THE Dental

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A LOOK BACK AT OUR 2016 EVENTS

JANUARY 24TH Punjabi Dental Society

"California Dental Practice Act"

FEBRUARY 3RD

University of Detroit Mercy-School of Dentistry

"A Review of Relevant Issues for the Early Stages in Your Career"

FEBRUARY 18TH

Sacramento District Dental Society-Midwinter Convention

"Preparing and Planning for a Smooth Practice Sale"
"California Dental Practice Act"

FEBRUARY 19TH

Sacramento District Dental Society-Midwinter Convention

"Associateships, Partnerships, Acquisitions Oh My.."

FEBRUARY 21ST

Punjabi Dental Society

"California Dental Practice Act"

FEBRUARY 22ND

Western University

"Associateships, Partnerships, Acquisitions Oh My.."
Lunch 'N' Learn

MARCH 11TH

Santa Barbara-Ventura County Dental Society

"California Dental Practice Act"

MARCH 14TH

Rutgers School of Dentistry

"What they didn't Teach You In Dental School"
Webinar

MARCH 22ND

Santa Barbara-Ventura County Dental Society

"Dental Practice Ownership: From Start to Finish"

MARCH 30TH

Dentaltown-Townie Meeting

"Associateships, Partnerships, Acquisitions Oh My..."

APRIL 8TH

Santa Barbara-Ventura County Dental Society

"California Dental Practice Act"

APRII OTH

Western Dental Convention-AZDA

"What They Didn't Teach you in Dental School: Learning the Business Side of Dentistry "Dental Practice Ownership: From Start to Finish"

APRIL 20TH

Los Angeles Dental Society

"Associateships. Partnerships, Acquisitions Oh My..."

APRIL 22ND

"Navigating the Dental Transition Minefield"

APRIL 27TH

Loma Linda University-School of Dentistry

"Essential Knowledge Every Student Needs: The Business and Legal Side of the Dental Industry"

MAY 13TH

California Dental Convention-CDA South

"Smart Plan to Expand"

MAY 18TH

University of Detroit Mercy – School of Dentistry

"First 5 Years of Your Career: Buying a Practice, Partnering with Another Doctor & Corporate Dentistry"

JUNE 5TH XCEL Seminars

"California Dental Practice Act"

"Navigating the Dental Transition Minefield"

JUNE 17TH

West Valley Implant Dental Practice "Study Club"

"California Dental Practice Act"

"The Ins and Outs of Dental Practice Transitions"

JULY 6TH

Los Angeles Dental Society

"Associateships, Partnerships, Acquisitions Oh My..."

JULY 7TH

University of Southern California-Ostrow School of Dentistry

"Associateships, Partnerships and Your First 5 Years as a Dentist"

II II V OTLI

Santa Barbara-Ventura County Dental Society

"California Dental Practice Act"

JULY 24TH

Punjabi Dental Society

"California Dental Practice Act"

AUGUST 28TH

XCEL Seminars

"Navigating the Dental Transition Minefield"

"California Dental Practice Act"

SEPTEMBER 18TH

XCEL Seminars

"Navigating the Dental Transition Minefield"

"California Dental Practice Act"

OCTOBER 7TH

Santa Barbara-Ventura County Dental Society

"California Dental Practice Act"

OCTOBER 27TH

Loma Linda University

"The New Economics of Dentistry"

Lunch 'N' Learn

NOVEMBER 5TH
Practice Valuation Study Group-PVSG

"Legal Update"

DECEMBER 11TH
Dental Career College

"The New Economics of Dentistry"

"California Dental Practice Act"

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Dental Hygienist wanted. Los Angeles suburb. Fax resume to HR at (818) 905-6767.

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Gendex 770 Dental Imaging & Xray Unit Wall Mounted \$1800 each Call 818-996-4500 (2 for sale).

Dentist Looking for a practice to buy in Orange County. If you have a practice to sell please call 818-317-7902.

Ortho RDA Assitant NEED in LA area contact: orthosmile.oc.la@gmail.com.

Orthodontist Needed to share a nice dental office close to La Jolla and Marine Base, (858) 699-2968.



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FRESNO COUNTY

EMERGENCY SALE! SELLER PASSED AWAY!

(3) op computerized G.P. located in a store front on a main thoroughfare. Cash/Ins/PPO/Denti-Cal/HMO pt. base. (15+) years of Goodwill. Annual Gross Collections \$450K+. **NEW**

KERN COUNTY

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.

LOS ANGELES COUNTY

ARCADIA #3 - (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. Back on the Market!

ARCADIA #4 – (4) op comput G.P. in a smaller prof. bldg. on a main thoroughfare. Annual Gross Collect. \$425K+. Cash/Ins/PPO. Easy Dental s/w & Pano equipped. Digital x-rays. Does no advertising & has no website. 40+ years of Goodwill. Lower overhead with an excellent Lease in place. Seller retiring but will assist with Transition. PENDING

ENCINO – Recently remodeled, (4) op G.P. in a prof. bldg. Cash/PPO pts. (3) ops eqt'd. Easy Dental & a Sweetheart Lease. Lower overhead office. Ave. Collect. \$200K/yr p.t. Excell. buy & combine, satellite office or "First Time Buyer." Listed at less than Buildout Costs. Back on the Market!

LOS ANGELES #6 (BEVERLY HILLS) - (4) op fully eqt'd, comput. G.P. Located in a Medical/Dental bldg. on a main thoroughfare. Cash/Ins pt base. No PPO's, No HMOs, No Denti-Cal, No Nights & No Weekends! 2016 Gross Collect of \$400K+ on a (3) day wk. 40+ yrs of Goodwill. Seller retiring. NEW

PANORAMA CITY #2 - (6) op comput. G.P. in a retail store front, on a main thoroughfare. Excellent exposure, visibility, & signage. (5) ops eqt'd w Belmont eqt. Dentrix s/w. The office is presently seeing only Kids Denti-Cal & cash, & open p. t. Collect. \$500K/yr. on a three day wk. Was collecting \$900K+/yr when open f. t. & seeing adults & kids. Needs new full time DDS to rejuvenate. Seller will assist w a smooth transition. This is a GREAT OPPORTUNITY! PENDING

SHERMAN OAKS #4 - (4) ops/(3) fully eqt'd, comput. G.P. Located in a store front on a main thoroughfare w exposure & visibility. Cash/ Ins & some PPOs. No HMOs & No Denti-Cal! Newer eqt., Digital x-rays (XDR), Central Nitrous, & Easy Dental s/w. Low overhead office. 2015 Gross Collect. of \$415K on a 3.5 day wk. 30+ yrs of Goodwill. Seller retiring, but would work back a little to help Buyer transition/retain goodwill & pt. base. PENDING

WEST L.A. (MAR VISTA/PALMS AREA) - Recently remodeled, (4) op comput. G.P. on the very desirable West side. (3) ops eqt'd, 4th plmbd. Located in a strip ctr w excellent exposure, visibility, & signage. (27) years of Goodwill. Mixed pt. base. Annual Gross Collect \$250K+ on a p.t. schedule. T Docs s/w & two new Belmont ops. Growth potential. Seller refers out most specialty work & does no advertising. Seller is retiring. **Back on the Market!**

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- Practice & Equipment Financing
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- · Locate & Negotiate Dental Lease Space

ORANGE COUNTY

HUNTINGTON BEACH – Fully Built out Dental Office for Lease in upscale community. The suite is currently configured as an O.S. Office \underline{w} (3) surgery rooms, (2) consultation rooms, (1) recovery room, (2) add. plumbed ops, central N2O2 & a Pano area. The 1,962 sq ft suite is in a medical/dental bldg. on a main thoroughfare. The office has great access to the 405 Fwy and has ample & free surface parking. Some dental eqt & furniture are also available for a modest sum. LL is Offering T.I.'s & favorable terms for a long term lease.

RIVERSIDE COUNTY

Room for Your Riverside County Practice Listing.

SAN BERNARDINO COUNTY

VICTORVILLE - (6) op comput. G.P. (3) ops eqt'd. (3) add. plumbed. Located in a one story prof. bldg. on a main thoroughfare. Cash/Ins/PPO. No HMO & No Denti-Cal. Gross Collections approx. \$280K/yr. 30+ years of Goodwill. Seller retiring. **NEW**

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. **SOLD**

SAN LUIS OBISPO COUNTY

GROVER BEACH - TURNKEY OFFICE. (2) ops of newer eqt. Digital x-ray and Pano. Computerized and networked. Dentrix 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. **SOLD**

VENTURA COUNTY

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.

PORT HUENEME - (3) op comput. G.P. located in a large strip center on a busy main thoroughfare. Excellent exposure/visibility/signage & ample free parking. (2 1/2) - (3 1/2) year old equipt. Dentrix s/w. Cash/PPO & some Denti-Cal. Gross Collect of ~ \$250K on a p.t. Associate run schedule. Averaging (15) new pts/mos. Sweetheart Lease & very low overhead. Seller does no advertising. Seller to concentrate on his main office. 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, Dentrix s/w & digital x-rays. Annual Gross Collect approx. \$120K - \$130K/yr p.t. Seller moving. **SOLD**

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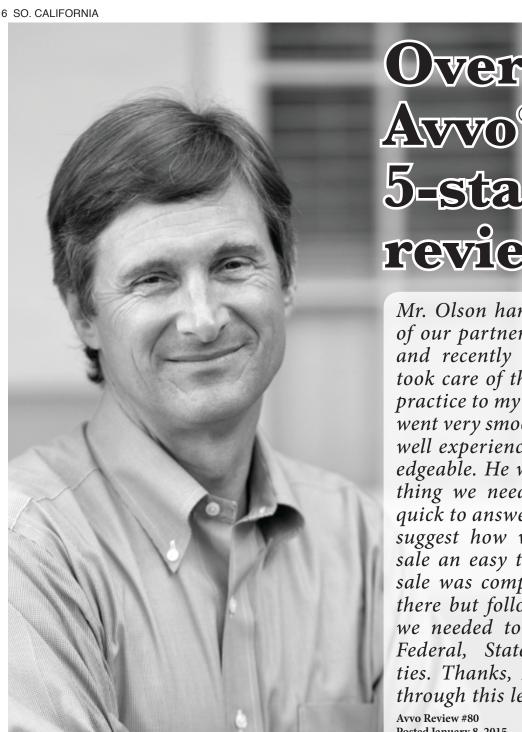
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Posted January 8, 2015

Robert W. Olson, Jr., APC

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LA MESA – JUST LISTED!! Long established GENERAL Practice in Prof Bldg in residential neighborhood. 3 Ops in approx. 1000 sq.ft. FFS and PPO.

RANCHO BERNARDO – GENERAL Practice (established 6 yrs) situated in Professional Bldg, located on the corner of a major intersection. 2 Doctor office; seller has 4 Ops. FFS and PPO.

IMPERIAL BEACH – This GENERAL Practice is situated in small retail center along major thoroughfare. DIGITAL Periapical and Panorex. 3 Ops (2 equipped). PPO and Self-Pay.

SAN DIEGO – Retiring from GP with 18 yrs of Goodwill (FFS & PPO). 3 Ops in 1020 sq.ft. Situated on major thoroughfare near freeway.

SAN DIEGO – (San Carlos area) 3 Ops in approx. 1000 sq.ft., situated in Prof Bldg along Busy street. FFS & PPO with 18 yrs of Goodwill.

LA MESA – GENERAL Practice and BUILDING. **SOLD!!**

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-Peiman Soleymani, D.D.S., Periodontist Los Angeles, Ca.

"Having been represented by Mr. Kerendian many times, I was impressed with his expertise, quick response to questions, and degree of care."

-Mark Davidson, M.D., Los Angeles, Ca.

"I have been working with Mr. Kerendian, and he has shown utmost professionalism and devotion to me."

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EL MONTE: Super Location. Beautiful Office. Excellent growth potential. Must see!

FULLERTON:.....SOLD

GARDENA: This one has it all !! Busy location. Busy office. Revenues of \$80k/mo.

LA HABRA / ROWLAND HEIGHTS: Revenues exceed \$20k/mo. Easy to find location.

