600 active charts. You will not believe the price! **Available for Rancho Cucamonga.**

My Promise To You

Hi...I'm Greg Beamer. When we meet to discuss the sale of your practice, I will take the time to understand your needs and background. I know that proper pricing is not just about numbers, it's about the entire picture. Once we have discussed the office and agree to the market price, I will present a listing agreement that allows me to go to work on your behalf. My listings are for about half the time-frame of most other brokers, so if you are not comfortable with the activity you can move on. I am hands-on and will honestly tell you what to expect throughout the process - I won't simply tell you what you want to hear. You are hiring me to be your guide, not a "yes man". I return calls, texts and emails promptly, and I encourage questions at any time, day or night. I will meet with you on your schedule, not mine. I take the time to structure the sale so it works for everyone. I value integrity and I have a reputation for standing beside my sellers all the way through the process. I don't like to leave anything to chance. The sale of your practice is a serious event - I know how important it is to you. Call me anytime.

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TRABUCO CANYON ORTHO/PEDO LOCATION



Located in a beautiful single story strip center across from O'Neill Park in Orange County, this spacious, well-designed modern suite has 4 Royal Model ORII chairs in an open bay. Excellent signage, ample parking, and a reasonable rent at \$1,743/mo. This leasehold improvement/equipment opportunity is in the Orange County "money belt." You would spend twice the asking price just to build this out. The Seller has other offices, and doesn't have the time to properly market and service the area. There is a referring GP literally next door, and with Dove Canyon and RSM within minutes, this is a practice that deserves your attention if you want to be in an affluent neighborhood.

PASADENA PRACTICE

High income GP practice in a 2,200 sq. ft suite - multi-story medical dental building. Convenient to the 10, 210 and 134 freeways. 19 year practice is projecting \$1M plus for 2015. (6) treatment rooms and (1) plumbed not equipped. Solid patient base and a strong buyer's net. **Listed, advertised and under offer within 17 days.**

HUNTINGTON BEACH LOCATION

(3) treatment rooms, (2) consultation rooms, (1) recovery room, and plumbed for (2) additional treatment rooms in a 1,800 sq. ft. suite located in a two story medical/professional office building off a busy street. Currently an Oral Surgery Practice. The location could be a successful GP or Specialty Practice. The landlord is prepared to draft a new fair-market value lease. Selling as a Leasehold Improvements and Equipment Only. Motivated Seller will entertain any reasonable offer, and will provide O/S opportunity if buyer is a GP. Priced to Sell!



COVINA PRACTICE

(4) treatment rooms in 900 sq. ft. suite located in a single story, strip center - highly traveled street near downtown Covina. 25 years of Community Goodwill. Priced to Sell \$89,500!



SAN DIEGO COUNTY W/ REAL ESTATE FOR SALE OR FOR LEASE
 Excellent Opportunity, Confidential Listing - Contact me for more information.

DIAMOND BAR LOCATION - New Listing

1,498 sq. ft. suite located in a busy strip shopping center with excellent exposure in a high traffic area. Suite offers a nice floor plan, tile throughout, and a reasonable lease of \$2,943/mo. \$42,500.

WEST LA PRACTICE

(3) eq. treatment rooms & (2) plumbed not eq. treatment rooms in 1,200 sq. ft. suite located in a two-story shopping center w/ excellent exposure and signage at the corner of two highly traveled streets. 70% Insurance & 30% Cash. Seller has a good net, a low overhead, great rent and loyal-affluent patient base.

INLAND EMPIRE PRACTICE

With 8+ operatories in a spacious suite in a stand alone building/retail center. \$1.1+ Million per year in collections. Call me to discuss!



CULVER CITY PRACTICE

(4) treatment rooms in 980 sq. ft. suite located on a busy street w/ excellent exposure and ample parking. Attracting 25+ new patients per month. PPO in Practice. Well established, community practice w/ an outstanding reputation for quality care.

SANTA MONICA LOCATION

(4) treatment rooms and (1) plumbed not eq. treatment room in a spacious, well-appointed suite located in a recently remodeled multi-story professional building. Rent is \$5,000/mo which is very reasonable for the area and quality of premises. This is leasehold improvements and equipment only - and priced accordingly. Some patients may stay in the practice, as the seller's other location is in Manhattan Beach. The seller is motivated to move on this, and you could have an excellent location for pennies on the dollar. This has been priced sharply under a build-out cost - there isn't a better deal that I am aware of in the area. Call me on this one - expect it to be sold quickly.

ANAHEIM PRACTICE

(4) eq. treatment rooms & (1) plumbed not eq. treatment room in a spacious 1,600 sq. ft. suite located in a single story, medical/professional building on a very busy street w/ 9 years of Goodwill. Suite offers Digital X-ray, Intra Oral Camera, EagleSoft Software, and equipment that averages 8-10 years new. Practice collected \$269,708.00 on 3 Dr. days/wk. Priced to sell at \$165,000!



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Hemet: Retiring Seller offering 38 years of Goodwill. Collected \$378,944 in 2015 on a 3-day week schedule. 2 hygiene days. Condo Suite for sale. Priced at 50% of gross revenues.

