

THE Dental Trader

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So. Calif. Edition

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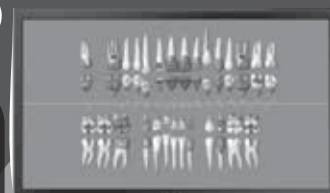
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KERN COUNTY

BAKERSFIELD #29 - (4) op computerized G.P./ (3) ops eqt'd (4th) plumbed. Cash/PPO/HMO/Denti-Cal Pt Base. Monthly Cap Ck. approx. \$3.5K. Digital X-Rays. 2018 Gross Collect. \$602K+. On track to do the same in 2019. Refers out Ortho, Diff O.S., Diff Endo & Implant Placement. Seller does no advertising. Low Overhead, High Net. Seller retiring.

LOS ANGELES COUNTY

ANTELOPE VALLEY #5 - (3) op comput. G.P. in a two story prof bldg with easy fwy access. (30+) years of Goodwill. Ave. Annual Gross Collect \$550K. (4½) days/wk of hygiene. Cash/Ins/PPO. Brand New Digital X-Ray System with (2) Suni sensors. Seller refers out all Endo, Ortho, Perio, Diff O.S. & Implant Place. & does no advertising. Primed for Growth. Seller retiring.

ARCADIA #3 - Beautiful, newly remodeled, (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.

EAST SAN FERNANDO VALLEY ORTHO/PEDO - Located in a free stand. duplex bldg. on a main thoroughfare. Excellent exposure & visibility. (60) yrs of Goodwill. Cash/Ins/PPO pt. base. No Denti-Cal, no HMO's, no nights, & no weekends. (3) chair open bay, (1) op quiet room & (1) x-ray room. Pano eqt'd. Annual Gross Collect. \$479K+ on a (4) day wk. Annual Net of \$154K+. Averaging (5) Ortho new starts/mos. Seller does no advertising other than website. Growth potential. Seller is retiring, but is willing to transition. **PENDING**

ENCINO #8 - (4) op comput. G.P. in a high end prof. bldg. on a major thoroughfare. Computer Age s/w, digital x-rays, electric hand pieces, & approx. (10) yr old eqt. (3) yr Ave Gross Collect \$500K on a (4) day wk. Fee for Service Only! No HMO, No Denti-Cal, No Nights & No Wkends. (50)+ years of Goodwill. Seller retiring, but is willing to help Transition. **REDUCED**

ENCINO #9 - (8) op comput G.P. w (7) ops eqt'd. In a prof. bldg. on a main thoroughfare w easy fwy access. Cash/Ins/PPO/HMO pts. Cap Ck approx. \$6K/mos. Dentrux s/w, Digital X-rays & CT Scan, & Central Nitrous. 2018 Gross Collections (\$1.1M+). (49) Years of Goodwill. Practice offers one day/mos. of Endo, & two days/mos. of Perio. Owner DDS cutting back, but will assist with transition.

HOLLYWOOD - ABSENTEE OWNER PRACTICE FOR SALE - (5) op comput. G.P. on a main thoroughfare, on the 2nd floor of a strip center, w excellent exposure & signage. Cash/Ins/PPO/HMO/Denti-Cal pts. Cap Ck. approx. \$6K/mos. Digital X-rays & Pano. 2018 Gross Collect (\$900K+). Projecting (\$1M+) in 2019. Practice offers one day each/mos of Endo, Perio, Ortho & O.S., & has a full time G.P. Associate. A true gem of an absentee owner practice. **BACK ON THE MARKET**

SUNLAND - (3) op comput. G.P. located in a free stand bldg. On a major thoroughfare w excellent exposure, visibility & pole signage. Cash/Ins/PPO/HMO/Denti-Cal pts. Seller working p.t. Annual Gross approx. \$200K. Great starter or Satellite. Seller retiring. **SOLD**

ORANGE COUNTY

FOUNTAIN VALLEY - (4) op comput G.P./ (3) eqt'd. (43) years of Goodwill. Cash/Ins/PPO. (7-9) new pts/mos. Digital X-Rays. 2018 Gross Collect. ~\$414K on a (4) day wk. Low Overhead/High Net. Seller retiring. **NEW**

LA HABRA - (6) op comput. G.P. (2) ops set up for surgery. Heavy emphasis on Implants & Crown/Bridge. Located on a main thoroughfare, w excell. exposure/visibility/signage. Cash/Ins/PPO pts. (20-30) new pts/mos. Annual Gross Collect ~\$1M on (4) days/wk & (9) mos/yr. Seller retiring but will assist w the transition. There is a Possible Partial Seller Carry Back & Seller is willing to work back. **NEW**

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RIVERSIDE COUNTY

Room for Your Riverside County Practice Listing.

SAN BERNARDINO COUNTY

SAN BERNARDINO - (5) op computerized G.P. (3) ops eqt'd, 4th partially eqt'd and 5th used for x-rays. First floor of a Prof. Bldg. 2018 Gross Collect. \$400K+ on a (4) day wk. (14-16) new pts/mos. Cash/Ins/PPO/HMO/Denti-Cal. Approx. \$3.5K/mos. in Cap. Low rent. Seller refers out diff. O.S., & Endo. Digital & Easy Dental. Seller has no website & does no advertising. Excellent growth opportunity. Practice will skyrocket w more hours, a website, some advertising & keeping the specialty work in house. Seller is retiring, but will assist w the transition. **REDUCED. SELLING @ 50% OF GROSS COLLECTIONS.**

SAN DIEGO COUNTY

SABRE SPRINGS/POWAY - Beautifully appointed (3) op comput. G.P. in a strip ctr. w exposure. (2) Ops eqt'd/3rd plumbed. Digital & paperless. 2016 Gross Collect. \$232K p.t. w no advert. Referring all specialty work. (15) new pts/mos. Cash/Ins/PPO/HMO. Centrally located. Doctor retiring. **SOLD**

SAN LUIS OBISPO COUNTY

CENTRAL CA COAST - High producing & very profitable G.P. with Seller work back. (7) op comput. G.P. located street level in a smaller professional bldg. near the downtown business district. 2017 Collections of approx. \$1.6M. Pract. does no advertising. Averages (12) days of Hygiene/wk. Cash/Ins & one PPO. 78+yrs of Goodwill. Digital x-rays & digital Orthopantomograph. **SOLD**

VENTURA COUNTY

CAMARILLO - (4) op comput G.P./ (3) ops eqt'd. Located in a Prof. Bldg. Cash/Ins/PPO. No HMO & No Denti-Cal. No Nights & No Weekends. (34+) years of Goodwill. Annual Gross Collections ~\$350K+ on (3-4) days/week. Digital X-Rays. Reasonable Lease. Seller retiring but will assist with the transition. **PENDING**

SIMI VALLEY - (4) op G.P. w newer Adec eqt, server, computers, compressor, hand pieces, etc. In a prof. bldg. on a main thoroughfare. Lots of free parking. 2018 Gross Collect. \$590K+ on a (10) mos yr due to seller's (2) mos. medical absence. 2019 ytd Gross Collect. \$378K thru May 30. Projects to \$850K+ @ yr end. Digital x-rays w (2) sensors. 16 years of Good Will. Selling due to health, and to be closer to family. Seller will assist with an orderly transition. **REDUCED**

VENTURA HMO - (6) op comput. G.P. with Pano, Ceph, Laser & soft-dent s/w. Cash/PPO/HMO pts. Mos. Cap ck. approx. \$4.5K. 2018 Gross Collect. \$534K p.t. Does no adv. Refers most specialty work. Growth potential.

VENTURA #2 - (4) op comput G.P. in a strip ctr on a main thoroughfare. Some exposure & signage. (35) yrs of Goodwill. Cash/PPO Pts. No HMO & No Denti-Cal. No nights & No weekends. Projected 2019 Gross Collect of \$600K+ on (3 1/2) days/wk. Favorable Lease. (4) days of Hygiene/wk. Seller does no adv. other than website & social media. Most specialty work referred. Seller retiring. Will assist with transition. **NEW**

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Pediatric Dentist wanted- Murrieta/Temecula area; Private office; 3-4 days per week currently; (818)434-2986

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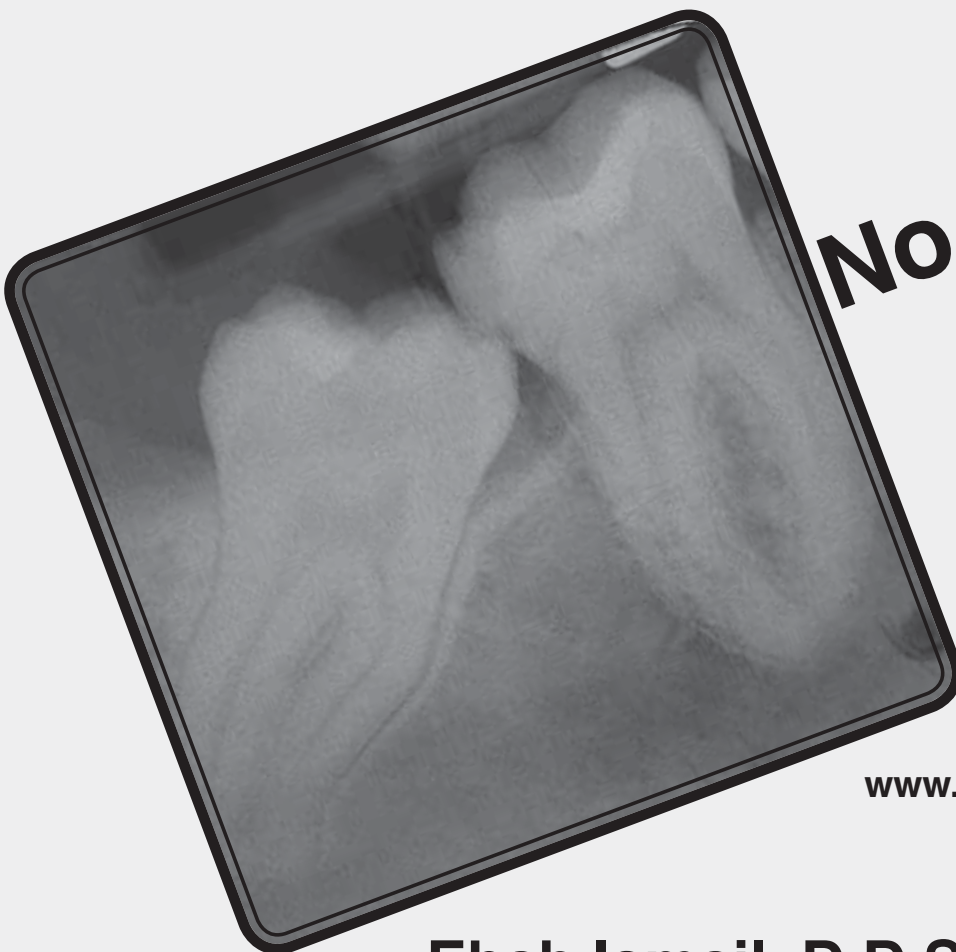
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Associate Dentist needed for GP in Rancho Cucamonga. FT/PT. Call Dr Camarena DDS at (909)983-7707 for more information.