LANCASTER: Visible location. 4 ops. Modern. Excellent Starter Opportunity.

LONG BEACH: SOLD

LOS ANGELES: Retiree Willing to Assist Transition. Private Practice. Beautiful Office.

LOS ANGELES #2:.....SOLD

LOS ANGELES #3: Located in Strip Center with visibility. Modern facility. 3 ops. Priced right.

LOS ANGELES (west): Retiree wit Holistic Practice Willing to Assist Transition. Private Only.

MONTEBELLO: 1ST Floor location. Modern Office. Seller works Part-time.

NORTH HOLLYWOOD: Super location. Turnkey equipment & leaseholds. Busy area.

OCEANSIDE: 10+ yrs Goodwill. 3 ops. Modern facility. Long term staff.

OXNARD: Turnkey Office with Busy Storefront Location. 4 ops. Priced right!

PANORAMA CITY: 25+ yrs of Goodwill. Hispanic patients. Easy to Find 1st Floor Location.

PALM DESERT: Revenues of \$1.1 Ideal absentee office. Super opportunity.

PLACENTIA: Good location. Easy to find. Super turnkey opportunity.

RANCHO CUCAMONGA: 10+yrs goodwill. Super Location. Outstanding opportunity.

RIVERSIDE: 10+yrs goodwill. Free standing bldg. Super potential. Revenues of \$35k/mo.

SAN FERNANDO VALLEY: Location, Location. Exposure. Busy. Modern. Call NOW!

SAN MARCOS: Outstanding turnkey opportunity. Beautiful office. Fwy access.

SANTA ANA: Shopping Center Location. Revenues Exceed \$60k/month.

SIMI/MOORPARK:.....SOLD

THOUSAND OAKS: Retiree. Over 30 yrs goodwill. Most specialty work referred.

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LARGE SAN DIEGO PRACTICE: \$3,000,000+ annual collections. Highly confidential please call for info. Ken Rubin Practice Sales (619) 299-6161.

ENDO—SAN DIEGO: 3 Ops. Dentist Retiring. Highly desirable practice with solid referral base. Ken Rubin Practice Sales (619) 299-6161.

OCEANSIDE/ CARLSBAD BORDER: Stunning! 9 Ops. 30+ years of Goodwill. Seller retiring due to disability. Great location with ocean views. A must see. Ken Rubin Practice Sales (619) 299-6161.

DOWNTOWN: Highly visible location ground level on busy downtown street. Long established practice with current owner for 20+ years. Ken Rubin Practice Sales (619) 299-6161.

CHULA VISTA: 4 Ops. Located in busy shopping center. Plenty of parking. Seller retiring due to disability. Ken Rubin Practice Sales (619) 299-6161.

CORONADO: Retiring dentist. 30+ goodwill. Great location with ample parking. Low overhead. No marketing being done. Ken Rubin Practice Sales (619) 299-6161.

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PRACTICE FOR SALE ONTARIO 5 eq op in shopping center w/ 24 yrs of gwll NET \$140K. California Practice Sales, Inc. Phone: 714-639-2775.



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Practices for Sale

South Orange County Periodontal

Premier 40 year old Periodontal practice with stable staff and mature hygiene program – grosses \$1.6 million on 3 1/2 days per week with very high net – completely fee for service – 7 modern, fully equipped operatories including 3 oversized surgical suites in 3000 sq ft – State of the art with CBCT, digital radiology, and virtually paperless – owner willing to stay during transition.

Laguna Beach

Dr. retiring from a very modern 3 operatory practice in desirable beach town - Grosses over \$700,000 on 5 easy days/week, 4 days by owner and 1 day by associate – modern equipment with digital x-rays and Dentrix software – Dr relocating out of California.

Tustin

Dr. retiring after 42 years – 4 operatories with digital x-rays and computers in each operatory– grosses almost \$500,000 on 3 easy days per week with 4 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.

Foothill Ranch

Fantastic modern 5 operatory practice grosses almost \$800,000 on 3 days/week with a net of approx. \$300,000 – Dr does all phases on dentistry but would be willing to remain as an Associate to perform any procedures the Buyer is not comfortable doing – very high quality dentistry performed.

North Orange County Endodontics

Georgeous high-tech New Endodontic practice started from scratch 3 years ago – Dr relocating out of state – 2016 projected collections of \$440,000 – all new equipment with two Zeiss microscopes and 3D conebeam.

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SAN FERNANDO VALLEY Strip shopping center location. 9 ops, 4 fully equipped. Tina Ochoa, Broker (951) 309-3196.

Instrumentarium 0P30 digital Pan for sale. 4.5 years old, office closed. Looks and works like new. \$13,000 OBO. call Michael 818-292-2216.

ENDODONTIST needed for Fontana general practice. 2-3 times/month to start. Contact 949-838-6655 or seo24915@aol.com.

PRACTICE FOR SALE-NEW!! (San Carlos area) Gp with 3 Ops in approx. 1000 sq.ft. In Prof Bldg along busy street. SDPS: 760-59907828.

Coachella Valley associate available. Semi-retired dentist looking for a quality office with purchase option. No HMO/Dentical. (310) 502-4619 John.

When it Comes to the Sale

DENTAL PRACTICES FOR SALE

PRACTICES FOR SALE IN THE FOLLOWING AREAS: Apple Valley, Burbank, Carson, Culver City, Hesperia, Lancaster, Long Beach, Moreno Valley, Palmdale, Santa Barbara, South Gate, Thousand Oaks, Victorville, Westchester, Westlake Village and Woodland Hills.

MORENO VALLEY FEE FOR SERVICE PRACTICE: Outstanding office with great visibility on the perimeter of a large shopping center in effectively its own free standing building. 8 equipped operatories with full computerization, digital x-rays, panoramic x-ray and Biolase laser. Seller has lost his motivation and recognizes that he must sell. The practice has historically collected well over \$1 million per year (\$1,160,043 in 2014 and \$1,042,891 in 2015). Currently projecting \$640,000 for this year with a net income of \$200,000. Seller works 4 days per week with 7 days of hygiene per week. MOTIVATED!!! Asking \$300,000.

WOODLAND HILLS FEE FOR SERVICE PRACTICE FOR SALE: Quality, established, fee for service practice consistently collects over \$800,000 per year on four days per week with four full days of hygiene. Seller nets \$260,000/year even though referring out ALL endo, ALL perio, and ALL oral surgery. No Denti-Cal or HMO. No advertising, evenings or weekends. Very nice five operatory office with expansive window views to the mountains and excellent natural light. Sixth operatory is plumbed but not equipped. Seller is retiring. Asking \$625,000. - PENDING AT FULL PRICE

WESTMINSTER GENERAL PRACTICE FOR SALE: Practice collected \$570,000 last year and is on track to collect \$525,000 this year on four days per week. Net income is \$200,000+ per year. Three days of hygiene per week. \$6,000+ in DeltaCare capitation. No Denti-Cal. The office has four equipped operatories with digital x-rays. No advertising. Seller is moving out of state after the sale. Asking \$400,000.

WESTCHESTER/LAX AREA FEE FOR SERVICE PRACTICE FOR SALE: Established four day per week fee for service practice collects \$600,000/year and is on track to collect over \$700,000 this year. Net income is over \$200,000 per year. The practice has five days of hygiene per week and refers virtually all specialty work. Located in a professional building, this practice has four equipped operatories with digital x-rays and Dentrix software. Seller is going on disability. Asking \$450,000. - PENDING AT FULL PRICE

HESPERIA CLINIC PRACTICE FOR SALE: Practice collected \$1,350,000 in 2015 and is on track to collect \$1,750,000 this year. Net income last year was \$570,000! Practice is open six days a week with six days of hygiene seeing 14+ hygiene patients per day. 80-90 new patients per month. 18 equipped operatories in a free standing building with excellent visibility and marketing. Seller is retiring. Asking \$995,000.

WESTWOOD FEE FOR SERVICE PRACTICE FOR SALE: Great opportunity for someone with some patients in the area. Seller is 76 years old and retiring. The practice collects \$490,000 per year on 3 short days per week. There are 3 days of hygiene per week. No Denti-Cal, no HMO, no advertising, no evenings, no weekends. Seller refers all endo, all surgery, all perio, all pedo, all complex cases and all ortho. 3 equipped operatories. Lots of upside with this practice. Asking \$350,000. - SOLD

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. Asking \$650,000 for the practice. **PENDING**

SOUTH GATE PRACTICE FOR SALE: Located in a Hispanic shopping center, this practice collects \$280,000 per year on 25 hours per week. Some capitation and some DentiCal. 15-20 new patients per month with no advertising. Five equipped operatories plus one additional operatory that is plumbed but not equipped. Seller is limited as to the number of hours that he can spend at the practice due to family issues. Motivated. Asking \$200,000.

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. – SOLD AT FULL PRICE

LOS ANGELES COUNTY ORAL SURGERY PRACTICE: Long established oral surgery practice collects \$1.4 million with a net income of \$775,000 per year on four days per week. 50+% extractions and 15% implants. Very strong referral base. No plan referrals. Seller will assist with a transition if desired. Asking \$900,000. – 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.

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 \$450,000.

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 \$95,000/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 \$70,000.

LANCASTER STARTER PRACTICE FOR SALE: Collects \$185,000 per year on three days per week. No marketing, no Denti-Cal, no HMO, no evenings, no weekends. 3 equipped ops in a smaller, two suite professional building. Seller has health issues and must sell. Asking \$50,000.

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The broker might assert that by including the first \$40,000 of your accounts receivable in the sale will give the buyer their necessary working capital.

Nonsense! The buyer can borrow the same \$40,000 from the bank. They don't need any of your accounts receivable. The real reason is that by including that initial \$40,000 of your accounts receivable increases the sale price of the practice which increases the "perceived" value that you are getting for your practice and it increases the broker's commission. Nothing more, nothing less.

There are some valid reasons to include the accounts receivable with the sale of a practice, i.e. if you are moving out of state, making it difficult for you to do any rebilling after the buyer's time for billing your accounts has expired or if the sale is occurring as a consequence of the death of the practitioner. In those cases, all of the accounts receivable are sold and sold at a discount, because not all of the accounts receivable will be collected and the buyer will need to wait for their money as opposed to using a line of credit from the bank.

If accounts receivable are being sold, Lee Skarin and Associates does not charge a commission on the portion of the sales price attributed to those accounts receivable. No broker should be that greedy. For all your practice sale questions, call Kurt Skarin at 805-777-7707.



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- Diamond Bar Gross ~\$245K
- Freestanding Bldg. Retail Plaza ■ Low Rent. 3 Ops. ~1,230 sq.ft.

Downey - Gross ~\$465K

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

Long Beach - Starter Practice

- Shopping Center. Busy Street. ■ Major Anchor Stores, ~1,350 sf
- 2 Eq. Ops + 2 Add'l Plumbed

Long Beach - 20 Yrs of Goodwill

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

La Puente -Low Rent! ■ Strip Plaza. 3 Ops, ~1,400 sqft

Los Angeles - Gross ~\$460K

 Absentee Run. Corner Lot. 5 Ops + 1 plumbed, ~1,776 sf

Los Angeles - Busy Street!

- 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.

Panorama City - Gross ~\$180K Busy Intersections, Strip Plaza.

• Cash/PPO Only! 3 Eq. Ops.

Pico Rivera -Gross ~\$530K.

- Prime Corner Bldg. Busy street.
- 25+ yrs of goodwill. ~2,450 sf
- 7 Eq. Ops + 1 Add'l Plumbed

Torrance - Building for Sale

- 3 Unit Building, total 3,350 sq.ft.
- Located in retail on major street.
- Asking \$1.5 Mil.

Dental Practice for Sale Ventura County, CA

Thousand Oaks -Gross ~\$246K.

- **Motivated Seller!**
- FFS/Insurance. No HMO.
- Great location, near 101 Fwy.
- 4 Equipped Ops, ~950 sq.ft.

Ventura - Gross ~\$190K

- Main Busy Street. Cash/PPO.
- 5 Equipped Ops, 1,784 sq.ft.

Dental Practice for Sale Orange County, California

Fullerton - Gross ~\$825K

- Supermarket Shopping Center
- 3 Equipped Ops, ~1,300 sq.ft.