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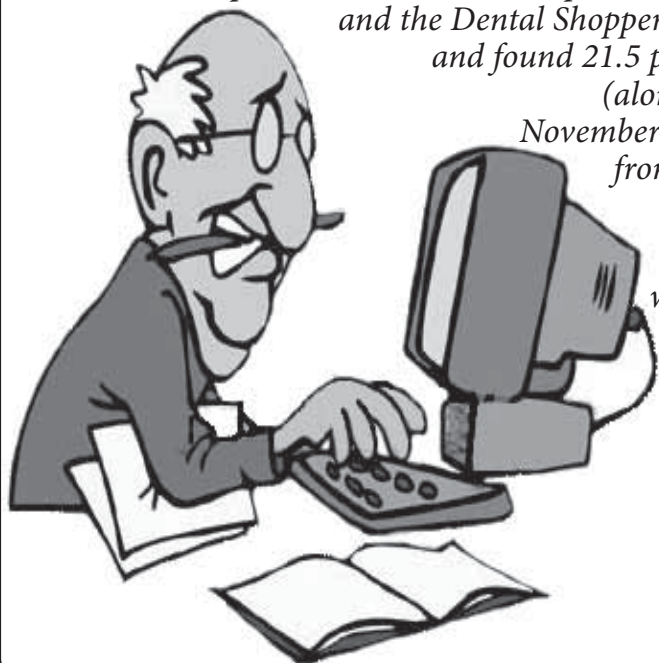
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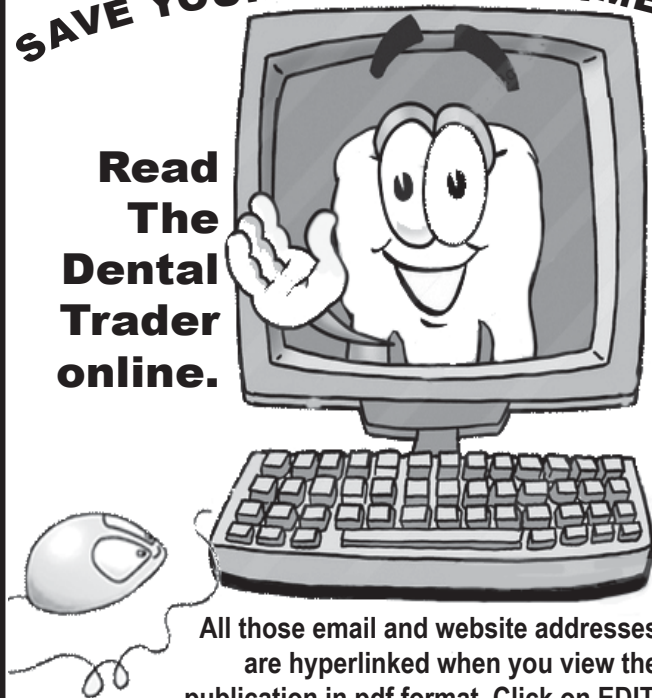
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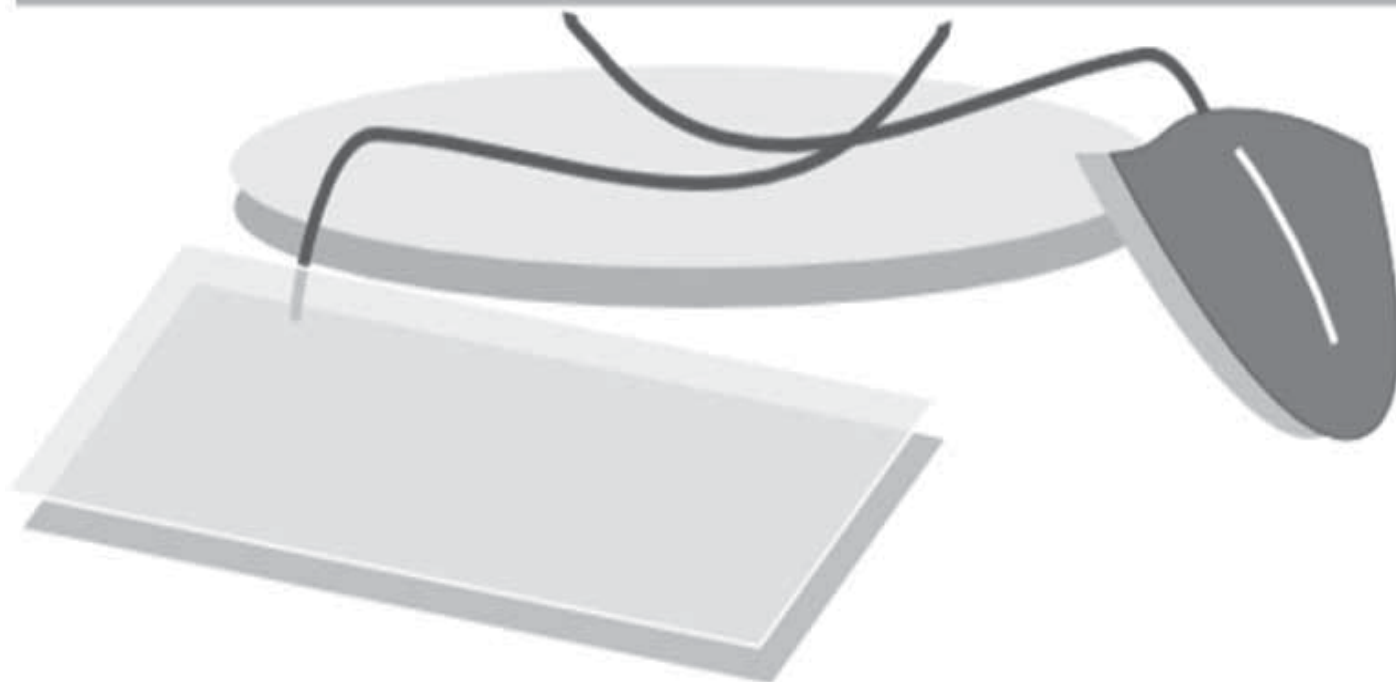
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