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Los Angeles County

Beverly Hills - Gross ~\$692K

- Mix GP & Endodontic Practice.
- Mostly Cash/PPO. Some Cap.
- 3 Ops + 1 Plumbed, ~1,000 sq.ft.

Beverly Hills - Just Renovated

- BH Triangle. 3 Eq. Ops.
- Gross ~\$473K on 2-3 days/wk

Carson - Practice & Real Estate

- Medical/Dental bldg. for sale
- Single Story bldg. w/parking lot
- Currently used as veterinary office

Glendale - Gross ~\$484K.

- Seller Retiring. GP with Ortho.
- Mostly Cash/PPO. 4 Ops.
- Commercial area

Hawallan Gardens

- Shopping Ct. Reasonable Rent.
- 10 years of goodwill.
- 4 Eq. Ops + 1 add'l plumbed

Inglewood - New Listing!

- Projecting ~ \$1.15 M in 2019
- Excellent Location! Shopping Plz.
- ~1,400 sq.ft., 4 eq.ops.+ 1 plumbed.
- Many in house specialists

Lancaster - New Listing!

- Gross ~\$650K. PPO & Cash Only
- Beautiful office in shopping mall
- Seller retires. Lots of goodwill
- ~2,400 sq.ft., 5 operatories

Lawndale - Equip. & Leasehold

- 5 Belmont Chairs, ~2,240 sqft
- Strip Mall, facing main street
- Reasonable Rent

Long Beach - New Listing!

- Projecting ~\$900K in 2019
- High profit margin. CASH & PPO
- Beautiful & high-tech office.
- Refers out complex procedures.

Long Beach - Shopping Center

- Affordable Rent! Seller Retire
- Mostly Denti-Cal, some CASH

Los Angeles -

▪ Starter Practice & Real Estate

- Freestanding Bldg. at intersection
- ~ 1,245 sq.ft. + 3 Eq. Ops.
- Collects ~\$185K on 2 days/wk

Los Angeles - New Listing!

- Projecting ~\$350K in 2019.
- Starter Practice. Low Rent
- Close to Chinatown. 2 eq. ops. + 1

Los Angeles - Gross ~\$375K

- Opens 4days/wk. No Weekend
- Mostly Cash, PPO & Denti-Cal.
- ~1,400 sq.ft. 3 Eq. Ops.

Orange County

Cypress - Equipment & Leasehold

- Commercial plaza. ~1,900 sqft
- 6 Eq. Ops + 2 add'l plumbed.

Garden Grove - Busy Street!

- Street Front Location! ~1,700 sf
- 3 Eq. Ops + 3 Add'l Plumbed

Laguna Hills - Shopping Center!

- Starter Office on busy street.
- 4 Equipped Ops, ~1,500 sq.ft.

Laguna Hills - Large Shopping Ctr

- Projecting ~\$600K for 2019
- PPO/CASH (High profit margin)
- Implants & Full mouth reconstruction
- State of the Art Practice

Santa Ana - Gross ~ \$500K

- PPO/FFS & Cash Only. 7 Eq. Ops
- Large Shopping Plaza, ~2,000 sq.ft.

Orange County - Collects ~ \$1.1 M.

- Insurance/FFS only
- General, Cosmetics, Implants
- Stable pt. base & good recall system
- Good Location: Shopping Plaza

Riverside County

La Quinta - Gross ~ \$1.5 Million

- Retired Doctor
- ~60% Insurance & 40% FFS
- Beautiful & High Tech Office
- Good Recall System

Palm Springs -

Practice & Real Estate

- Gross ~\$1.1M. ~2,500 sq.ft.
- GP & Implant Placement
- 5 Eq. Ops. + 1 add'l plumbed
- Freestanding Bldg w/parking

San Bernardino County

Rancho Cucamonga -

- Endo practice. PPO/HMO Practice
- Gross ~\$360K. Shopping Ct.
- 2 eq. ops. + 2 plumbed ops.

San Diego County, CA

Chula Vista - Gross ~\$555K

- Mostly Cash/PPO. 4 eq. Ops.
- Close by retail centers
- 9 years of goodwill

Solana Beach - New Listing!

- Starter practice in shopping plaza
- Predominantly PPO, No HMO
- ~1,531 sq.ft., 3 eq. ops.
- Great potential for growth!

Dental Practice Wanted

- Pediatric Dental Practices
- Practices with Real Estates
- High Production, PPO/Cash Practices
- Starter Practices at Good Locations

Northern California

Daly City - Gross ~\$365K.

- Doctor retires. 25+ yrs goodwill
- PPO/ Cash, ~1,200 sq.ft, 3 Eq. Ops.
- Commercial Area.
- ~10-20 new pts/month

Dublin - New Listing!

- Gross ~\$240K. Affordable Rent.
- ~10% Cash & 90% PPO
- Lots of specialist referrals
- 2 Eq. Ops + 1 add'l plumbed

Fairfield - Seller Retiring

- Good visibility. Busy location.
- Gross ~\$205K. No marketing
- Opens 4 days/wk. No Weekend

Fremont - Gross ~\$660K

- ~95% PPO, 5% CASH
- 5 Eq. Ops, ~ 1,625 sq.ft.
- Opens 4 days/wk
- Refers out complex procedures

Pacifica - ~\$318K Collections

- All PPO/CASH
- Shopping plaza.
- Family oriented. High-quality dentistry.
- ~1,200 sq.ft., 2 ops + 2 plumbed

Sacramento - New Listing!

- Gross ~ \$1.2- 1.4 Million
- Large shopping center
- General dentistry w/implants
- 11-13 Ops. New equipment

San Francisco - New Listing!

- Projections ~ \$1.5 Million
- PPO/FFS. High Profit Margin
- Residential/Commercial Area
- 3 Ops. Very Reasonable Rent

San Jose - New Listing!

- Large Shopping Plaza East SJ
- Associate Run ~ \$650-670K
- ~1,500 sq.ft., 4 eq. ops + 1 plumbed.
- Trilingual staff (Spanish & Viet)

San Jose - New Listing!

- Gross ~\$255K on 2.5 days/wk
- Lots of outside referrals.
- 3 equipped ops. + 1 plumbed
- Close to shopping plazas in East SJ.

San Jose - Asking \$60K

- Equipment & Leasehold
- East San Jose - Shopping Plz.
- 1,550 sq.ft., 3 eq. ops + 2 plumbed.
- Cone Beam CT Scan included

Vallejo - \$420K Collections

- ~10% Cash & 90% PPO
- ~1,250 sq.ft., 3 equipped ops.
- Reasonable Rent
- Front street location

Ventura County

Oxnard - New Listing!

- Shopping Center. Low Rent!
- 2019 Projecting ~\$168K
- No advertising. No website
- Seller Retiring. ~1300 sf, 3 Ops

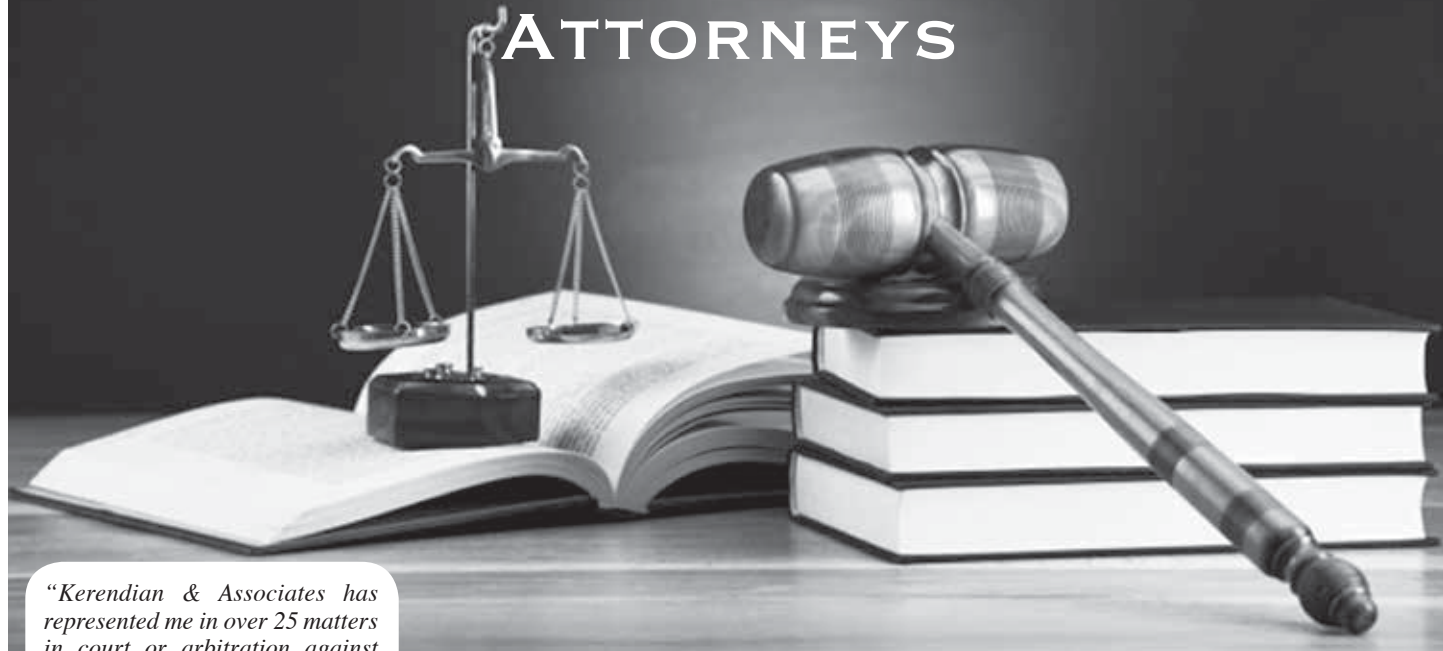
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-Peiman Soleymani, D.D.S., Periodontist
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GLENDALE: Office with 40+ years of Goodwill. Retiree. Small 2-op/Low Overhead gem. If you are looking for a P.T. Practice. Busy each day. Selling price at under \$150k.