Garden Grove - Busy Street! ■ Street Front Location! ~1.700 sf

- 3 Eq. Ops + 3 Add'l Plumbed

Laguna Hills - Beautiful Office

- Busy Retail Shopping Center.
- Cash/PPO. 4 Eq. Ops, ~1,750 sf
- Mission Viejo Gross ~\$970K Large Shopping Center. 7 Ops.

Westminster - Freestanding Bldg & Dental Practice for Sale!

- 2-Story Freestanding Building totaling ~5,681 sq.ft. Facing main street in Strip Mall.
- Practice Gross over ~\$1 Mil.
- Over 30+ yrs of Goodwill.
- 14 Eq. Ops + 3 add'l plumbed

Santa Ana - Gross ~\$270K

- High Foot Traffic. Mixed Income.
- 5 Ops + 2 Plumbed, ~2,392 sf.

Dental Practice for Sale Riverside County, CA

Moreno Valley - Gross ~\$235K

- Practice & Building for Sale High visibility on busy street.
- 4 Ops + 1 Plumbed, ~2,500 sf

Dental Practice for Sale San Bernardino County. CA

Ontario - Seller Retiring!

- Busy main street. 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.

Dental Practice for Sale San Diego County, CA

San Diego - Gross ~\$350K

- Street Front Location.
- FFS. Paperless. ~1,200 sf.
- 3 Ops + 1 Add't Plumbed

San Diego - Excellent Exposure

- Gross ~\$270K. Strip Mall.
- 3 Eq. Ops + 1 Add'l Plumbed
- La Jolla Gross ~\$310K. Great visibility. 2 Eq. Ops.

Dental Practice for Sale Northern California

Concord - Freestanding Bldg. **Practice & Real Estate Available**

- **Street Front Location on** busy corner. ~1,500 sq.ft.
- 2 Eq. Ops + 2 Add't Plumbed

Dublin - Gross ~\$785K

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

Fairfield - Gross ~\$1.5 Mil

- Renovated in 2013.
- 15 yrs goodwill. PPO/FFS.
- 6 Equipped Ops, 2400 sq.ft.

Modesto - Gross ~\$1 Mil

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

South San Francisco - Modern

- Gross ~\$500K. Cash/PPO.
- Retail Plaza. Excellent visibility.
- Fully renovated, 3 upgraded Ops
- Affordable Rent!

San Leandro - Gross ~\$260K

- PPO/FFS. State of the Art.
- 3 Eq. Ops + 1 Add'l Plumbed
- Approx. 1,350 sq.ft.

San Jose - Real Estate & Starter Practice for Sale

- Constructed in 2014. Modern.
- Retail Center. Major Intersection.
- 6 Equipped Ops, ~2,500 sq.ft.

San Jose - Gross ~\$360K

- Located in Medical Prof. Bldg.
- Main Street. 4 Ops, 1,465 sqft

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VICTORVILLE (6) op comput G.P. (3) ops eqt'd. In a one story prof. bldg. on a main St. Cash/Ins/PPO. Gross Collect approx. \$280K/yr. Seller retiring. D&M Practice Sales 818.591.1401.

Shared Space opportunity in Newport Center Medical buildings. Ideal for a specialist,6 0ps,1-5 days wk. Beautifully equip. Contact/questions mbarnes@mbarnes.occoxmail.com.

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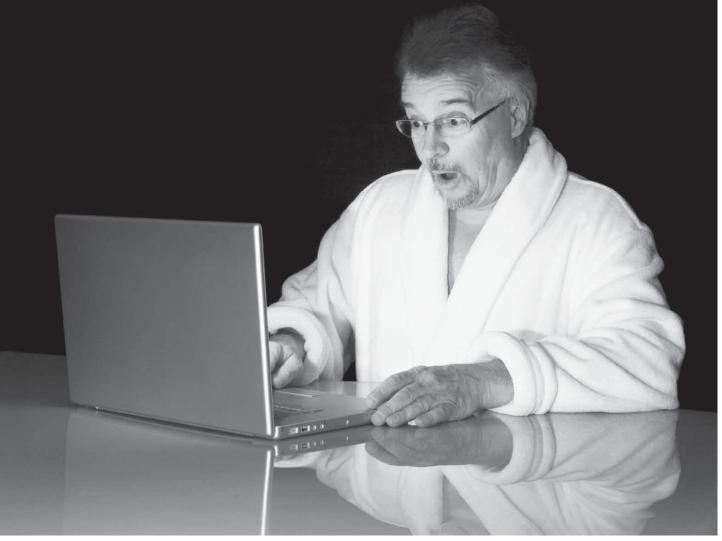
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IRVINE – This modern designed General Practice is located in a two story medical professional practice. Has over 26 years of goodwill. Moved to this located in early 2016 to attain better lease and to increase its cash-flow. The practice consists of 5 fully equipped operatories with Dentrix software and Digital X-ray (1 sensor) in a 1,900 sq ft suite. 100% Patient Referral. PPO/Cash/Some HMO. Seller is currently working 4 days/wk and sees approximately 12-15 new patients/mo. Grossed \$630K in 2015 and Projecting approximately \$660K for 2016 with a Buyer's net of \$184K. Great practice. Please contact your CPS Agent for more details. **Property ID #5141.**

LAGUNA HILLS – This modern designed General practice is located in new single story shopping center. Conveniently located right off the freeway and growing areas of Laguna Hills. Seller established the practice in 2003 and moved to this incredible location August of 2015. The seller is currently working 3 days/wk and has 2 days/wk of hygiene. Sees approximately 14-16 new patients/mo. PPO / Cash / Some HMO. Has long term lease. Practice consists of 4 equipped operatories with Eagle Soft software and Digital X-ray (1 sensor). The suite consist of 1,200 sq ft. Grossed \$349K in 2015 and Projecting \$630K in 2016 with a Buyer's net of \$298K. Please contact your CPS Agent for more details. **Property #5144.**

LA QUINTA - Well established General Practice with over 25 years of goodwill in high end neighborhood. This modern designed practice with 8 spacious operatories is in an approximately 2,275 sq ft office. It is located in a busy shopping plaza (fully occupied) on the busiest major intersection with heavy traffic flow in the desert. Retiring Seller is currently working 4 days/wk with Specialist 1 to 2.5x/mo. Sees approximately 15-20 patients/day. PPO and Cash Only. It's computerized with Dentrix software and has digital X-ray (2 sensors). One of the largest GP in Coachella Valley. Grossed approximately \$1,647,148 in 2015. Buyer's net of \$453K. Please contact your CPS Agent for more information. **Property ID** #5130.

ONTARIO (**GP**) – Established in 1992, this 5 equipped operatory practice is located in a busy single story shopping center with a lot of foot traffic and right off the 10 freeway. Seller is currently working 4-5 days/wk generating an average of 38-48 new patients per month. PPO/Cash/Denti-cal/HMO. 100% Patient Referral and Walk-Ins. The practice is on a 1,920 sq ft office. It's computerized with Practice Web software and Digital X-ray (1 sensor). Grossed \$391K in 2015 and **projecting approximately \$418K** for 2016 with a **Buyer's Net of \$140K**.

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- Grossed \$391K in 2015
- Projecting approximately \$418K for 2016
- Buyer's Net of \$140K.
- Established in 1992, this
- 5 equipped operatories
- Lot of foot traffic
- Right off the 10 freeway
- Seller is currently working 4-5 days/wk
- Averaging 38-48 new patients per month

- PPO/Cash/Denti-cal/HMO
- 100% Patient Referral and Walk-Ins
- 1,920 sq ft office
- Computerized with Practice Web software
- * Digital X-ray (1 sensor).

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LOS ANGELES COUNTY LISTINGS

BEVERLY HILLS – Located in a four story prestigious building, this well established Implant/Perio/Prosth practice consist of 3 equipped operatories with great window views to the city. The Seller working 3 days/wk with 2 Associates working 1 day/wk each and 2 days/wk of hygiene. Sees an average of 10-15 patients/day. PPO and Cash Only. Does minimal advertisement. Computerized with Soft Dent. In an approx. 956 sq ft suite. Grossed \$668,238 in 2015. **Buyer's net of \$100,281.** Established in 1987. Great practice. Please contact your CPS Agent for more details. **Property ID #5131.**

LA MIRADA – This General Practice was established circa 1963. Located in a two story medical professional building with reasonable rent. The practice consist of 5 equipped operatories with Digital X-ray and Intra Oral Camera in a approximately 1,279 sq ft suite. Seller is currently working 3 days/wk with 3 days/wk of hygiene. Sees approximately 10-12 new patients/mo. PPO and Cash Only! 100% Patient Referral. Grossed \$426K for 2015 and Projecting \$411K for 2016. Great practice. Seller is changing career. Please contact your CPS Agent for more details. **Property ID #5119.**

LAWNDALE – Price Reduced!! 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.**

LONG BEACH – General practice with over 50 years of goodwill is located in a multi story Professional / Medical building on a major heavy traffic flow street. This office offers 3 equipped spacious operatories with great window views, digital x-ray and Dentrix software. The suite is approximate 941 sq. ft. Seller is currently seeing approximately 7-8 new patient/mo. PPO and Cash only. Has reasonable rent. Referring out most specialty. Grossed \$333,106 for 2015. Seller is willing to stay for a period of time to help the new Buyer transition. Great opportunity. Please contact your CPS Agent for more information. **Property ID # 5116.**

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. Buyer's net of \$110K. 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 - Price Reduced!! 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. Great views of the snowcapped mountains and on really clear days looking east you can see the Hollywood sign and looking north/ west you can see Marina del Rey. 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 \$259K. Please contact your CPS Agent for more information. Property ID #5107.

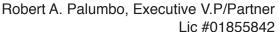
MISSION HILLS – General Practice established in 2009 located in a single story shopping center next to the 405 freeway. Has heavy traffic flow near the Northridge University, retail stores and restaurants. Practice consists of 5 equipped operatories in a 1,740 sq. ft. office. Computerized with Dental Age software. 100% Patient Referral. Seller works 3 days/wk. Sees approximately 18-20 patients/day. PPO/Cash/Some HMO. Has long term lease. Grossed \$860,637 in 2015. Buyer's net of \$218K. Seller is retiring. Great opportunity to own your own practice. Please contact your Agent for more details. Property ID #5136.

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 demal 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.

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P/Partner 01855842 ocated in a seven story profesxcellent referral base. It has large operatory plumbed but not tdent software, digital x-ray, and

S. SAN FERNANDO VALLEY / CENTRAL L.A. - This part-time Endodontic practice is located in a seven story professional medical building, the Seller is the only Endodontist in the building making for an excellent referral base. It has approximately 21 year of goodwill. The practice consists of 3 equipped operatories and 1 large operatory plumbed but not equipped for expansion in an approximately 1,375 sq ft suite. It is computerized with Softdent software, digital x-ray, and Zeiss Scope. PPO and Cash only. Has low rent. It would also be an excellent location for other specialists. Has easy access to the 405 and 101 freeway perfect to draw patients from all of Los Angeles county. Seller will be retiring. Priced for immediate sale. Please contact your CPS Agent for more details. **Property ID #5117.**

WESTCHESTER (GP) – Established circa 1972, this practice is located in a multi story medical building with its own parking garage. It consists of 4 spacious operatories with views to the city in a 1,338 sq ft suite. It is computerized with Practice Web software and digital X-ray (1 sensor). Seller is currently working 3 days/wk with 2 days/wk of hygiene. Accepts only PPO and cash only. Seen an average of 8-12 patients/day. 100% patient referral. Grossed \$331K in 2015. Projecting \$325K for 2016. **Buyer's net of \$102K.** Great practice. **Please contact your CPS Agent for more details. Property ID #5128.**

ORANGE COUNTY LISTINGS

BREA – Established in 1984, this general practice is located in a 2 story medical / dental building. The office consists of 3 equipped operatories in an approximately 1,000 sq ft suite. Cu reptly the Seller is working 4 days/wk w/ one Associate 1 day/wk. See approximately 15-18 patients/day. PPC & (as hony, 100% patient referral. Has reasonable rent. Grossed \$324K in 2015 with monthly revenues approximately \$2 kmo. Buyer's net of \$69K. Great opportunity. Please contact your CPS Agent for more details. Property ID #5121.