MOORPARK: Shopping Center location. Beautiful boutique practice. Seller selling due to relocation from area. Low overhead. Priced to sell immediately.

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ENCINITAS: 5 ops. Highly coveted North County coastal location. Busy medical campus location with plenty of parking. Strong, loyal patient base and well trained skillful staff.

SAN DIEGO: 4 ops. Great location in the heart of San Diego. 28 years of goodwill. Highly profitable, low overhead practice. Very little marketing being done. Long term, loyal staff.

RANCHO PENASQUITOS: 4 ops. 29 years of goodwill. highly visible shopping center location. office remodeled in 2016 and has digital x-ray and cerc.

SORRENTO VALLEY: 5 ops. Excellent retail location in busy shopping center just off major freeway. Spacious, well lit, beautifully designed building layout, room for expansion and seller willing to associate.

KEARNY MESA: 5 ops. 29 years of goodwill. Centrally located in the heart of San Diego. Practice has excellent signage on one of San Diego's busiest streets. Long standing, large, loyal patient base.

CARLSBAD: 10 ops. Well established office with 30 plus years of goodwill being sold with standalone building. Highly visible, highly accessible fwy close location.

SAN DIEGO: 6 ops. Very busy shopping center with Starbucks, Einstein Bagels, Sprouts, CVS, and more. Office recently renovated in June 2018. No external marketing being done.

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BEVERLY HILLS GENERAL PRACTICE FOR SALE: Located in the Golden Triangle of Beverly Hills, this office is projected to collect \$540,000 in 2019 on three days per week. The seller purchased a larger practice in late 2018 and has been focused on that newer location. Collections in this office in 2018 were \$760,000. There are three days of hygiene coverage per week. No capitation or Denti-Cal. No evenings or weekend hours. Four equipped operatories with digital x-rays, laser and Dentrrix software. Asking \$430,000.

SAN FERNANDO VALLEY ORAL SURGERY PRACTICE FOR SALE: Collected \$620,000 with a net income of \$242,000 on three and a half days per week. 54% of the income is from extractions, and 17% is from implants. Three equipped operatories. Professional building location. Seller is retiring but will stay on, if desired, for a transition period. Asking \$300,000. - **SOLD**

GOLETA/SANTA BARBARA CLINIC PRACTICE FOR SALE: Practice collected \$1,267,000 in 2018 with a net income to a working owner dentist of \$373,000. The office has \$7,500 per month in capitation payments. The owner does not work in the practice. Located in a shopping center, the office has good visibility and ample parking. The office has ten equipped operatories and is computerized with digital x-rays. Significant potential for growth with an involved owner and some marketing. Motivated! Asking \$900,000.

ANTELOPE VALLEY GENERAL PRACTICE FOR SALE: Collects \$680,000 per year on five days a week with five days of hygiene per week. Newer leasehold improvements and equipment. Five equipped operatories with Softdent software, digital x-rays and panoramic x-ray machine. Practice gets an average of 18 new patients per month. Practice refers implant placement, oral surgery, and ortho. Asking \$450,000. Real estate can also be purchased. Building is 4,400 square feet with just over half of that as dental office. The remainder is leased to a non-dental tenant. Asking price for the real estate is \$750,000.

PANORAMA CITY PRACTICE FOR SALE: Practice collects \$340,000 per year with a net income of \$84,000 per year. The practice has \$2,000/month in capitation checks and does accept Denti-Cal. Seller receives 20-25 new patients per month. The practice is located in a predominantly Hispanic community. There are five equipped operatories with additional room for expansion. The office is computerized and has digital x-rays. Asking \$100,000.

VAN NUYS GENERAL PRACTICE FOR SALE: Great opportunity for a satellite location or a starter practice. The office collects \$300,000 plus on two days per week with one day of hygiene per week. Seller does no marketing or promotion and does not work evenings or weekends. The office has four equipped operatories with digital x-rays, panoramic x-ray machine and SoftDent software. Seller is relocating out of the area. Asking price is just \$75,000.

WOODLAND HILLS GENERAL PRACTICE FOR SALE: Established PPO and cash practice collects \$1,420,000 with a net income of \$485,000 per year. Seller works three days per week and has an associate one day per week. Seven days of hygiene per week. Periodontist one day per week and an endodontist one day every other week. Seller refers all ortho. Located in a prominent professional building with contemporary leasehold improvements, there are six equipped operatories with full computerization with Dentrrix software, digital x-rays and CT scanner. Seller has some medical problems. Asking \$1,165,000. - **SOLD AT FULL PRICE**

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SANTA CLARITA VALLEY GENERAL PRACTICE FOR SALE: Outstanding practice opportunity! This is a four day per week practice with the seller working three days in one office and one day in a second office that is not too far away, but a location that taps into a completely separate patient population. The practice collects \$1.6 million per year with a net income of over \$600,000. Eight plus days of hygiene per week with two plus hygienists working every day. Seller refers all perio surgery, all ortho, difficult endo and most oral surgery. The practice averages 20 new patients per month. There are 7 operatories in the one office and 4 in the other. The practice is computerized with Dentrrix software, digital x-rays and a panoramic x-ray. Asking \$1,340,000. - **SOLD AT FULL PRICE**

LA CANADA/FLINTRIDGE FEE FOR SERVICE PRACTICE FOR SALE: Conservative practitioner collects \$1,175,000 with a net income of \$385,000 on four days per week with nine days of hygiene coverage per week. Seller refers all endo, all oral surgery, all implant placement, all perio and all ortho. Lots of potential income growth for a dentist that does some specialty work. The office has four equipped operatories with digital x-rays, full computerization with CareStream software and soft tissue laser. Located in a one-story easy to access professional building. Asking \$925,000. - **SOLD AT FULL APPRAISED PRICE**

THOUSAND OAKS PRACTICE AND REAL ESTATE FOR SALE: Established general practice collects \$435,000 per year with five days of hygiene per week. Seller refers all endo, all perio surgery, all implant placement, almost all oral surgery and all ortho. Hygiene accounts for roughly 50% of the practice production. Four equipped operatories including two Global microscopes. The office is not computerized. The 2,255 square foot, free standing building is also for sale. Asking price for the practice is \$330,000 and the asking price of the real estate is \$525,000 - **BOTH SOLD AT FULL PRICE**

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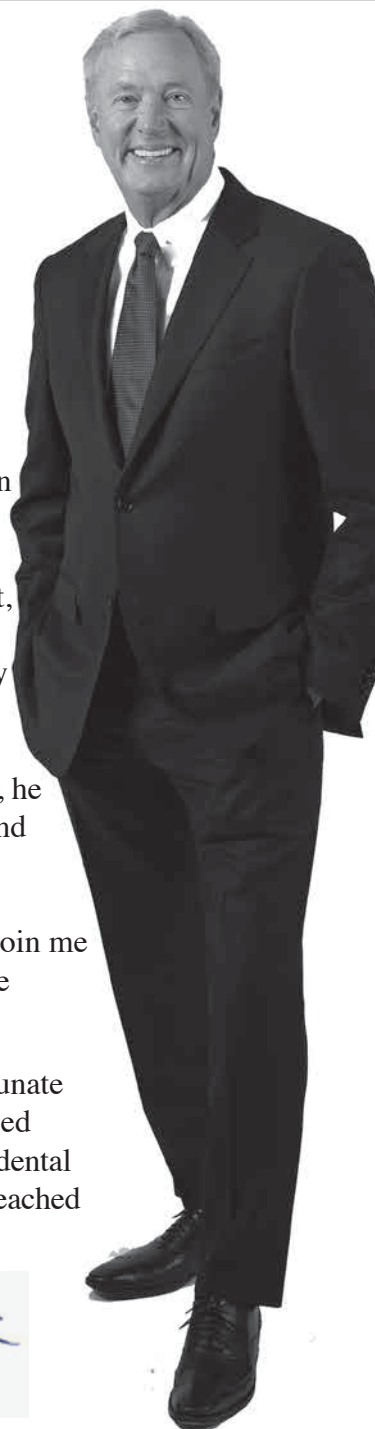


Matthew Skarin,
CPA, JD, CFLS

I am pleased, and proud, to announce that Matthew Skarin, CPA, JD, CFLS has decided to join Lee Skarin and Associates, Inc. Matthew will be the third generation of practice brokers with the company. He worked as a CPA and a Certified Family Law Specialist, he has extensive experience with complex financial transactions and negotiations. He has conducted many trials in family law matters in both State Court and the Appellate Courts. In a word, he is overqualified. However, as the heir apparent to the family business, he has made the decision to leave his former law firm and venture off on his own, enabling him to incorporate dental practice sales into his practice, which was not possible at his former law firm. I hope that you will join me in welcoming Matthew, my son, as a broker associate at Lee Skarin and Associates.

Additionally, should you find yourself in the unfortunate position of getting divorced, there is no better qualified divorce attorney that also understands the nuances of dental practice sales and finances than Matthew. He can be reached directly at 310-975-3161.

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Periklis Proussaefs DDS, MS is a prosthodontist and Associate Professor at Loma Linda University. Dr. Proussaefs has received formal training in all forms of sedation since 1997. He has been providing dental care under I.V. (moderate) or oral (minimal) sedation. His seminars focus on patient safety, airway management, monitoring, and handling emergencies. The course involves lecturing, hands-on training on a manikin, and real patient experience.

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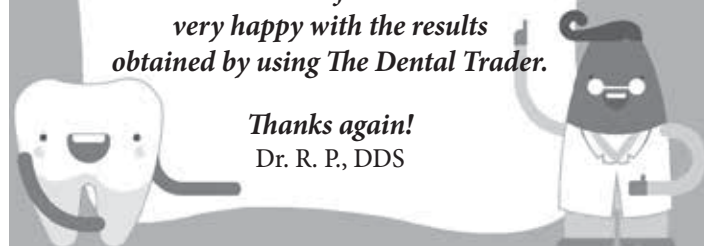
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LOS ANGELES/VENTURA COUNTY LISTINGS

CANOGA PARK – With 25 plus years of goodwill this practice is located in a single story corner building with rear parking. Excellent street visibility and great signage. On a heavy traffic flow street. Near residential area. Seller works 1.5 days/wk with Associate 2 days/wk and O.S. 1x/mo. See approximately 15-20 new patients/mo. PPO/Cash/Some HMO. Minimal advertising. Practice consists of 4 eq ops and 1 plmbd not eq in a 1,700 sq ft office. It's computerized with Eaglesoft software. **Grossed \$347K for 2018 and projecting approx. \$369K for 2019. Buyer's net of \$117K.** Please contact your CPS Agent for more information. **Property ID # 5241.**

CENTURY CITY – PRICE REDUCED!! Well established General Practice located in an 11 story medical dental building. This practice consists of 4 equipped opertories and 2 plumbed not equipped operatories with windows views to the city in an approximately 1,955 sq ft suite. It's computerized with Eaglesoft software and digital x-rays. The seller works 1 days/wk with Associate 2 days/wk and hygiene 3 days/wk. PPO and Cash Only. Minimal advertising. **Grossed \$715K in 2018.** Seller is focusing on primary office. Great staff. Please contact your CPS Broker for more details. **Property ID #4509.**

CERRITOS (Turn-Key) – This General Practice has almost 50 years of goodwill to offer! Strategically positioned in the center of the strip mall with no vacancies; restaurants and retail surround it. Recently it's been remodeled and has a very competitive lease below market rate. The practice consists of 6 spacious equipped operatories in a 1,250 sq ft office. It's computerized with Easy Dental and Scan-X. Seller is currently working approximately 2 days/wk and sees approximately 15 new patients/mo. No HMO. PPO & Cash Only! 100% patient referral. No advertising. This underdeveloped practice has been a satellite office for our Seller whose primary focus has been his flagship office in Los Angeles. Please contact your CPS Broker for more details. **Property ID #5286.**

CERRITOS – Well established general practice with 40 years of goodwill located on the second floor of a busy shopping plaza with plenty of ample parking. Excellent visibility. This practice consists of 7 equipped operatories in an approximate 2,000 sq ft suite. Seller is currently working 4 days/wk with 9 days/wk of hygiene. **Grossed \$1.4M in 2018. Buyer's net of \$324K.** 100% Patient Referral. Computerized with Eaglesoft software. Seller will stay 2 days/wk. Great opportunity. Please contact your CPS Broker for more information. **Property ID #5295.**

DUARTE – General practice established in 1964 located in a two story mixed use building on one of the busiest intersections in the city. The only dentist in the building. Absentee owner. Associate works 3 days/wk and sees approximately 15-20 patients per day. PPO and Cash only. 100% patient referral. Practice consists of 6 spacious equipped operatories in a ~3,400 sq ft suite. **Grossed approximately \$404K in 2018. Buyer's net of \$69K.** Has Dentrix software and digital x-ray. Reasonable rent for the area. Please contact your CPS Broker for more details. **Property ID #5183.**

ENCINO – With over 40 years of goodwill, this General Practice is located in a prestigious 12 story Medical Professional Building with heavy foot traffic promoted by the outdoor plaza & foot court, and retail area. Practice is in a 1,337 sq ft suite and consists of 4 equipped operatories and 1 plumbed not equipped with incredible views to the city and local mountain range. Seller is currently seeing 4-8 patients per day. Cash and PPO only. NO HMO. It's computerized with Open Dental and digital x-ray (1 sensor). Minimal advertising. **Grossed \$325K in 2018.** Great staff. Please contact your CPS Broker for more details. **Property ID #5263.**

GRANDA HILLS (GP) - With almost 50 years of goodwill to offer, the practice has been at this location since 1970. The practice has actually seen three generations of patients! The Seller has finally decided to retire after many years of success to focus on his other business ventures. The office consists of 3 equipped operatories in an approximate 1,200 sq ft suite. Granada Hills is a highly diverse and high-income neighborhood. **Grossed \$328K in 2018 & projecting approximately \$407K for 2019. NET \$177K.** The practice is exceptionally profitable because of the very low overhead of only ~58%. The landlord is offering a very competitive lease for the area to further assist in the Buyer's success. Please contact your CPS Broker for more information. **Property ID #5276.**

LONG BEACH (GP) - Our practice has 34 years of goodwill to offer and has been at this location for 26 years. The location of the practice is exceptional being right off of the 405 and near the 710 Freeways. The practice is currently being run as an absentee. Current Associate works 3 days per week and sees approximately 16-20 patients per month. The practice consists of 3 equipped operatories in a 1,698 sq ft suite. Computerized with Open Dental software. 100% patient referral. **Grossed \$336K in 2018. Projecting approximately \$363K for 2019. Net \$122K.** Has long term staff. The landlord resides in and has his medical practice in the same building and is offering a very competitive lease to assist with the new Buyer's success. Please contact your CPS Broker for more information. **Property ID #5282.**

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Juana Dominguez
Executive Administrator

LYNWOOD Price Reduced!! – General practice located in a single story busy shopping center with ample parking lot. Great visibility. Heavy traffic flow. Absentee owner. Associate works 2.5 days per week and Ortho 1x per month. See approximately 40-50 new patients per month. PPO / Cash and some Denti-cal. 100% patient referral. Practice consists of 6 equipped operatories in a 2,500 sq. ft. suite. Has Softdent software. Digital x-ray with 2 sensors. **Grossed \$570K in 2018 and projecting approximately \$606K for 2019. Buyer's net of \$255K.** Established late 2015. Please contact your CPS Broker for more details. **Property ID #5264.**

ROWLAND HEIGHTS – Established in 2009 this General Practice is located in a one story free standing building with front and back parking on a heavy traffic flow street of the city. Next to residential area. Great street visibility. Seller is current working 4 days/wk with 1 days/wk hygiene and 1x/mo of Ortho. Sees approximately 25 new patients/mo. PPO/Cash/Minor Denti-cal. Practice consists of 3 equipped operatories and 1 plumbed not equipped for expansion. Computerized with Dentrix software and digital x-ray. Minimal advertising. **Grossed \$772K in 2018 and projecting approximately \$822K for 2019. Buyer's net of \$237K.** Please contact your CPS Broker for more details. **Property ID #5278.**

SIMI VALLEY (GP) - Great opportunity to purchase a dental practice that has over 54 years of goodwill to offer in a freestanding building with ample private parking. The freestanding building has recently been painted externally and completely remodeled inside. The practice consists of 4 equipped operatories and 1 plumbed not equipped room for expansion in an approximate 1,550 sq ft suite. Absentee owners. Associate works 3 days/wk and Perio every 8 weeks. See approximately 16-20 patients/day. Cash and PPO Only. It's computerized with Dentrix software. 100% patient referral. Mostly bread and butter general dentistry is being performed here. **Grossed \$579K in 2018 and projecting approximately \$621K for 2019. Buyer's net of \$200K.** The Sellers will be your landlord. Please contact your CPS Broker for more details. **Property #5294.**

TORRANCE – This General practice located right off of Pacific Coast Highway and as close as you can get to the elite communities and high rent district of the Rolling Hills Estates and Palos Verdes. Worthy of note is the very competitive lease in place that also has two five year options. The practice consists of 4 equipped operatories in a busy shopping center with major anchor tenants generating traffic. **Grossed approximately \$521K in 2018 with a buyer's net \$123K.** The Seller has historically run the practice as an absentee owner and given external factors to the practice has not been able to provide this practice the focus needed to realize its full potential. Please contact your CPS Broker for more information. **Property ID #5281.**

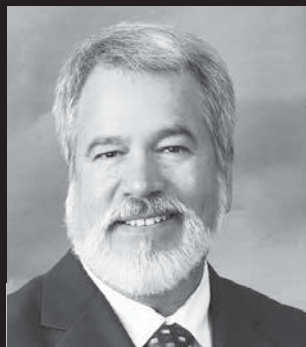
VENTURA - This General practice has over 40 years of goodwill to offer, and an icon in this quiet beach community with a home town feel. The building is owner-occupied, with currently six tenants in common. The Buyer has the option of getting a very favorable lease, or with approval of the partnership, the Buyer could also buy into the building. The practice consist of 4 equipped operatories. Seller is currently working 5 days/wk with 4 days/wk of hygiene. PPO and Cash Only. Sees approximately 14-18 patients/day. **Grossed \$496K in 2018.** Please contact your CPS Broker for more details. **Property ID #5288.**