IRVINE – Long established Orthodontic practice with over 40 years of goodwill located on a 2 story Medical Dental building in an upscale are serving the greater Irvine, Costa Mesa and Newport Beach. It's the second and longest operating Orthodontic practice. Office consists of 6 chairs in Open Bay with Ortho Track Classic software. Seller is currently working 3 days/wk averaging \$20K/mo. PPO & Cash Only. Grossed \$240,960 in 2015 and projecting \$241K for 2016. Please contact your CPS Agent for more information. **Property ID #5135.**

IRVINE – This modern designed General Practice is located in a two story medical professional practice. Has over 26 years of goodwill. Moved to this located in early 2016 to attain better lease and to increase its cash-flow. The practice consists of 5 fully equipped operatories with Dentrix software and Digital X-ray (1 sensor) in a 1,900 sq ft suite. 100% Patient Referral. PPO/Cash/Some HMO. Seller is currently working 4 days/wk and sees approximately 12-15 new patients/mo. Grossed \$630K in 2015 and Projecting approximately \$660K for 2016 with a Buyer's net of \$184K. Great practice. Please contact your CPS Agent for more details. Property ID #5141.

LAGUNA HILLS – With over 30 years of goodwill, this General Practice is located in a two story medical building. Practice consists of 5 equipped operatories in a spacious 1,600 sq ft suite. It's computerized with Eagle Soft software, digital x-ray and digital intra oral camera. The seller is currently working 2 days/wk with 2 days/wk of hygiene. Sees in average of 14-16 new patients/mo. PPO/Cash/Some Denti-cal / Some CAP. Mostly patient referral. Grossed approximately \$305K in 2015 and projecting approximately \$324K in 2016. **Buyer's net of \$102K.** Seller will be focusing on primary dental practice. Please contact your CPS Agent for more details. **Property #5127.**

LAGUNA HILLS – This modern designed General practice is located in new single story shopping center. Conveniently located right off the freeway and growing areas of Laguna Hills. Seller established the practice in 2003 and moved to this incredible location August of 2015. The seller is currently working 3 days/wk and has 2 days/wk of hygiene. Sees approximately 14-16 new patients/mo. PPO / Cash / Some HMO. Has long term lease. Practice consists of 4 equipped operatories with Eagle Soft software and Digital X-ray (1 sensor). The suite consist of 1,200 sq ft. Grossed \$349K in 2015 and Projecting \$630K in 2016 with a **Buyer's net of \$298K**. Please contact your CPS Agent for more details. **Property #5144**.



CALIFORNIA

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John W. Knipf, President Lic #00283209

MISSION VIEJO (LADERA RANCH) – Beautiful general practice located on a 2 story professional building in a growing community next to schools. Right across the parking lot there's a large Sport Center Facility. With over 13 years of good-will 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 10-15 new patients/mo. PPO & Cash only. The practice consists of 2 equipped operatory and 1 plumbed not equipped (excellent for expansion) 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 \$148K. Great practice. Priced well below the market value. Please contact your CPS Agent for more information. Property ID #5086.

MISSION VIEJO (Turn-Key) – Modern designed practice located in a 2 story medical building across the street from a high school. Seller established the practice in late 2013. Office consists of 3 equipped operatories and 3 plumbed not equipped with window views. It's computerized with Dentrix software and digital x-ray (1 sensor). Currently working 2.5 days/wk and sees approximately 8-9 new patients/mo. PPO / Cash / Some HMO. Great practice for a first time buyer. Please contact your CPS Agent for more details. **Property ID #5138.**

MISSION VIEJO (GP) – Established in 2005, this Group Solo practice is located in the first floor of a two story medical professional building. Seller moved to this current location in 2015. Practice consists of 2 fully equipped operatories. Currently the seller works 3 days/wk and sees an average of 30-40 new patients/mo. PPO/Cash/Some HMO. It's computerized with Dentrix software and digital x-ray. Seller shares Sterilization and Lab Area, Pano, Compressor and Vacuum. Lease contains option to buy Condo. Grossed \$754K in 2015 and projecting approximately \$846K for 2016 with a great Buyer's net of \$540K. Excellent opportunity if you're looking for a second office. Please contact your CPS Agent for more details. Property #5142.

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 a or ximately 15 new patients/mo. PPO & Cash only. No HMO. Does minimal advertising. Practice consists of a ly property 450 operatories and 1 plumbed not equipped in a 1,956 rentable sq ft suite. It's computerized with Easy Denta contware 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**.

NEWPORT BEACH - General Practice with almost 50 years of goodwill was one of the first dental offices in Newport Plaza. Located on a multi story single standing building in an area that is known for its high-end service and retail shops. Offering beautiful views to the ocean. The Seller works 3 days/wk with 2 days/wk of hygiene. Sees approximately 6-10 patients/day. Accepting Fee for Service, Select PPO's and member of Delta Dental Insurance. Does minimal advertising. Practice consists of 3 equipped operatories with Dentrix software. Has long term staff. Grossed \$526,752 for 2015. **Buyer's net of \$131,684.** Please contact your CPS Agent for more details. **Property #5137.**

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 Dentrix software. On a approximalely 2 200 (usable) suite. Full time office averaging 60-70 new patients/mo. Seller is grossing approximately \$5.00 monthly revenues. PPO/Cash/Cap (Averaging \$3500/mo in Cap checks). Grossed \$697K in 2015. **Buyer's net of \$178K.** A must see. Great opportunity. Please contact your CPS Agent for further details. **Property ID #5104.**

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. Have great views to the city from the operatories. 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 specialty. PPO/Cash/Some Denti-cal/Some CAP. It's computerized with Dentrix software. Grossed approximately \$163,013 in 2015. Projecting approximately \$189K for 2016. Seller is retiring. Please contact your CPS Agent for more details. **Property ID #5109.**

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SANTA ANA (GP) – With over 40 years of goodwill to offer, this practice is located in a 2 story medical dental building with convenient access to 55/5/22 freeway. The office consists of 4 equipped operatories with ACE software. Seller does stand-up dentistry, though operatories are spacious to accommodate sit-down dentistry. Working 4 days/wk with 3 days/wk of hygiene. Sees approximately 10-15 new patients/mo. 100% Patient Referral. Has competitive lease. Grossed \$327K in 2015 and projecting approximately \$374K for 2016. Great practice. Please contact your CPS Agent for more details. **Property ID** #5139.

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.**

SOUTH ORANGE COUNTY – Established in 2005, this 4 equipped operatory General Practice is located in a one story busy shopping plaza with great street visibility. Currently the Seller is working 3 days/wk with 2 Associates working 1 day/wk each. Sees an average of 15-25 new patients/mo. PPO/Cash/Some Denti-cal/Some HMO (~\$2K/mo in CAP Checks). The practice is computerized with Easy Dental software and digital x-ray (1 sensor). Grossed \$428K in 2015 and projecting approximately \$415K for 2016. **Buyer's net of \$127K.** Great location and excellent opportunity. Please contact your CPS Agent for more information. **Property ID #5132.**

RIVERSIDE & SAN BERNARDINO COUNTY LISTING

CATHEDRAL CITY – Turn-Key General Practice is located is a two story building with an upstairs complete apartment. Corner location with heavy traffic flow at a major intersection right across from shopping centers and movie theater. Established circa 1999. This practice consists of 5 spacious equipped operatories and 3 plumbed not equipped for expansion in a 5,835+/- sq. ft. Has digital x-ray and its computerized with Dentrix software. Absentee owner. Office is open 1 day/wk and associate sees approximately 22 new patients/mo. PPO and Cash Only! Grossed \$294,382 for 2015. Projecting approximately \$311K for 2016. Price far below fair market value. Contact your CPS Agent for more details. **Property ID #5123.**

CHINO - *Real Estate for Sale.* 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 operatory, 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.**

CORONA – General Practice with over 30 years of goodwill is located in a single story free standing medical building across the street from new developments. This practice consists of 3 equipped operatories in an approximately 1,200 sq ft suite. Seller is working 1 day/wk, Associate 2 days/wk and 3 days/wk of hygiene. Sees approximately 12 new patients/mo. PPO/Cash/Denti-cal. It's computerized with Eaglesoft software and Digital X-ray (1 sensor). Grossed \$423,734 in 2015 and projecting approximately \$427K for 2016 with a **Buyer's net of \$157K**. Great practice averaging \$35K/mo. Please contact your CPS Agent for more information. **Property ID #5133**.

LA QUINTA – *Price Reduced!!* Leasehold Improvements and Equipment Only! This practice is located right across from La Quinta City Hall in a single story busy shopping plaza. The beautiful office consists of 3 equipped spacious operatories in a 1,000 sq. ft. suite. It's computerized with Dentrix software and digital x-ray. The major equipment is approximately from new to 5 years old. Has reasonable rent. This office has been a dental office circa 1995. Seller will be focusing on his other offices out of state. Great opportunity for a GP or Specialist. Please contact your CPS Agent for more details. **Property ID # 5124.**





CALIFORNIA

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Fred Vuittonet, V.P. Lic #01363583

LA QUINTA - Well established General Practice with over 25 years of goodwill in high end neighborhood. This modern designed practice with 8 spacious operatories is in an approximately 2,275 sq ft office. It is located in a busy shopping plaza (fully occupied) on the busiest major intersection with heavy traffic flow in the desert. Retiring Seller is currently working 4 days/wk with Specialist 1 to 2.5x/mo. Sees approximately 15-20 patients/day. PPO and Cash Only. It's computerized with Dentrix software and has digital X-ray (2 sensors). One of the largest GP in Coachella Valley. Grossed approximately \$1,647,148 in 2015. **Buyer's net of \$453K.** Please contact your CPS Agent for more information. **Property ID #5130.**

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 app ox n atc., 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 \$183K. Excellent opportunity. Please contact your CPS Agent for further details. Property ID #5105.

ONTARIO (**GP**) – Established in 1992, this 5 equipped operatory practice is located in a busy single story shopping center with a lot of foot traffic and right off the 10 freeway. Seller is currently working 4-5 days/wk generating an average of 38-48 new patients per month. PPO/Cash/Denti-cal/HMO. 100% Patient Referral and Walk-Ins. The practice is on a 1,920 sq ft office. It's computerized with Practice Web software and Digital X-ray (1 sensor). Grossed \$391K in 2015 and projecting approximately \$418K for 2016 with a **Buyer's Net of \$140K**. Please contact CPS Agent for more details. **Property ID #5134**.

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. Projecting approximately \$447K for 2016. Please contact your CPS Agent for more information. **Property ID #4487.**

SAN DIEGO & IMPERIAL COUNTY LISTINGS

DEL MAR - Price Reduced!! Established in 1995 this General Practice is located in a 3 unit professional building. Next to residential area. One block from the ocean. The practice consist of 2 equipped operatories with window views to the ocean in an approximately 684 sq ft unit. It's computerized with Dentrix G5 software. Has reasonable rent. Seller is currently working 2.5 days/wk. PPO & Cash only! Grossed \$249K 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 \$327K for 2015. Great practice. Please contact your CPS Agent for more details. **Property ID #5023.**

KERN, SAN LUIS OBISPO & VENTURA COUNTY

NEWBURY PARK / THOUSAND OAKS (GP) – Established in 1997, this modern designed practice is the only 8 operatory practice in the city on a 2,800 sq. ft. suite. It's located in a one story Ralph's shopping center. The office is open 5 days/ wk with 4 days/wk of hygiene and the Sellers see approximately 60-80 new patients/mo. PPO/Cash/Some Denti-cal/Some HMO (~\$4500/mo). Do minimal advertising. Grossed \$832,209 in 2015. Projecting approximately \$842K for 2016. **BUYER'S NET OF \$196,509.** Monthly revenues of approximately \$70K. Sellers will be focusing on their other practices. Please contact your CPS Agent for more details. **Property ID #5115.**

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.**

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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 18 200 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 approximat \$\frac{1}{2}\$ 16-20 patients/day. Hygienist works 4 days/wk and sees 8-10 patients/day. Insurance and Cash only. No HMO or Denta-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

BEVERLY HILLS – Located in a four story prestigious building, this well established Implant/Perio/Prosth practice consist of 3 equipped operatories with great window views to the city. The Seller working 3 days/wk with 2 Associates working 1 day/wk each and 2 days/wk of hygiene. Sees an average of 10-15 patients/day. PPO and Cash Only. Does minimal advertisement. Computerized with Soft Dent. In an approx. 956 sq ft suite. Grossed \$668,238 in 2015. **Buyer's net of \$100,281**. Established in 1987. Great practice. Please contact your CPS Agent for more details. **Property ID #5131**.