ORANGE COUNTY LISTINGS

ANAHEIM – General practice established circa 1960 is located in a small shopping center on a busy major street of the city. Next to residential area. Seller is currently working 5 days/wk and sees approximately 40-45 new patients/mo. PPO / Cash / Denti-cal / Some Cap. The office consists of 4 equipped operatories with Dentrix software and digital x-ray. Has reasonable rent and long term lease. **Projecting approximately \$1.3M for 2019. Buyer's net \$800K.** Excellent signage. Corner location. Please contact your CPS Broker for more information. **Property ID #5296.**

CORONA DEL MAR – Well established General Practice located in a single story building just walking distance to the ocean. This beautiful office consists of 3 equipped operatories in an approximate 1,100 sq ft suite. It's computerized with Dentrix software and has digital X-ray. Retiring seller is currently working 4 days per week, O.S. 2x per month and 4 days of hygiene per week. Sees approximately an average of 20-24 new patients per month. PPO/Cash/Some Capitation. Does minimal advertising. **Grossed \$898K in 2018. Buyer's net of \$214K.** Reasonable rent for the area. Has excellent staff. Great location. Next to residential area and retail shops. Please contact your CPS Broker for more details. **Property ID #5285.**

FOUNTAIN VALLEY – This General Practice is located a busy corner strip shopping center with good street visibility. Has larger parking from and back. The practice consists of 4 equipped operatories and 1 plumbed not equipped for expansion in an approximate 1,637 sq ft suite. Has Digital X-ray and it's computerized with Eaglesoft. The retiring seller is currently working 3 days/wk and sees approximately 18 new patient/mo. PPO / Cash / Denti-cal / Some Cap. Does minimal advertising. **Grossed \$287K in 2018.** Established in 2003. Has excellent staff. Please contact your CPS Broker for more information. **Property #5293.**



Fred Vuittonet, V.P.
Lic #01363583

CALIFORNIA

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LAGUNA HILLS – Beautiful laid out General Practice in an incredible shopping center location. Established in 2003. Conveniently located right off the freeway. This practice consists of 4 equipped operatories with Eaglesoft software in a 1,200 sq ft suite. The Seller is currently working 3 days/wk and sees approximately 16-20 new patients/mo. PPO/Cash/Some Capitation. **Grossed \$392K in 2018. Projecting approximately \$379K for 2019.** Seller will focus on primary office. Please contact your CPS Broker for more details. **Property ID #5290.**

ORANGE (Turn-Key) – This General Practice has 37 years of goodwill to offer and is located in a single story med/dent building next to residential area and hospital. Easy freeway access. Absentee owner. Associate works 2 days per week and sees approximately 6-12 patients per day. This practice has 4 equipped operatories in an approximately 1,026 sq ft suite. It's computerized with Dentrix software and digital x-ray. Has reasonable rent for the area. PPO and Cash only. **Grossed approximately \$162K for 2018.** Seller took over father's practice in Long Beach. This practice has great potential for a full time dentist. Please contact your CPS Broker for more information. **Property ID #5277.**

SAN CLEMENTE – Beautiful well established general practice with 15 years of goodwill. This practice is located in a one story free standing building with large ample parking. Has great signage. Seller is the landlord. Currently the Seller is only Diagnosing and Associate works 3 days/wk. Sees approximately 20-30 new patients/mo. Cash /PPO/Very little Cap. The practice consists of 8 spacious ops with **Genesis software in a 3,200 sq ft office. Grossed \$992K in 2018 and projecting approximately \$1M for 2019. Buyer's net of \$256K.** Please contact your CPS Broker for more details. **Property ID #5297.**

YORBA LINDA – Established in 1987, this General Practice consists of 4 equipped operatories in a 1,150 sq ft suite. It's computerized with Dentrix software. No digital x-ray. PPO & Cash Only. Retiring seller is currently working 4 days per week with 3 days per week of hygiene. Sees approximately 10-12 new patients per month. It's located in one story medical dental building with the option to own ownership after 5 years. **Grossed approximately \$658K in 2018. Buyer's Net of \$214K.** With no advertising, growth is reliant on only patient referrals. If you are looking for a practice with high standards, uncompromised safety standards, whose positive historical experiences have created a loyal patients base; this may be the practice for you. Please contact your CPS Broker for more details. **Property ID #5258.**

WESTMINSTER – Established in 1978 this paperless general practice is located near to the intersection of Huntington Beach, Fountain Valley, and Westminster in a two story free standing building with ample parking. Next to residential area. Excellent signage and street visibility. The practice consists of 6 equipped operatories in an approximate 2,461 sq ft office. Has Dentrix software and digital x-ray. Seller is currently working 4.5 days per week with 4 days per week of hygiene. Sees an average of 20 new patients per month. PPO and Cash. No HMO or Denti-cal. Does minimal advertising. Has reasonable rent for the area. **Grossed \$737K in 2018 and projecting approximately \$790K. Buyer's net of \$229K.** Great practice with 41 years of goodwill. Easy freeway access to the 405. Please contact your CPS Broker for more details. **Property ID #5291.**

RIVERSIDE & SAN BERNARDINO COUNTY LISTING

LA QUINTA - Well established general practice with over 28 years of goodwill in high end neighborhood. This modern designed practice with 8 spacious operatories is located in a busy shopping plaza (fully occupied) with ample parking adjacent to the suite. On the busiest major intersection with heavy traffic flow in the desert. No longer a seasonal practice. Has year round golf, tennis and hiking. There's a private airport 3 miles away. Polo, Coachella Fest, Stagecoach. One the largest GP Practices in Coachella Valley. Seller is willing to stay for one year for transition. **Grossed approximately \$1.6M in 2018. Buyer's net of \$344K.** Please contact your CPS Broker for more details. **Property ID #5130.**

RANCHO MIRAGE – This beautiful laid out General practice established circa 2000 and moved to this location in 2012. It's located in free standing building with 2 dental suites with private parking. The seller is currently working 3 days per week with Associate 2 days per month and 3 days per week of hygiene. Sees an average of 10-15 new patients per month. Mainly fee for service practice. The office consists of 4 equipped operatories and 1 plumbed not equipped in an approximate 2,200 sq ft suite. It's computerized with Dentrix software and has Icat FLX CBCT for 3D Imaging. **Grossed \$1M in 2018. Buyer's net of \$333K.** Seller is relocating out of the country. New to 5 years old equipment. Please contact your CPS Broker for more information. **Property ID #5284.**

SAN BERNARDINO – General practice located in a free standing building with 5 suites and rear parking. Seller is currently working 2 day/wk and Associate 3 days/wk. Sees approximately 50 new patients/mo. PPO and Cash only. Great advertising. The practice consists of equipped operatories in an approximate 1,500 sq ft suite. Has Practice Web software and digital x-ray. **Grossed \$401K in 2018 and projecting approximately \$660K for 2019. Buyer's net of \$199K.** Two partners. One manages and the second works in the office. Owns the building. Great opportunity. Established in February 2018. Please contact your CPS Broker for more information. **Property ID #5290.**

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Dan Parnell, V.P.
Lic #00901038

TEMECULA – Established in 2004, this Pedit Ortho grossed \$1.3M in 2018. Buyer's net of \$947K. It's located duplex single story building. Seller is leasing the office. Seller works 3.5 days/wk with the Ortho 1x/wk. Sees approximately 50-60 new pedit patients/mo with 6-8 new ortho starts/mo. PPO/CASH/DENTI-CAL. No advertising just Patient referral and website. This practice consists of 8 eq ops in a 3,500 sq ft office. Has Dentrix software and digital x-ray. Great opportunity with low overhead. Please contact your CPS Agent for more details. **Property ID #5243.**

TEMECULA (GP) - Well established practice with 4 equipped operatories in a 1,165 sq. ft. suite located on a busy single story shopping center. Heavy traffic flow. Absentee Owners. Associate works 3 days/wk. See approximately 10-15 new patients/mo. PPO, Cash and Some Capitation. Office is computerized with Dentrix software and Digital X-ray. **Grossed \$327K in 2018. Excellent staff.** Great opportunity for a full time dentist. Please contact your CPS Broker for more details. **Property ID #5259.**

UPLAND – Well established beautiful office located in a two story building with ample parking. This office consists of 4 equipped operatories with window views. Computerized with Dentrix Software and Digital X-ray. Seller manages only. Associate works 4 days/wk and sees approximately 60 new patients/mo. PPO and Cash Only. No Denti-cal. Excellent advertising. **Grossed \$943K in 2018. Buyer's net of \$221K.** Great staff. Established in 2013. Please contact your CPS Broker for more information. **Property ID #5237.**

SAN DIEGO & IMPERIAL COUNTY LISTINGS

CARLSBAD (GP) - This beautiful practice started from scratch by the Seller and has over 22 years of goodwill to offer. Located in a two story professional – medical building and the only dentist. A spa-like atmosphere office with 4 equipped operatories in a 1,800 sq ft suite. Computerized with Dentrix software. **THIS IS A RARE 100% FEE FOR SERVICE PRACTICE ALLOWING FOR THE BUYER TO SET THEIR OWN FEE SCHEDULE PRICING MODEL.** Currently, the practice refers all specialties out. Only inlays, onlays, and crowns are the majority of the holistic procedures being performed in-house **Grossed approximately \$440K for 2018.** Don't miss this rare opportunity. **Property ID #5256.**

EI CAJON (GP/Specialty) - This office is equipped with the latest 3D Sirona CBCT Digital X-ray and the practice has been digital for over 10 years. It is located in a two story free standing building. Absentee owner established the practice circa 1969. The practice is in a well-developed area with easy access to multiple freeways. Collections over a Million for over 10 years with just 3 working days of production - plenty of room to expand the schedule and increase production. This office consists of 5 equipped operatories and 2 plumb not equipped in a 2,814 sq ft suite. There is also an operational in-house lab ready to be used. Computerized with Eaglesoft software. Excellent staff. Please contact your CPS Broker for more details. **Property ID #5265.**