CHINO - *Real Estate for Sale* 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 operatory, 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.**

SOUTH ORANGE COUNTY - (ORTHO/PEDO) – Price Reduced!!! This State-of-the-Art office is located in a two story medical / dental building. Has new built-out. 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.**

S. SAN FERNANDO VALLEY / CENTRAL L.A. - This part-time Endodontic practice is located in a seven story professional medical building, the Seller is the only Endodontist in the building making for an excellent referral base. It has approximately 21 year of goodwill. The practice consists of 3 equipped operatories and 1 large operatory plumbed but not equipped for expansion in an approximately 1,375 sq ft suite. It is computerized with Softdent software, digital x-ray, and Zeiss Scope. PPO and Cash only. Has low rent. It would also be an excellent location for other specialists. Has easy access to the 405 and 101 freeway perfect to draw patients from all of Los Angeles county. Seller will be retiring. Priced for immediate sale. Please contact your CPS Agent for more details. **Property ID #5117.**

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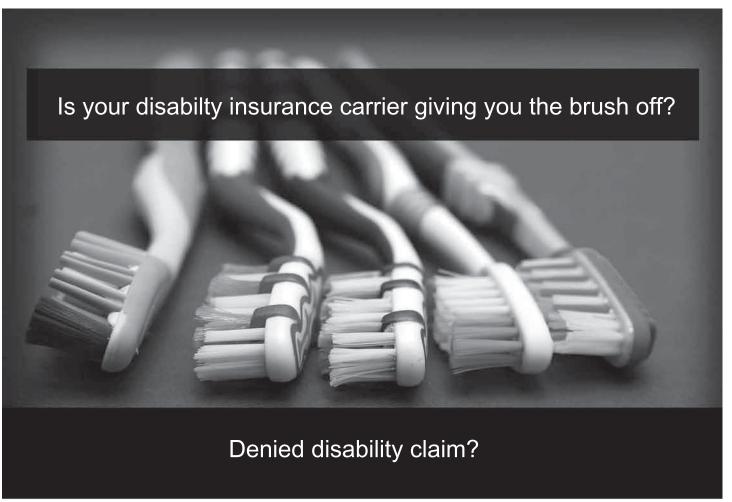
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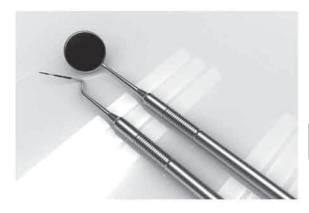
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GENERAL PRACTICE FOR SALE-FULLERTON: 6 Ops, 4 Equipped. Est. 13+ years, Dentrix, Digital, Paperless. HSPPT-Kerri McCullough 949-300-0312 #CA352.

Beautiful, PPO only, 3,500 sq ft, 8 chair office in Riverside County for sale. Office is spacious and lavishly built for patients and clinicians. Used to do \$1.7 million to \$1.9 million between 2011 to 2013. Went through employee dishonesty in 2014. Currently collect \$700k+/yr. Seller asking \$400k CASH. (213)219-1256.

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ALISO VIEJO – NEW LISTING – Turnkey Leaseholds Sale featuring 5 Operatories, 3 Equipped in 2,116 sq. ft. located in a very busy retail plaza near theaters and restaurants. Great signage and move-in ready with computers, x-rays, sterilization equipment, and instruments for all phases of dentistry. #CA365- Kerri McCullough - 949-300-0312.

BAKERSFIELD – *NEW LISTING* - This General Dentistry Practice with 5 Operatories has been established for 20+years. Practice utilizes Dentrix, Digital X-rays and the average age of equipment is 5 years old. 2015 Gross Receipts of \$675K. Seller plans on retiring but will assist with a smooth transition. #CA386- Thinh Tran – 949-533-8308.

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 Dentice 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 - Periodontal Practice - This beautifully designed Perio practice has 4 Operatories and is in a desirable professional building. Practice features Dentrix software and has 24 years of Goodwill. 2015 Gross Receipts were \$382K. #CA342- Kerri McCullough - 949-300-0312.

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- Kerri McCullough - 949-300-0312.

BURBANK – This General/Prosth/ Implant practice with 15 years of goodwill is located in a retail center. Practice has 5 Operatories, 3 equipped, and utilizes EasyDental and Digital X-rays. 2015 Gross Receipts of \$291K with \$118K Adjusted Net Income on 3 days per week plus one Saturday per month. #CA348- 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.

COASTAL ORANGE COUNTY – *NEW LISTING* – This General Dentistry Practice with 4 Operatories, 3 Equipped, features Dentrix, Digital x-rays, and all high-end equipment that is less than 10 years old. Over 21 years of goodwill in this beachside community. Seller is moving out of the area. #CA375- Thinh Tran - 949-533-8308.

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 specially services are referred out. 7 days of hygiene per week. 2015 Gross Receipts were \$962K with \$430K Adjusted Net Income. #CA257- Kerri McCullough - 949-300-0312.

ENCINO – *NEW LISTING* – General Dentistry Practice with 4 Operatories has been established for over40 years in the Valley. Practice features EagleSoft with 5 workstations, digital x-rays, and intra-oral camera. 2015 Gross Receipts of \$450K and \$182K Adjusted Net Income. #CA372-Thinh Tran – 949-533-8308.

FULLERTON – This General Dentistry Practice with 6 Operatories, 4 Equipped, is in a great location with 13 years of Goodwill. Practice utilizes Dentrix, Digital X-rays, and is paperless. 2015 Gross Receipts of \$410K. #CA352- Kerri McCullough - 949-300-0312.

GREATER LOS ANGELES AREA - Periodontal Practice-This 5 Operatory 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 Gross Revenue of \$728K with \$307K Adjusted Net income. #CA173- Kerri McCullough - 949-300-0312.

HUNTINGTON BEACH – This General Dentistry practice with 3 operatories is located near Huntington Harbour. Strong hygiene program with 4 days of hygiene per week. The Practice utilizes Dentrix software with digital x-rays and an intraoral camera. Most specialty work is referred out to local specialists. 2015 Gross Receipts of \$432K. #CA382- Kerri McCullough - 949-300-0312.

INLAND EMPIRE – *NEW LISTING* - General Dentistry practice with 5 Operatories, PracticeWorks dental software, and digital x-rays. Practice has 4 days of hygiene per week. 2015 Gross Receipts of \$950K with low overhead. #CA393- Kerri McCullough - 949-300-0312.

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

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INLAND EMPIRE – Endodontic Practice – This almost paperless 4 Operatory practice features 8 year new equipment, digital x-rays, and Consolan CT. The practice has 60+ years of goodwill and is near freeway. 2015 Gross Receipts of \$1MM+ on 4 days/week with low overhead. #CA281-Steve Caudill - 951-314-5542.

LAKEWOOD – This General Dentistry Practice with 4 Operatories, 3 Equipped, 1 Plumbed, is located in a retail center near a busy corner with **SQL** energy. Practice has 38 years of goodwill and utilizes Dentrix software and XDR digital x-rays. #CA341-Kerri McCullough - 949-300-0312.

LONG BEACH – This General Dentistry practice has been established at this location for 50+ years. Featuring 5 Operatories, 4 Equipped in 1,850 sq. ft., and digital x-rays, this practice has 4 days of hygiene per week. 2015 Gross Receipts of \$359K. #CA363- Thinh Tran - 949-533-8308.

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

NEWPORT BEACH – This paperless General Dentistry practice with 5 Operatories, 3 Equipped, is located in an upscale area and fathers EagleSoft, Digital X-days, Pano, Intra-Oral Camera. The 2015 Gross Receipts were over \$550K. #CA366-Kerri McCullough - 949-300-0312.

NORTH EAST ORANGE COUNTY – *NEW LISTING* – General Dentistry practice with 6 Operatories, EagleSoft dental software, Pano, and digital x-rays. Practice has 4 days of hygiene per week. 2015 Gross Receipts of \$771K with \$271K Adjusted Net Income. #CA392- Kerri McCullough - 949-300-0312.

ORANGE COUNTY – Orthodontic Practice with 6 chairs in an open bay, plus 2 Operatories and a Consultation room. This practice is press with a digital Pan/Ceph. 2015 Gross Receipts of \$945K and \$300K Adj. Net. #CA371- Kerri McCullough – 949-300-0312.

ORANGE COUNTY - 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.

OXNARD – NEW LISTING – This General Dentistry Practice with 4 Operatories has been established for 30+ years in a professional building. The practice is paperless, utilizing Dentrix, Digital X-rays, and an intra-oral camera. There are 6 days of Hygiene per week and long-term staff. Seller plans on retiring but will assist with a smooth transition. 2015 Gross Receipts of \$795K. #CA387-Thinh Tran - 949-533-8308.

PALM SPRINGS – This General Dentistry practice with 4 Operatories has 30 years of goodwill. Good location, Doctor wants to remain and work part time if possible, 2015 Gross Receipts of \$549,600.#CA351-Steve Caudill - 951-314-5542.

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

SAN BERNARDINO – *NEW LISTING* – Facility Only, No Patients - includes equipment – Beautiful 4 Operatory office, nicely decorated, been in the same location 30+ years with street signage. Selling dentist produced \$1M/year at this location and is moving to another city. Selling as is. #CA395- Steve Caudill - 951-314-5542.

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. 2015 Gross Receipts were \$827K. #CA291-Kerri McCullough – 949-300-0312.

SANTA MARIA – 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 Pedo 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- Thinh Tran - 949-533-8308.

UPLAND – *NEW LISTING* – Leasehold Improvements (Office only-no patients and no equipment) very high-end build-out, polished tile floors, custom cabinetry in 4 Operatories, 2nd floor office building, doctor moving and bought a building. #CA394-Steve Caudill - 951-314-5542.

SAN DIEGO

CHULA VISTA – General Dentistry- Est. 50 years ago, seller acquired 35 years ago. 4 Ops, 3½ days of hygiene, Dentrix Software. \$493K 2013 GR, seller is retiring. #CA109-Russ 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 Processian With a part-time Hygienist. 2014 Gross Revenue of \$559K, Dentist is retiring. #CA278 - Russell Okihara - 619-694-7077.

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NORTH COUNTY, ENCINITAS – NEW LISTING - This General Dentistry practice with 3 Operatories features Digital X-Rays, Eaglesoft software, in an excellent location. The suite is bright and modern. 2015 Gross Receipts of \$397K. #CA376-Russell Okihara - 619-694-7077.

NORTH COUNTY SAN DIEGO – 5 Operatory General Practice, PPO/FFS, Spacious and Clean, Professional Building, Convenient Location, Dentist Retiring. 2015 Gross Receipts of \$453K with low overhead. #CA354- Russell Okihara - 619-694-7077.

SAN DIEGO – Modern and Spacious Restorative/Implant Practice with onsite lab. State-of-the Art Equipment, Beautiful Facility, 2 ORs, Digital, iCAT, Excellent Location and Opportunity, Prosthodontist Preferred. High Grossing Practice. Great Opportunity for a Multi-Specialty Center. #CA334- Russell Okihara - 619-694-7077.

SAN DIEGO – Large General Practice for sale, HMO/PPO, 34 Years at this Location. Practice is in an expellent location with great visibility. Seller is willing to assist with a transition. Year upon year consistent revenues. One-of-a-kind opportunity. #CA381- Russell Okihara - 619-694-7077.

SAN DIEGO – 3 Operatories, EagleSoft, Excellent Strip-Mall location, Perfect opportunity to gallow a practice. Priced to sell quickly. Doctor is selling for health reasons. #CA340- Russell Okihara - 619-694-7077.