OCEANSIDE (GP) – Established in 1990 this general practice consists of 4 equipped operatories in an approximately 960 sq. ft. suite. This office is located in a one story busy shopping center. Retiring seller is currently working 5 days/wk and sees approximately 8-10 new patients per month. Has Easy Dental software and digital x-ray w/ one sensor. Does minimal advertising. PPO and Cash Only. NO HMO. **Grossed approximately \$560K in 2018 and projecting approximately \$573K for 2019. Buyer's net \$181K.** Great practice and staff. Please contact your CPS Broker for more information. **Property ID #5267.**

SAN DIEGO/CARMEL VALLEY (Turn-key) Price Reduced!! – General practice with 3 spacious equipped operatories and 1 plumb not equipped operator on an approximately 1,815 sq. ft. suite. This practice established in 2005. Seller is currently working 1.5 days per week with Perio, Endo and O.S. once per month. Seller sees approximately 7-10 patients per day. PPO and Cash only. Does minimal advertising. Computerized with Eaglesoft software and digital x-ray. **Grossed approximately \$325K for 2018.** Well laid out office with great potential for a full time dentist. Please contact your CPS Broker for more information. **Property ID 5274.**

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SELLER'S:

DIRECT E-MAIL ADDRESS TO BROKERS/AGENTS

John W. Knipf: jknipf@calpracticesales.com

Robert A. Palumbo: rpalumbo@calpracticesales.com

BUYER'S:

DIRECT E-MAIL ADDRESS TO BROKERS/AGENTS

Alice King: aking@calpracticesales.com

Dan Parnell: dparnell@calpracticesales.com

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SOUTHERN CALIFORNIA

BAKERSFIELD GENERAL DENTISTRY PRACTICE - Established General Dentistry Practice available in the Bakersfield area. The practice has 5 Operatories and utilizes Easy Dental. Four doctor days and four hygiene days per week. Room to grow the practice as most specialty procedures are referred to local specialists. Real estate also available to purchase. Exceptional opportunity to purchase two practices in same building and merge. See listing #CA622 for more info. 2018 Gross Receipts of \$375K. #CA623- Kerri McCullough - 949-300-0312

BAKERSFIELD GENERAL DENTISTRY PRACTICE - General Dentistry practice with 6 Ops and 39 years of goodwill in the community. Practice features Dentrrix, intra-oral camera, and Denar Pantograph. 2018 Gross Receipts of \$475K with \$165K Net Income with room to grow as most specialty procedures are referred out. Unique opportunity awaits to purchase two practices plus real estate for one larger practice. See listing #CA623 for more info. #CA622- Kerri McCullough - 949-300-0312

BAKERSFIELD PEDODONTIC - Rare and unbelievable opportunity to purchase a successful 30+ year old Bakersfield pediatric practice with orthodontic and oral surgery services. Great opportunity for someone to have a thriving, well-run practice with 30+ years of goodwill and to transition with an experienced partner. Currently over 4,000 active patients averaging 40 new patients a month. The practice is currently open 5 days a week and closed on the weekends. The orthodontist works 4 days a month and the oral surgeon works one day a month. The practice averaged \$2.5M+ in annual gross collections for the past 3 years. #CA599- Kerri McCullough - 949-300-0312

BURBANK - Established in 1976, this restorative/cosmetic practice is the only dental office in an attractive, modern medical building. With a three-year old, completely new build-out, the facility features 4 matching Adec Operatories. Practice works and Dexis operating systems. Four-day work week for doctor, and four days (some double) of hygiene. Busy practice with consistent new patient inflow and dedicated staff. PPO, indemnity ins. and cash only with an excellent lease. 2018 Gross Receipts of \$751K with \$202K Adj. Net. #CA587- Thinh Tran - 949-533-8308

COVINA - NEW LISTING - Well-established General practice with great visibility, 4 operatories, and digital x-rays. A bright, cheerful setting welcomes patients to this long-established family practice. Seller refers out most difficult specialty work so there is room to grow. All new patients are from word of mouth, no marketing. #CA634- Kerri McCullough - 949-300-0312

GLENDAL - Well-established, restorative-driven General practice in a professional building is new on the market. Our retiring seller has been in practice for 14 years and the practice features 4 operatories, ADEC equipment, CEREC, and Dexis digital x-rays. Strong hygiene program with 35+ hours of hygiene per week. 2018 Gross Receipts of \$499K. #CA573- Thinh Tran - 949-533-8308

HUNTINGTON BEACH - General Dentistry practice with 4 operatories has been open in HB for 50+ years. Practice utilizes EagleSoft and has 2 days of hygiene per week. Huge upside potential as most specialty services are referred out. 2018 Gross Receipts of \$356K, with \$141K Adjusted Net Income. #CA613- Kerri McCullough - 949-300-0312

LAKE ARROWHEAD/SAN BERNARDINO MTS. - **PRICE REDUCED** - Long-established practice with 6 Operatories is now available in Lake Arrowhead. The practice is computerized with SoftDent, Dexis digital x-rays, intra-oral camera, Pano, and laser and is a PPO/FFS office. Strong Hygiene/soft tissue management program in place with 7 days of Hygiene per week. 2018 Gross Receipts of \$1.08M with \$300K+ Adjusted Net Income. Real estate is also for sale in conjunction with practice sale. #CA517- Steve Caudill - 951-314-5542

LOS ANGELES, WEST SIDE - NEW LISTING - West Los Angeles General Practice with a 60+ year history. Beautiful views from every operatory. 4 equipped Ops plus 1 additional plumbed for expansion. Located in a very up-and-coming area with two new hotels and high-end apartments built nearby. Current owner bought practice in 2008. Practice utilizes EagleSoft PM software and digital x-rays. 2018 Gross Receipts of \$523K. #CA640- Kerri McCullough - 949-300-0312

LOS ANGELES - This practice is located in the one of the most desired areas of Los Angeles. There are 5 treatment rooms and a 3 chair ortho bay in a 3,000 sq. ft. suite with free parking. The practice has a visiting Periodontist 2 days per month and 2 days of hygiene per week. Practice opened in 2005. The practice has E-Z Dental software and utilizes digital x-rays, 3D CBCT, Digital Ceph, and an intra-oral camera. Practice accepts most PPO plans, no HMO. #CA619- Kerri McCullough - 949-300-0312

LOS ANGELES - General Dentistry Practice with 7 Operatories is located in a professional building in a great location of LA. Practice has a strong hygiene program in place with 5+ days of hygiene per week and 37 years of goodwill. Gross Receipts over \$900K. #CA606- Kerri McCullough - 949-300-0312

LOS ANGELES - HANCOCK PARK - General Dentistry practice with 4 Operatories, street frontage and signage with parking in the rear. This office has been a Dental practice since 1928. Doctor retiring due to illness. 2018 Gross Receipts of \$283K, older office equipment in a great location. #CA565- Steve Caudill - 951-314-5542

N. ORANGE COUNTY - General Dentistry practice with 5 Operatories is now available. This practice has been in operation since 1965 and utilizes Dentrrix practice management software and a digital Pano. Our retiring seller will assist with a smooth transition. Great single-story professional building location near residential, schools, and businesses. 2018 Gross Receipts of \$231K with room to grow as most specialty procedures are referred out. #CA558- Dr. Rishi Salwan - 909-239-2800

ORANGE COUNTY ENDODONTIC - Beautiful, professionally designed suite. Newly built out in 2018, the practice features 6 Operatories, 5 Equipped, with 3 Microscopes, Cone Beam CT, fully digitized and paperless. Collections have been consistent for the past 3 years at \$1.3M+ with very low overhead. Excellent opportunity. Seller retiring. #CA593- Kerri McCullough - 949-300-0312

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PALM SPRINGS AREA - General Dentistry practice with 6 Operatories, 5 equipped, utilizes MacPractice, digital x-rays, and microscope. Practice has 6 **SOLD** hygiene and most specialty work is referred out, leaving a big upside potential. No PPO or HMO. 2018 Gross Receipts of \$705K with \$210K Adj. Net Income. #CA612- Kerri McCullough - 949-300-0312

PALM SPRINGS AREA MULTI-SPECIALTY - 5 equipped Ops and 1 plumbed, not equipped in a 2,500 sq. ft. suite. 27 years of goodwill. The well-trained staff caters to a high-end patient base. Rent is only \$3,600/month! Dentrix Software, digital x-ray, intra-oral camera, CT Scan and Gemini Dual Wave Laser. History of collecting over \$1.2M per year. 97% Cash, 3% Ins. #CA604- Kerri McCullough - 949-300-0312

PASADENA - NEW LISTING - 4 Ops, 3 equipped, in sought-after Pasadena is now available. Our retiring seller has an exclusive as the only GP in the building. 36 hours of hygiene/week and patients are pre-appointed for their next visit. Updated technology with Dentrix, digital x-rays, and cone beam. The patient base has a high dental IQ and in a strong income area seeking excellence in health care. 2018 GR of \$1M+ with \$400K Adj. Net Income. #CA651- Kerri McCullough - 949-300-0312

POMONA - Great potential! Low Rent! Pomona - beautiful 4 operatory practice. Dentist open only 2 days per week and retiring. 2018 Gross Receipts \$279K. Priced to sell. #CA610- Dr. Rishi Salwan - 909-239-2800

SAN FERNANDO VALLEY - NEW LISTING - 5 Ops in a very visible location on a main street in a high-end, desirable area. Our seller owns the building and can be sold with the practice. Practice features Easy Dental and Digital X-rays, 21 years of goodwill, and our seller has owned it since 2004. The practice is PPO and HMO with a CAP check of \$5-6K/mo. on average. 2018 GR of \$1.2M+ with \$336K Adj. Net Income. #CA652- Kerri McCullough - 949-300-0312

SAN GABRIEL VALLEY - General Dentistry practice with 4 Operatories and digital x-rays. Our retiring seller has owned the practice for 35 years, practice has been in the area for 65 years. Most specialty work is referred out, and most PPO plans are accepted. Practice is located on a main road and has great visibility. Seller sees patients 4 days per week. Nicely appointed and excellent opportunity for a growing area in Southern CA. #CA596- Kerri McCullough - 949-300-0312

SIMI VALLEY - NEW LISTING - Beautiful General practice established for over 45 years, 5 fully equipped operatories, 1 not equipped, nitrous equipped in every operatory. 2018 Gross Collections \$297K. Doctor refers out most specialty work. Great location and very low rent. #CA637- Dr. Rishi Salwan - 909-239-2800

SIMI VALLEY - NEW LISTING - General Dentistry practice with 3 Operatories and over 30 years of Goodwill. Older office with 1,100 sq. ft., located in a strip mall shopping center close to a residential area. A majority of the specialty procedures are referred out to specialists. 2018 Gross Receipts of \$263K. #CA626- Steve Caudill - 951-314-5542

SIMI VALLEY - General Dentistry practice with 6 Operatories is now available in Simi Valley. Practice has 39 years of Goodwill and loyal, dedicated staff. Strong hygiene program in place. The professional building is in a great location. Practice utilizes EagleSoft, digital x-rays, intra-oral cameras, and Pano. 2018 Gross Receipts of \$740K. #CA617- Kerri McCullough - 949-300-0312

SOUTH BAY/TORRANCE AREA - NEW LISTING - General Dentistry practice with a 44-year history in the South Bay is now available! 6 operatories in a professional building location that is beautifully decorated. Practice utilizes SoftDent, digital x-rays, intra-oral camera, and laser. Visiting Endodontist and Periodontist keeps some specialty procedures in-house. Strong hygiene program in place and long-term, loyal staff to ensure a smooth transition. 2018 GR of \$1M+. #CA624- Kerri McCullough - 949-300-0312

SOUTH BAY, LOS ANGELES AREA - High income area. 5 Operatories in a professional building within walking distance to a high-end shopping center. Practice utilizes EagleSoft software with digital x-rays, intra-oral camera, and laser. Loyal, long-term staff, and currently open 3 full days and 1-2 Fridays and one Saturday per month. Most specialty work is referred out. 2018 GR of \$741K with \$307K Adj. Net Income. #CA589- Kerri McCullough - 949-300-0312

SOUTH ORANGE COUNTY PERIODONTAL - NEW LISTING - 4 Ops, 3 equipped is now available in a beautiful coastal community in South OC. Practice open since 2008. This office has a large surgery suite for implants and other perio procedures. The office is nicely appointed, modern, and in a busy strip center location close to other business and high-end residential. The seller is open to helping to new owner with proper introductions to the referring dentists. 2018 GR of \$934K, \$217K Adj. Net Income. #CA643- Kerri McCullough - 949-300-0312

WESTERN SAN FERNANDO VALLEY - General Dentistry Practice with 5 Operatories, 4 Equipped, in an upscale area of the western San Fernando Valley. Computerized with EagleSoft and utilizes an intra-oral camera, Schick digital x-rays, and laser. 12+ years of goodwill at this professional building location, which is near a hospital. Accepts PPO and 3 HMO plans. 2018 Gross Receipts of \$484K with \$218K Adj. Net Income. #CA614- Kerri McCullough - 949-300-0312

WESTERN SAN FERNANDO VALLEY PEDO - Great opportunity to purchase a Pedo practice in the western San Fernando Valley. In an upscale location, this 4 Operatory practice features **SOLD** EagleSoft and intra-oral camera. 10+ years of goodwill at this professional building location, near a hospital. 30 new patients per month. 2018 GR \$2317K on a short three-day work week. VERY MOTIVATED SELLER! #CA399- Kerri McCullough - 949-300-0312

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SAN DIEGO

EAST COUNTY - NEW LISTING - El Cajon Large General and Multi-Specialty practice with Orthodontics provided in-house. Practice is located in a stand-alone site with excellent visibility in a strip mall. Features 14 Ops, 10 equipped, with EagleSoft. This is a PPO/HMO and DentiCal practice. Seller is eager for a quick sale. #CA647- Russell Okihara - 619-694-7077

EAST COUNTY - NEW LISTING - Spring Valley General family practice with 3 Operatories located in a convenient smaller strip mall adjacent to a busy street. PPO and no HMO, digital x-rays, EZ Dent practice software, excellent area of opportunity. 2018 Gross Receipts of \$466K. #CA636- Russell Okihara - 619-694-7077

ENCINITAS - General Dentistry Practice with 6 fully equipped Ops is located in a busy retail center. Practice was remodeled 5 years ago with new equipment and utilizes Dentrrix, digital x-rays, Pano, and laser. 4 days of hygiene per week. 2018 Gross Receipts of \$813K. #CA574- Russell Okihara - 619-694-7077

NORTH COUNTY COASTAL ORTHODONTICS - NEW LISTING - Beautiful area in a highly desirable location with ample parking, Open bay with 4 chairs and separate consult room with 1 chair. Ortho 2 Viewpoint, Digital Pan/Ceph, Excellent opportunity for a single office or a 2nd location. Seller is motivated to sell quickly. 2018 Gross Receipts of \$376K with \$208K Adjusted Net Income. #CA653- Russell Okihara - 619-694-7077

NORTH COUNTY PERIODONTAL - Beautiful Periodontal Practice in North County San Diego. 4 Operatories, 3 Equipped. Newer equipment including a CT Scanner and digital x-rays and Dentrrix. Excellent location in a well-maintained complex. Priced to sell quickly. 2018 Gross Receipts were \$269K. #CA605- Russell Okihara - 619-694-7077

SAN DIEGO, MISSION VALLEY GENERAL & MULTI-SPECIALTY - NEW LISTING - Excellent opportunity to purchase a 24 operator practice with 18 equipped. Practice utilizes ScanX digital x-rays, EagleSoft Practice Management software and accepts both PPO and HMO insurance along with DentiCal. The practice is in an excellent location with great visibility. Seller is motivated for a quick sale. #CA638- Russell Okihara - 619-694-7077

SAN DIEGO COUNTY ORTHODONTIC - Excellent and rare orthodontic opportunity in the San Diego area. Seller works out of 2 sites over a 4-day work week providing an excellent opportunity for further growth in each location. The seller has been in operation for over 26 years with a stellar reputation. This is a paperless that is well-maintained and includes recent upgrades to the computer hardware system. This listing will go quickly. #CA615- Russell Okihara - 619-694-7077

OUTSIDE OF CALIFORNIA

CENTRAL OAHU, HAWAII ORAL SURGERY - Longstanding OMFS practice for sale. 4 Ops with consistent production/collections over the past 3 years. Convenient location with ample free parking. Strictly PPO and no hospital affiliations. Dentrrix, Digital Pano. Seller retiring. Excellent Opportunity. #HI113- Russell Okihara - 619-694-7077

EUGENE, OREGON - NEW LISTING - Mid-sized practice in a central Eugene location with 2,600 sq. ft., 4 Ops, Eaglesoft, and 30 years of goodwill. #OR114- Jessica Burbon - 503-332-6462

NORTH COAST, OREGON - NEW LISTING - Beautiful North Coast practice nestled on a lake inlet, minutes to the ocean. Dr. works 3 days per week, 2 days of hygiene. 2018 gross collections \$366K, practice positioned for growth, Dr. is retiring. #OR112- Jessica Burbon - 503-332-6462

SOUTH COAST, OREGON - NEW LISTING - Beautiful turn-key general practice located on the Southern Oregon Coast. Features 3,200 spacious sq. ft., 6 Ops, Eaglesoft, Dexis, Pano. Collections for 2018 were \$740K. Building available for sale. #OR113- Jessica Burbon - 503-332-6462

SOUTHWEST PORTLAND, OREGON - NEW LISTING - This established general dentistry/private practice is located in a SW Portland mixed business complex off a main thoroughfare. 2,634 sq. ft. leased building is well maintained with 6 Ops, 1 more plumbed/ready. Dentrrix PMS, Dexis digital x-ray, intra-oral, Pano. 2018 Gross Receipts \$510K. #OR115- Jessica Burbon - 503-332-6462

NORTHERN CALIFORNIA

CONTRA COSTA COUNTY - Goodwill/Records for only the Pediatric and Orthodontic portion of the Practice. 11+ year old practice. Buyer must be within 15 miles of Contra Costa County. Asking Price is below appraised value. #CA576- Jay Harter - 916-812-0500

CONTRA COSTA COUNTY/EAST BAY - ASKING PRICE LOWERED BY OVER \$30K - Digital Practice with 3 Ops, modern/attractive building and space, PPO, 1,200 sq. ft. and Dentrrix. 2018 GR over \$1M on 34 average Dr. hours/week. #CA595- Jay Harter - 916-812-0500

FREMONT - 4 equipped Ops in approximately 1,800 sq. ft., Dentrrix PMS, digital x-ray, Diode Laser, and intra-oral camera. 2017 GR \$446K on 3 day/week. #CA547- Jim Engel - 925-330-2207

FREMONT - Priced to sell! Over 40 years of goodwill in Fremont. Spacious 2,900 sq. ft., general dentistry practice has 9 equipped Ops in a stand-alone building. 2018 Gross Receipts \$631K. #CA607- Kim Ta - 408-687-5001

GREATER EL DORADO HILLS - Multi-doctor practice in Greater El Dorado Hills. Approx. 3,000 sq. ft. office, possible 8 Ops, 7 equipped, intra-oral camera, digital x-rays, and Digital Pan. Sellers will consider working back part-time. #CA578- Thomas Wagner - 916-812-3255

GREATER SACRAMENTO/ROCKLIN - GP practice with 6 fully equipped Ops., digital x-rays, pano, lasers, and Dentrrix software 2018 GR \$1.3M+. 7-8 days hygiene/wk. Owner Retiring. #CA584- Thomas Wagner - 916-812-3255

GREATER SACRAMENTO - El Dorado Hills/Folsom Area: 3 Op, PPO practice in approx. 1,399 sq. ft. High-end TI's and neighborhood, SoftDent, Carestream sensors, and intra-oral camera. 2017 GR \$506K on 4.25 day week. #CA543- Jay Harter - 916-812-0500