VISTA – Beautiful and Modern, 5 Op General Practice, FFS/PPO, Spacious and well-appointed, Computerized with Scan X Digital X-Rays Qualital 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. This is a FFS/PPO practice with 6 Operatories plumbed, 4 Equipped. The practice utilizes Dentrix, and is in an excellent location with great visibility. Established for 30 years. 2015 Gross Receipts of \$921K with \$314K Adjusted Net Income. #HI105- Russell Okihara - 619-694-7077.

HONOLULU, HAWAII – General Dentistry Practice with 6 Operatories, 5 fully equipped, 1 plumbed, not equipped. Practice features of Drix, 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. 2015 Gross Receipts over \$1.3MM. #HI101-Russell Okihara – 619-694-7077.

OAHU, HAWAII – General Dentistry practice with 3 Operatories. Practice utilizes Dentrix, Dexis Digital X-rays, located in a shopping center. Established for 28 years, on most major PPOs. 2015 Gross Receipts over \$350K. #HI102- Russell Okihara – 619-694-7077.

NORTHERN CALIFORNIA

ALAMEDA – Office w/2 equip. Ops, 3rd plumbed in approx 800 sq. ft., below market rent. 50% adjusted net on \$416,000 GR. Owner retiring. #CA378 Jim Engel - 925-330-2207.

BAY AREA – 2,120 sq. ft. Perio practice, 6 Ops, Digital X-rays, Pulse Oximeter, Endoscope, Piezosurgery, and Dentrix software. 2015 GR \$1M. #CA373 Thomas Wagner - 916-812-3255.

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

BERKELEY - 1700 sq. ft., 4 Ops, Dentrix Software, Digital X-Ray, Laser, Patient Education, I.O. Camera. 2015 GR \$1,288,000, adjusted net \$494,000. 100% fee for service. #CA379 Jim Engel - 925-330-2207.

BRENTWOOD - *NEW LISTING* - 1,600 sq. ft., 4 Ops with Dentrix, Digital X-ray, Pano, Intra-Oral Camera. Endo, Oral Surgery and implants referred out. 2015 GR \$600K #CA391- Dennis Hoover - 209-605-9039.

CAMPBELL - *NEW LISTING* - 2050 sq. ft., 5 ops, CAD/CAM, Digital Pan, MacPractice software. 2015 GR \$1,000,007, 3 doctor days, 5 hygiene days, 100% fee for service. #CA374 Jim Engel - 925-330-2207.

CASTRO VALLEY - General Dentistry - 1700 sq. ft. office w/4 Ops. 2015 GR \$530,000, 4 Dreduced schedule. Eaglesoft PMS, Digital X-Ray, Fiber Optics & Laser. Owner retiring. #CA368 Jim Engel - 925-330-2207.

CONTRA COSTA COUNTY – 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.

EL DORADO COUNTY – 960 sq. ft. w/ 4 Ops, intraoral camera, digital x-ray, PracticeWorks software. 2015 GR \$466K. #CA339 Thomas Wagner - 916-812-3255.

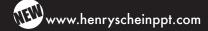
EL DORADO COUNTY – *NEW LISTING* - 1,200 sq. ft., 3 Ops, with Pano, EZ 2000 software. 2015 GR \$342K on 3 day week. #CA390- Thomas Wagner - 916-812-3255.

GREATER EL DORADO COUNTY – Four day/week General practice in 1700 sq. ft. with 5 Ops. Eaglesoft, 8 computer stations, digital Salt, 2 digital sensors, and 4 days hygiene/wk. Great location. Owner retiring. #CA343- Thomas Wagner - 916-812-3255.

GREATER ROSEVILLE – General Dentistry- 4 Ops, highly-desirable area, equipped with I**GOLD**era, Digital Laser, and Dentrix. Est. 20+ years, 2015 GR of \$945K. #CA350 Thomas Wagner - 916-812-3255.

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

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GREATER ROSEVILLE/ROCKLIN/ AUBURN – General Dentistry- highly desirable locatio**soio** 5 Ops. 2015 coll. of \$850K. Buyer must purchase 1600+sf facility w/practice. Owner retiring. #CA338 Thomas Wagner - 916-812-3255.

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

GREATER SACRAMENTO – 2,099 sq. ft. Prosthodontic office 5 Ops Fiber Optic, Eaglesoft software. 2015 GR \$926K on 4 day week. #CA377- Thomas Wagner - 916-812-3255.

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.

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.

MILPITAS - NEW LISTING. 1480 SF office is located on a major throughfare. 2015 GR were \$425K with an adjusted overhead of just 54%. 4 Ops, Intra Oral Camera, Pano, Kodak digital x-rays and 3 days of hygiene. #CA398- Dennis Hoover - 209-605-9039.

MOUNTAIN VIEW – 1150 sq. ft., 4 Ops, 3 equipped. Dentrix Software, Dexis Digital X-Ray, LSOLD.O. Camera. 2015 GR \$514,000, 4 days/week. #CA384-Jim Engel - 925-330-2207.

NORTH COAST - Endo Practice. 6 Ops, 5 plumbed 3,300 sq**501D** gital, Microscopes, EndoVision. #CA214-Jim Engel - 925-330-2207.

OAKLAND – General Dentistry- 12 ops in 5,000 sq. ft. modern office. GR of \$1.5MM with PPO, HMO and FFS patients. Seller will help with a smooth transition. #CA360-Jim Engel - 925-330-2207.

OAKLAND – General Dentistry- Appx. 1,500 sq. ft. w/4 Opp Dentrix software, Dexis Digital X-ray. 2015 GR \$1M, 5 day week. #CA293-Jim Engel - 925-330-2207.

PASO ROBLES AREA – \$2.25M GR, 52% overhead. Buyer must be skilled in restorative, surgi**gdlD**rocedures, implant placement. Purchase of Bldg. to be considered. Owner will work for buyer a couple of days a week. #CA355-Dennis Hoover - 209-605-9039.

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.

SACRAMENTO – *NEW LISTING* - 1,020 sq. ft., 3 Ops, intra-oral, digital x-ray, Open Dental software. HMO practice, established 20 years, 2015 GR \$420K, low overhead. #CA384-Tom Wagner - 916-812-3255.

SACRAMENTO – 8 Ops w/Schick digital x-ray, Pano, La**SQLD**nd Eaglesoft software. 2015 GR \$1.9M. #CA337-Thomas Wagner - 916-812-3255.

SAN FRANCISCO – General Practice: Financial District office with 5 Ops, with room for a 6th, 1760 sq. ft. 2015 GR \$1.2MM with adjusted net of \$480,000. 36 years in practice, 26 years at this location. #CA357-Jim Engel - 925-330-2207.

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 – GP Chart Sale: 2015 GR of \$550,000.00 on two and a half day work week. Selling all Active and Historical Charts. #CA330-Jim Engel - 925-330-2207.

SAN RAFAEL – General Practice: 800 sq. ft. office, 3 Ops. 2015 GR \$796,000, 3 day week, 55% overhead. Eaglesoft PMS, Dexis Sensor, Panoramic, Laser. #CA358-Jim Engel - 925-330-2207.

SAN RAMON – Facility Only Sale: 4 Ops w/high-end Pelton & Crane Equipment, Digital X-Ray, Digital Pan, I.O. Cameras, 1654 sq. ft. corner suite. #CA370-Jim Engel - 925-330-2207.

SANTA ROSA – General Dentistry & Building. 3 Ops. 2015 GR \$563K w/\$186K Adjusted Net. #CA200-Dennis Hoover - 209-605-9039.

STOCKTON – General Practice: 7 Ops, 2052 sq. ft., great lease and options to renew. GR \$750,000 with PPO, HMO and FFS patients. #CA361-Jim Engel - 925-330-2207.

VACAVILLE – *NEW LISTING* - 1,342 sq. ft. office, 4 Ops, intra-oral camera, Gendex digital x-ray, Pano, Laser, Dentrix software. 2015 GR \$911,000 on 4 day/week. #CA389- Thomas Wagner - 916-812-3255.

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

CENTRAL CALIFORNIA

HANFORD - General Dentistry – 4 days hygiene, 1,345 active patients. 2015 GR \$509K. Digital x-lays, Intra-oral cameras, and Imaging System. #CA336-Dennis Hoover - 209-605-9039.

MODESTO - 2015 GR \$918,000, adj. net \$441,000. 2,800 sq. ft with 8 Ops, digital x-rays, Pano, Dentrix Software. Owner is retiring. #CA380-Dennis Hoover - 209-605-9039.

MODESTO - *NEW LISTING* - 1630 sq. ft., 4 ops, Schick Digital X-rays, Cerec, Panographic X-Ray, Eaglesoft. 2015 GR \$450K. Owner retiring. #CA388- 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.

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Certified Endodontist and RDA needed for private office in Chino. Email nguyentabari@gmail.com or call Tammy @909-591-1745.

Part Time Back Office Orthodontic Assistant wanted in established San Clemente orthodontic office; email/fax resume: HenkenOrthodonitcs@teamortho.com 949-366-0094,

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Seeking Orthodontist for an Associate position in a Beverly Hills Practice. Please email resume to staffingbho@gmail.com or call 310-785-0770.

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DOWNTOWN Highly visible location ground level on busy downtown street. Long established practice with current owner for 23 years. Ken Rubin Practice Sales (619) 299-6161.

Dental Assistant for a dental office in Westlake Village. Experience preferred but not a must e mail resume to georgiandental@gmail.com (818)991-4664.

Dental office space available ideal for a dental specialist, close to 1000 sq. ft. Landlord is motivated to assist with tenant improvements. Endodontist located next door. E-mail inquiries to Socalendo@gmail.com.

Legal Tip Has your CPA reviewed the proposed tax allocations for the sale? Attorney Robert W. Olson, Jr., 805.963.1120, www.transdental.com.

ORTHODONTIST wanted well established office 4 day a month certified fron US dental school 2+years experience (ontariorancho) send CV to; ontariofamilydentistry@gmail.com.

VALENCIA 4 eq. ops. in 1,250 sq. ft. suite w/ 10 yrs of Gdwill. Proj. Approx. \$703K for 2016. Greg Beamer 909-542-4891.

Drauicklook Camera like new, only used a few times. Great for show & tell with patients, \$350 OBO email info@rbdentist.com.

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Asking \$540,000

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Restorative practice
Six (6) equipped freat nent rooms
2015 gross = \$1M+
Seller retiring

Asking \$812,000

Inland Empire #1108

General practice
Free standing building
2015 gross revenues \$1.1 million
Eight (8) treatment rooms
Room to expand

Asking \$767,500

Fresno County #1091

Outstanding general practice
Option to purchase dental building
Approx. 2,400 sq ft.
Six (6) treatment rooms
Practice fully equipped w/ digital
X-ray equipment
Seller retiring
2015 gross \$494,804



South Orange County #1110

Restorative practice
Busy location
Four (4) treatment rooms
2016 Gross revenues
approx. \$318,000

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Specialty Listings

San Joaquin Valley #1094

ENDO practice
Three (3) treatment rooms,
With one additional plumbed room
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2015 gross revenues \$809,866
Net profit approx 47.3%

Asking \$549,000

Northern California #1106

PERIO practice
Four (4) treatment rooms
1,350 square feet
Solid 40% net grossing over \$1,000,000
Office condominium is available for purchase

Asking \$765,000 for practice Asking \$650,000 for condo

Mr. Wood, your seminar Navigating the Dental Transition Minefield was comprehensive, relevant, experience supported, organized, helpful in complex areas, and the team approach you and the other advisors took was exceptional. I highly recommend every doctor attends this course prior to moving forward with their dental transition." LLOYD TURNER, DDS Glendale, California. Law Offices of Wood & Delgado 800-499-1474.

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pediatric dentist wanted for pedo office in corona ca(inland empire) either full or part time competetive compensation email dentistry4kid@gmail.com.

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Anaheim practice for sale busy intersection, medical plaza, 6 ops, full equipment, digital X-ray & Pano, Dentrix, just ask \$95,000, OBO, call 626-203-1720 for details.

Envision your dream practice. Now let us make it a reality. Contact Live Oak Bank for your practice financing needs. 877.890.5867 www.liveoakbank.com/healthcare.

Practice for sale Oxnard, CA downtown 2op room and great location.motivated to sell. email: oxnarddental71@gmail.com.

TUSTIN PRACTICE FOR SALE – Dr. retiring after 42 years – 4 operatories with digital xrays– grosses almost \$500,000 on 3 days/week with 4 hygiene days - Thomas & Fees Practice Sales (714) 544-4341.

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GP For Pedo Office, Mostly Dentical, Very Efficient, Quick Overturn of Patients and nice with kids. Have patience and be caring towards kids. Please contact Dr. Shagramanova @ 818-653-7778 or email @ natalie000@msn.com.

Pt/ft Dentist needed w/Oral Sedation skills for office in LA. DentiCal provider & Spanish speaking plus. lunadirect@yahoo.com.

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GENERAL PRACTICE FOR SALE-N. COUNTY, SD-ENCINITAS: 3 Ops, Digital, EagleSoft, Excellent Location, Bright/Modern. 2015 GR \$397K. HSPPT-Russell Okihara-619-694-7077 #CA376.

Assc. Dentist needed (part-time) @ Sacred Heart Dental Care, Rancho Cucamonga location.Pls Fax resume @ (909)463-6866 or call us @ (909)463-6646.

Thank you for coming to my office and setting up our health insurance. – Dr Christopher Dudzik San Diego, CA. www.TheDoctorsInsuranceBroker.com.

T Jentist Wanted; LA area; Must have excellent chair side manners and communication skills; New graduates are welcome. Email: jjcdental@gmail.com.

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Hesperia clinic practice collected \$1.45 million last year and is on track to collect \$1.75 million this year. Net income last year was \$570,000. 18 ops. Asking \$995,000. Kurt Skarin 805-777-7707.

Dental Practice for sale in Thousand Oaks.4 oper. with digital shick x-ray, 7 comp stations. Office PPO ins. and Priv. Patients. \$250,000.00 (818)309-7022.

Employment Law Issues in your practice? The Law Offices of J. Sean Dumm routinely counsels dental offices on compliance with employment/contractor agreements and compliance with the labor code. Initial consultations are complimentary. Law Offices of J. Sean Dumm. 949-276-509. jsdlawoffice.com.

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DENTIST-LAS VEGAS GP Seeking Associate P/T Good communication skills, Endo Perio Implants Cosmetic Exts IV Sedation Email:DrTGonzales@aol.com.

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Slow Speed handpieces and contra angles. Great shape, guaranteed for 3 months. Great deals on Costal Dynamics, Athena, more handpiecetrader@gmail.com.

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Office Sublease GP office in Glendale, 3 fully equipped operatories. Sublease 2 days/week for general desntist. For more information please call (818)246-0109.

DENTAL PRACTICES WANTED in Los Gatos, Campbell, Walnut Creek, Fremont 4-6 ops. PPO/Cash. Real Estate is a plus. Sellers call Loc Pham, Broker BRE#01875780. (714)550-7494 practice@lcffin.comlLCFPracticeSales.com.

Dental Practice for sale in Thousand Oaks.4 operatories with digital shick x-ray, 7 computer stations. Office PPO insurance and Pravite Patients. \$250,000.00.

Turnkey dental suite for lease. 1683sqft, 6ops, great location in Long Beach. The dentist outgrew the space. Call 562-708-6707 or alkhan2@icloud.com.

PRACTICE FOR SALE IRVINE GP w/ 12 yrs goodwill; Grossed \$277K. California Practice Sales, Inc. Phone: 714-639-2775.

Dental Assistant full-time, Bilingual-Spanish, 1+yrs of experience, 3 positions available North Hills/Northridge/Pacoima, email resume hr@mccn.org.

PRACTICE FOR SALE San Diego (Bay Park) GP in Prof Bldg with 5 Ops in approx. 2000 sq. ft. Close to freeway. SDPS: 760-599-7828.

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Practice Sale 60 NP a month. On track for 1.3 M Rancho Cucamonga. Refer out most Specialties. Asking 895K. Owner Moving. Jamesdkimdds@gmail.com.

Temple City Practice SALE, Rosemead Blvd, Visibility. 4 Chairs, 2 Xrays, 2 Sensors, Retire, Assistance Build up. \$380K. Contact lilyppoon@yahoo.com.

Listed, Advertised and an Accepted Offer in 17 days – Greg Beamer, Dental Broker 909-542-4891.

Tuttnauer EZ11Plus for sale. Used about 10 times. \$4350.00 as is. E-mail to deutschdds@gmail.com.

ORTHODONTIC ASSISTANT needed F/T for orthodontic office in the San Fernando Valley. Benefits included. Please email resume to wendytsai40@yahoo.com.

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La Jolla private pratice for sale. 3 equip ops. perfect for the starting dentist or satellite office. \$130K drjwchandds@yahoo.com 760 586-2347.

Nitros Oxide Sedation system Belmed (DENTAL) \$1,500.00 contact me at oc.dentalimaging@yahoo.com.

Looking to sublease or rent space in LA or surrounding areas. Thursdays and/or Fridays to start. Email Trojandude26@gmail.com.

Pt/It Dentist needed w/Oral Sedation skills for office in LA. DentiCal provider & Spanish speaking plus. lunadirect@yahoo.com.

GENERAL PRACTICE FOR SALE-INLAND EMPIRE: 5 Ops, PracticeWorks, Digital x-rays, 4 days of hygiene/wk. 2015 GR of \$950K. HSPPT-Kerri McCullough 949-300-0312 #CA393.

Seeking Orthodontist for an Associate position in a Beverly Hills Practice. Please email resume to staffingbho@gmail.com or call 310-785-0770.

Dental Office for Lease turn key, No Patient, in Torrance, 6 operatories, ready to go, space for Panorex Machine, about 1800 sq ft, call 310-467-2935.

I want to express my gratitude for the excellent work you have done. Your work has been exceptional. - Kareem Abraham, DDS, Santa Ana, CA.

www.TheDoctorsInsuranceBroker.com.

OCEANSIDE/ CARLSBAD BORDER Stunning! 9 Ops. 33 years of Goodwill. Seller retiring due to disability. Great location with ocean views. A must see. Ken Rubin Practice Sales (619) 299-6161.

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Legal Tip: Buyers Have you conducted a UCC search on the Seller? Attorney Robert W. Olson, Jr., 805.963.1120, www.transdental.com.

Office Mgr/Tx Coordinator Needed friendly office in San Gabriel Valley. Spanish bi-lingual, HMO exp. Excellent pay+benefits. Email k101090c@gmail.com.

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Featured Listings:



BEVERLY HILLS – *New Pricing*. Leasehold improvement and equipment -2 treatment rooms & 1 plumbed not eq. on the ground floor - 1,000 sq. ft. suite. Prestigious area in the BH "triangle" - If you are paying higher rent in the area – see this! Free parking 1/2 block away. Perfect for a GP or a specialist (current tenant is an Endodontist). Locations are a premium in this area as it attracts high income patients. 90210 area code - this needs to be seen to be appreciated.

Opportunities to have a practice in this area are rare! Priced at \$130,000 w/ CT or \$60,000 w/out CT.



DOWNEY – 3 treatment rooms in 1,214 sq. ft. suite located in a four story Medical building w/17 years of Goodwill. Rent is very reasonable at \$2,469/month. Quality, Caring Doctor and Staff. Seller has primary office in Newport Beach - currently works 2.5 days a week at this location. Projecting approx. \$330,181 for 2016. This has a great history as a dental office – and Downey is

a very stable area! Priced at \$240,000.

ESCONDIDO - Recently Reduced w/ Real Estate for Sale or Lease - This corner location has off-street parking, with schools nearby. 5 eq. ops. in 2,200 sq. ft. suite, 21+ years of Goodwill. Sellers have offices in LA, so are in this office just a couple days a month. Asking \$450,000 for the real estate or a reasonable lease and \$180,000 for the practice. Projecting approx. \$381,994 for 2016 on a minimal schedule.



FOUNTAIN VALLEY – This office could be associate-driven if you could dedicate 1 day a week. Seller has another office out of the LA basin. Associates in place. 5 treatment rooms in 1,350 sq. ft. suite located in a multi-story professional building. All Digital. Super clean suite. Projecting approx. \$910K for 2016 with a steady history of collections. Well run and well managed. 40% ins-40% cash-5% Medi-Cal and 15%HMO. \$242,000 Buyer's Net after expenses and bank debt!!!

GLENDALE - 3 eq. ops. in 1,050 sq. ft. suite located on the ground floor of a two story professional building with easy access to the 210 fwy. 26 years of Goodwill. Located next to a pharmacy. Rent is \$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 is motivated as he has 2



other practices out of the area. 30% Insurance 50% Cash 1% Medical 19% Cap/HMO Buyer's net approx \$180,000. Collected approx. \$391,050 in 2015.

IRVINE – NEW LISTING - 6 treatment rooms total - 3 are plumbed & equipped with Adec chairs, lights, and deliveries, wired for internet and telephone. 3 x-rays & heads will be staying, as well as the reception room equipment and 4 rotating file cabinets. Priced at \$26,500 for the build-out and the equipment identified above, or best offer. You can't build out anything in Irvine for this price!



IRVINE – 4 ops total - 1 plumbed not eq. in a 1,100 sq. ft. suite. Established Multi-story professional building with underneath ground floor parking. 13 years Goodwill. 70% Insurance, 30% Cash. The Seller is only working 20 hours a week due to a health issue. Landlord is very easy to work with, and willing to renegotiate the current lease to a lower rent. Current rent is \$3,000, so you could have an Irvine ad-

dress and rent under \$3 a foot. Would be a good location for a specialist. Priced below the cost of buildout & a strong patient base is included! - \$150,000

LAKE ELSINORE – If you are looking for a Medi-Cal / HMO practice that gets cap checks of approx \$5,500/ month, this is one you should explore. Great location off of 15 freeway with 8 treatment rooms plumbed and equipped and 4 partially equipped. Seller is motivated as he has an office in the LA area and one in Murietta. If you are thinking of purchasing as a managing doctor, this



could be the one for you. Seller has a super arrangement with his landlord at \$1/ft, and feels a Buyer can lock into the same arrangement. Est. in the 1970's, he has owned it since 1998. Retail center with plenty of parking.

LOS ANGELES – Real Estate For Sale. 4 ops. in a 1,347 sq. ft. free standing building on a 3,061 sq. ft. lot located on a busy corner. 4 gated tandem parking spaces behind the building and plenty of additional street parking. Across the street from a bakery, coin laundry, radiator shop and small local markets. Hispanic area that will attract a Hispanic base. Semi-residential area south of the Soto exit off the 10 freeway. New roof with hardware installed for a sign. Seller, is a dentist looking for a long term tenant or someone to purchase the property. Leasehold Improvements and major equipment.

LOS ANGELES - 6 eq. treatment rooms in a 1,750 sq. ft. suite located in a two story, retail center on the corner of two highly traveled streets. Excellent exposure and signage. Attracting 60+ new patients per month. Easy Dental Software, Digital x-ray, Intra Oral Camera, and equipment that averages 5 years old. 2 digital sensors. Seller purchased in 2004, and moved to present location in 2010. Collected approx. \$734,511 for 2015. Averages 15 patients a day. Insurance/Cash/Medi-Cal mix. Seller places implants and will stay to assist Buyer if Buyer doesn't place implants. Projecting approx. \$795,531 for 2016. Recently Reduced \$625,000.



MONTCLAIR – New Listing - Turn-Key Opportunity: 2 eq. treatment rooms & 2 plumbed not eq. treatment rooms in a 1,260 sq. ft. suite located in a busy strip shopping center w/ 22 Years of Goodwill, convenient to the 10 freeway. Retiring Seller. Patient Charts included but not guaranteed. Priced at \$92,500.

NEWPORT BEACH - Located on the street that leads to the island ferry, this office has been established for a number of years. The atmosphere is what you find prominent in the area – folks who love being and living near the water! 3 eq. treatment rooms in a comfortable suite. Area clientele is high income and accepts sugested treatment plans. Patients know each other and chat in the reception area. Seller is open 1 day a week,



sees 10 patients. Rent is \$3,600 for 1060 sq. ft. and has 10 years left on the lease. Seller practices in BH (endodontics) and is looking for a buyer who wants a boutique practice in a seaside community. **Priced at \$225,000!**

ORANGE - Excellent, Central Orange County located between the 55 fwy and Orange Circle. 52 years of Goodwill - Retiring Seller. 70% Insurance and 30% Cash. Established patient base. Seller owns the condo and will lease with a right of first refusal. 4 eq. ops. in 1,300 sq. ft. Seller is requesting a resume from potential buyers. AVAILABLE. Recently Reduced.

PALM DESERT – 4 treatment rooms & 1 plumbed not eq. treatment room in 1,100 sq. ft. clean, spacious suite with 18 Years of Goodwill. Motivated, retiring Seller. Well trained, personable, team oriented staff. Major shopping center with excellent signage – close to the 10 fwy. Seller refers out most treatment including cleanings and still produces \$448K a year. Buyer can pick up an immediate income increase by doing the dentistry that is referred out. **Recently Reduced.**

Our New Year's Wish for each of you. May this year of 2017 be a year of Health and Happiness - a year of Wealth and Wisdom - a year of Peace and Prosperity!

Greg Beamer and Ellen Wood

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RANCHO CUCAMONGA - 3 eq. ops. & 1 plumbed not eq. op.in 1,600 sq. ft. suite located in a two story professional complex on a busy street in a growing area. Rent is very reasonable and all inclusive at \$2,900 a month. This practice is one of two locations owned by a DSO. The other practice in Hesperia. The practice has been open for 2.5 years on a 2 days a week schedule. The practice has not reached it's full potential. There are approximately 700 charts that will be transferred with the practice. \$137,000.

REDLANDS - 6 eq. ops. 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. Has a contract with the local VA to take overflow. 80% insurance & 20% Cash. Projecting approx. \$142,833 for 2016 on a 2.5 work week. Floor plan could be used by an orthodontist or pediatric dentist. \$124,500.



RIVERSIDE – *New Listing* - 3 eq. treatment rooms in approx. 1,250 sq. ft. suite located in a single story strip center on a busy street. 25+ Years of Goodwill. Rent is only \$950/month. Patient Charts Included but not guaranteed. Priced at \$79,500.



SAN BERNARDINO - 3 equipped treatment rooms in a 930 sq. ft. suite located in a single story building. Rent is very reasonable at \$1,283/month. Low Overhead. Seller has a manual, very accurate book-keeping system. This would be a great opportunity for someone who wants to bring in their own system and digital. Seller currently works 3 days a week and is projecting approx. \$257,725 for 2016. Seller added

Medical late last year and is on target for a nice increase this year.

SAN JUAN CAPISTRANO - 3 treatment rooms in 1,420 sq. ft. suite located in a single story, professional center in the beautiful seaside community. Suite is fully wired for computer monitors in each room, bright and offers plenty of storage. Rent is very reasonable at \$2,305/month. This would be a perfect starter for someone in the area, someone that is losing a lease in the area, or a specialist. Leasehold improvements & Equipment only. Recently Reduced \$85,000.



VALENCIA – 4 eq. treatment rooms in a 1,250 sq. ft. suite located in a free standing, two story, professional building w/ 10 years of Goodwill. All digital suite w/ Dentrix Software, Intra Oral Camera, Dexis Digital X-ray, and equipment that averages 10 years new. Seller wants to concentrate on other offices. Motivated and open to negotiation. Great area! Projecting approx. \$703,978 for 2016.

Recently Sold:
Burbank, Chino, Tustin, South Gate,
and Pico Rivera

"Greg Beamer listed my practice on Friday, and I met my buyer on Saturday!

A perfect match!"

Ron Singer, DDS

Under Offer:

HUNTINGTON BEACH - Confidential, Quality, If you want a high-end cosmetic restorative practice with a buyer's net over \$400,000, call me. Collecting approx \$1.4MM. Strong clinical skills, financial strength and ability to produce a must. **Accepted Offer** - **Back up offers encouraged**

LOS ANGELES - Leasehold Improvements & Equipment Only. 3 eq. ops. in 824 sq. ft. suite located in a well known, multi-story professional building. Bright, organized, streamlined, modern suite offers Easy 2000 Software, 2 Intra Oral Cameras. Newer equipment - 8th floor view, low rent (\$3,400/mo). Ready for digital x-ray (needs sensor). Approx. 250 active patient charts included but not guaranteed. Seller has another office on the coast and is motivated. Priced at \$75,000.

RIVERSIDE – 5 treatment rooms in a 1,400 sq. ft. spacious, nicely designed suite located in a professional building convenient to Jurupa Rd, 91 freeway, Riverside Shopping Plaza, and more. 25+ years of Goodwill. Excellent, Long term, Caring staff in place. Rent is very reasonable at \$2,000/month. Seller currently works 2 days/ week w/ 3.5 days/wk of hygiene. Projecting approx. \$491,877 for 2016. Accepted Offer - Back up offers encouraged.

TUSTIN LOCATION — Beautiful, Unique, Boutique Style build-out Must see to appreciate! 3 treatment rooms in a 1,400 sq. ft. recently remodeled suite located in a two story Medical building with a new monument sign. The décor is top-drawer. Facility would also be perfect for a GP, specialist, or someone who wanted to focus on sleep apnea. If you are practicing in the area, and your lease is near its end, you definitely need to consider this location as your new home! Seller is also interested in someone in a partnership where Seller will handle management and assist in marketing. Build your way into ownership.

WHITTIER - 3 eq. treatment rooms & 1 plumbed not eq. treatment room in 1,180 sq. ft. suite located in a Medical / Dental building. Doctor motivated — will be retiring. On Whittier Blvd — plenty of parking — new Dexis system w/Platinum sensor. 50 years of Community Goodwill. Rent is only \$2,386/mo! Quality, Caring, Knowledgeable Doctor and Staff. According to Seller, there is a lot of dentistry waiting for a buyer. Over 600 active charts! Would be perfect as a starter office if you are a few years out and want your own place and write-off! Priced to Sell \$125,000!

Other Opportunities:

Laguna Hills - Successful GP looking for a Specialist to sublease. Beautifully designed Laguna Hills Suite. Suite offers 3 eq. ops. & 1 plumbed not eq. op. ready to be equipped if needed. Referring GP works 3 days a week.

Build Your Dream Practice in one of the Build-out Opportunities that I have listed in Century City, Diamond Bar, Irvine, San Fernando, La Habra, LA, Orange, Thousand Oaks and Tustin.



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Assoc. Dentist needed in the Valley, 2-3 days a week able to do all proce. 3+ year exp. send CV smsinco@gmail.com.

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Dental lease I had mine reviewed & drafted by Yassi, M, Eaq, for a low fixed fee. Contact her @Yassimahdavi@hotmail.com N.K.G,DDS.

PRACTICE FOR SALE LA MIRADA GP w/ 53 yrs gdwill; 5 eq ops. California Practice Sales, Inc. Phone: 714-639-2775.

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Midwest FG Burs 1558(6) and 701(8) New \$69 and 3M Sof Flex Finish and Polish Wheels \$49. Email:drpjdds@gmail.com or 949-463-1973.

Are you thinking of retiring or selling in the Canoga Park or surrounding area? We are interested in moving and merging our office/patient base. Contact (818)554-5202.

Have a quality practice? I have quality buyers! Greg Beamer 909-542-4891.

orthodontic office looking for a pedodontist with own existing patient pool to space share or future partnership. Email: huskersfkc@gmail.com.

BEVERLY HILLS OFFICE SPACE SUBLEASE:BEAUTIFUL NEW STATE OF THE ART DENTAL OFFICE IN BEVERLY HILLS, FULLY EQUIPT. CONTACT: COHENPERIODONTICS@GMAIL.COM.

LAGUNA BEACH PRACTICE FOR SALE – Modern 1200 sq ft. 3 operatory general practice in desirable Laguna Beach – Dr is relocating out of California – grosses approximately \$700,000/year – digital xrays with Dentrix computer – approximately 70% caucasion, 30% Hispanic – some DentiCal - Thomas & Fees Practice Sales (714) 544-4341.

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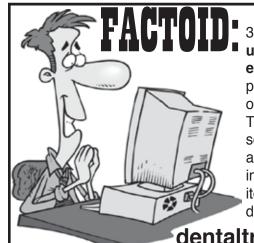
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Los Angeles County Opportunity with Condo Suites for sale, Seller retiring offering over 24 years of Goodwill. The practice is located in single story professional complex. Only dentist in the building. Clinical suite offers four operatories, 3 fully equipped, 1 surgical operatory, Digital x-ray, private doctors office. Ideal location offers easy freeway access from the 710 Freeway.

North/East Orange County Shopping Center Location in prime upscale area. Offering 19 years of Goodwill and priced at <u>less than 60% of gross revenues</u>. The practice offers 5 fully equipped operatories, digital X-ray, collecting \$303,846 in 2015 on 3 days/week. Seller teaching full time. Works only 1 day per week, associate working 2 days/wk. Priced to sell!

Drange County Located in a strip shopping center on a busy intersection, this 3 operatory (2 equipped) practice offers a great location, beautifully designed suite, digital x-ray, 6 year old equipment and much more. The Seller is relocating out of state. Call now, this practice will not last on the market. A must see opportunity!!! Priced at \$175,000

Pico Rivera Practice with Real Estate for Sale. Practice was established in 2007. Building partially built-out offering 2 fully equipped operatories in 2460 square foot office. Rear portion of building (not built-out), but plumbed for 6 additional ops. Premium location with ample parking on multiple lots. Location offers great potential. "**SOLD**"

Palm Desert Priced To Sell At \$165,000 Located in Commercial Plaza, this practice offers 3 operatories, Dentrix Software, Digital X-ray in 980 square foot suite. Associate works 2 days per week, Seller work 2 days per month. Projecting to collect \$216,000 for this year. Great opportunity for satellite office or specialty practice.

Riverside County with Real Estate For Sale Offering over 19 years of Goodwill. The practice is housed in 1400 square foot suite condo suite in two-Story Professional Building. The practice has a history of being quite profitable collecting over \$600,000 in revenues. The office offers 4 operatories, Digital x-ray, Easy Dental Software and much more. Condo suite is available for sale. Seller will consider lease as well. This practice will not last on the market.

South Bay Area Retiring seller, collecting \$860,131 in 2015, Located in single story 4-plex building on major thoroughfare. The practice offers 7 operatories, EZ dental Software, Digital-ray, Cerec and much more. Practice will not last on the market.

San Fernando Valley Providing excellent exposure and foot traffic. The office offers 9 operatories, 4 fully equipped in a spacious suite. The practice offers Digital X-ray, Computer Age Software, Pano and much more. The equipment is only 7 years old and in excellent condition. This location offers great potential in Strip Shopping Center.

San Marcos / North County San Diego Leasehold & Improvement Opportunity Located in up-scale prime area of North County San Diego near Senior Living Community, Golf Course and Club House Community. The office provides good marquee signage in Two-Story Commercial Building. The office offers 2 fully equipped operatories (1 plumbed not-equipped) in approx. 1000 square foot suite. Digital X-ray. Ideal for Satellite office or Specialty practice. Priced at only \$59,500.

West Covina Shopping Center Location Located on the ground floor of major shopping center. The office offers 5 operatories, High foot traffic and exposure attracting 75-100 new patients per month. This associate run office has offers digital x-ray, pano and much more. Projecting \$698,948 this year. "Seller will carry financing with down payment requirement".

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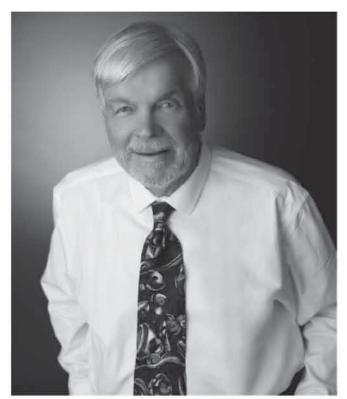
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