GREATER SACRAMENTO - Greater Sacramento Area: GP PPO Practice with 4 Ops, digital sensors, imaging system and intra-oral camera. Practice in business for approximately 33 years. 2017 GR \$652K; Office Condo available for purchase with this practice. #CA561- Jay Harter - 916-812-0500

GREATER SACRAMENTO - PRICE REDUCED BY \$100K! GP & Specialty HMO/ some PPO Practice. 9 Ops, digital sensors, imaging system, intra-oral camera, digital pano. 2017 GR \$1.1M+, 2018 Quickbooks (to be verified) GR \$680K. Approx. 5,000 sq. ft. building available with practice. #CA567- Jay Harter - 916-812-0500

LAKE TAHOE AREA ENDODONTIC - 3 Ops, 3 digital sensors, Cone Beam in 1,100 sq. ft. 2017 GR \$523K on 32 average Dr. hours/week, with similar 2018 and 2019 GR. #CA602- Jay Harter - 916-812-0500

LAKE TAHOE AREA - GP practice with 5 Ops w/6th Open, Operatory views of Lake Tahoe, only 34 Delta Premier patients, 2,100 sq. ft., 2018 GR \$711K on 22 avg. Dr. hours/week. #CA608- Jay Harter 916-812-0500

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MONTEREY COUNTY - Practice established for over 70 years, 32 with present owner. Beautiful 1,130 sq. ft. office w/ 3 Ops. Dentrix PMS, Dexis digital x-ray, I/O Camera, Diode Laser. 2018 GR \$528K on 4 days/week. #CA625- Jim Engel - 925-330-2207

MONTEREY - NEW LISTING - 4 Ops, 1,600 sq. ft., digital, general practice. On a 32-hour work week, 2018's gross was \$1M+. The Dr. is looking forward to retirement. Act fast, this practice will sell quickly! #CA650- Kim Ta - 408-687-5001

SACRAMENTO - PRICE REDUCED - Downtown / Midtown Sacramento: High-traffic GP, 4 Op location with under 5% Delta Premier patients. 2018 Gross Receipts \$607K on 30 Dr. hours worked per week. #CA590- Jay Harter - 916-812-0500

SACRAMENTO AREA - 4 equipped Ops, 1 additional plumbed. 47 years of Goodwill, only 24 Dr. hours/week. 2018 Gross Production was \$574K. 1,403 sq. ft. office Condo must be purchased with this dental practice. #CA603- Jay Harter - 916-812-0500

SAN FRANCISCO - 2018 GR \$561K on reduced schedule. ~~4000~~ **SOLD** in modern 1,130 sq. ft. suite. 41 years of goodwill, 18 in current 450 Sutter location. #CA618- Jim Engel - 925-330-2207

SAN JOSE - NEW LISTING - The office is a spacious 3,150 Sq. Ft. with 6 equipped Ops and 4 unequipped. Dentrix Practice Management software, Dexis Digital Xray and Digital Pan. Gross Revenue for 2018 was \$998,000 and 2017 was \$919,000. #CA600- Kim Ta - 408-687-5001

SAN JOSE - NEW LISTING - 2,700 sq. ft. practice with 8 fully equipped Ops with top of the line ADEC equipment. Dentrix digital sensors and so many other features. 2018 Gross: \$465K on a 34-hour work week. This practice is priced to sell! #CA627- Kim Ta - 408-687-5001

SAN MATEO COUNTY - NEW LISTING - General Family Practice, 2nd generation, Highly desirable Bay Area location. 2018 above \$1.3M Gross Receipts, 8 Days of Hygiene, on 4 Day Doctor work week. #CA639- Gina Miller - 707-391-7048

SANTA CRUZ COUNTY - Well-established practice in growing community. 1,410 Sq. Ft. w/4 Ops, Carestream PMS, Dexis sensors, 6½ days of hygiene. 2018 GR of \$1.1M+. Owner retiring. #CA609- Jim Engel - 925-330-2207

SONOMA COUNTY - GP: 1,890 sq. ft. office w/4 Ops. 2017 GR \$529K on 3 days/week with 3½ days of hygiene. Dexis, Dentrix, intra-oral, and laser. Real Estate available for purchase. Doctor retiring. #CA563- Gina Miller - 707-391-7048

SONOMA COUNTY - 6 Ops in 2,200 sq. ft. space. Seller-owned facility. 2018 GR of \$802K with 4 Hyg days. Dexis digital x-ray, Dentrix PM, intra-oral camera, laser. #CA564- Gina Miller - 707-391-7048

SONOMA COUNTY - 2018 GR \$906K. 1,000 sq. ft, 3 Ops w/opportunity to expand. Paperless, Dentrix PM, XDR Digital sensors, and intra-oral camera. Selling both Practice and portion of dental building ownership. #CA594- Gina Miller - 707-391-7048

SONOMA COUNTY - GP practice located Sonoma County, 2018 GR above \$2M. 8 Ops, in a 4,600 sq. ft. facility, 13 days of Hyg. on 4½ Day work week. 42 Yrs. Goodwill. Doctor retiring and will work back. Paperless, Digital, high-tech, modern. #CA601- Gina Miller - 707-391-7048

WESTERN CONTRA COSTA CO. - 1,625 sq. ft. office w/4 fully equipped Ops, 1 plumbed, not equipped. Fully digital, ~~4000~~ **SOLD** paperless charts, digital Pan, digital x-ray, Eaglesoft PMS. 2018 GR \$764K, 5 days hygiene, averaging 65 new patients/month. #CA569- Jim Engel - 925-330-2207

VACAVILLE AREA - NEW LISTING - GP Practice with 28 years of Goodwill in the community. Five (5) Operatory practice in an approximate 1,700 square foot office space with film-based panoramic x-ray, and Dentrix PM Software. 2018 Gross Receipts were \$567,000 on a 32 hour average work week. #CA645- Jay Harter - 916-812-0500

WOODLAND/DAVIS AREA - NEW LISTING - 6 fully-equipped Ops in approximately 2,100 sq. ft. 2018 GR \$1.1M+ on 32 Dr. hours/week. Dental Office Condo Building must also be purchased with this Dental Practice. #CA629- Jay Harter - 916-812-0500

YUBA CITY AREA - 46 years of Goodwill GP Practice with 3 Ops w/4th Open in 1,400 sq. ft. Priced below professional Valuation. 2018 GR \$271K. #CA580- Jay Harter - 916-812-0500

CENTRAL CALIFORNIA

CENTRAL COAST ENDODONTICS - 3 Operatories equipped with Zeiss microscopes, digital x-rays, paperless, Cone Beam CT, and PBS Endo Software. 2018 Gross Receipts of \$1.1M+ with \$633K Adjusted Net Income. Hurry, this opportunity to live and practice in the beautiful Central Coast will not last. #CA489- Kerri McCullough - 949-300-0312

FRESNO PERIO/IMPLANT - 6 Ops, large conference room for teaching/meetings, 20 years goodwill, 2017 Collections of \$650K, works 2 days a week, cash only office. #CA518- Steve Caudill - 951-314-5542

FRESNO AREA - Price Reduced \$50K! GP and Prosthodontic Practice prime for a GP to purchase. 4 Ops in 1,500 sq. ft. with Digital Sensors, Pano (film), DentalMate Software, attractive office building and space. 2018 GR \$386K. #CA588- Jay Harter - 916-812-0500

GREATER FRESNO AREA - NEW LISTING - 6 Operatory practice with 7 computer workstations, 3 digital sensors, and Diamond Dental PM Software. 2018 Gross Receipts were \$638K on a 4 day work week. #CA621- Jay Harter - 916-812-0500

GREATER MODESTO - 4 Ops in approx. 1,400 sq. ft., 2017 GR \$366K and 2018 GR \$408K on a 3-day ~~GP~~ **SOLD** work week. Dental building must be purchased with practice. #CA546- Jay Harter - 916-812-0500

GREATER MODESTO - NEW LISTING - Established neighborhood with 62 years of Goodwill, 5 Ops. Practice only open 3 days per week and 2018 Gross Receipts were \$1.M+. 1,450 sq. ft. Dental Office Condo (with upstairs bonus rooms included) can be purchased or leased with this Dental Practice. #CA635- Jay Harter - 916-812-0500

MADERA - General Dentistry Practice and Building. Centrally located, high visibility. 3,141 sq. ft. with 5 ~~GP~~ **SOLD** Ops, Dexis digital x-rays, Invisalign, Delta PPO. \$968K Gross Receipts with low overhead. #CA566- Jay Harter - 916-812-0500

MODESTO PERIODONTAL - PRICE REDUCED! 4 Ops and 5th available in 1,600 sq. ft., LANAP Laser and digital sensor. 2018 GR \$494K on 4 days per week. Dental Building also available. #CA598- Jay Harter - 916-812-0500

TRACY - NEW LISTING - Practice established 55+ years, central location. 1,700 sq. ft. w/4 Ops, digital x-ray, Digital Pano, CAD/CAM. 2018 GR \$732K. #CA630- Jim Engel - 925-330-2207

VISALIA - NEW LISTING - Nice GP office with 5 Ops, seller also owns the building which is for sale (make offer), digital, 2,000 sq. ft. Office has great visibility, main street frontage with sign and easy, free parking. Crown and bridge and cosmetic, no Ortho, some basic Endo, Perio, Oral and no implants, Collections of \$334K for 2018. #CA628- Steve Caudill - 951-314-5542

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- USC Endodontic - 1989
- Hired Associate - 1992
- Sold 1/2 of Practice - 1992
- Opened Second Office - 1993
- Built-Out New Office - 1996
- Work for Dental Manufacturer - 1996-1997
 - Law School - 1997-2000
- Transactional Attorney 2001 to Present
- Maddox Practice Group (MPG) Brokerage - 2010
 - Sold MPG to Henry Schein - 2013
 - Managed HS brokerage business from 2013 through 2018 in 7 states

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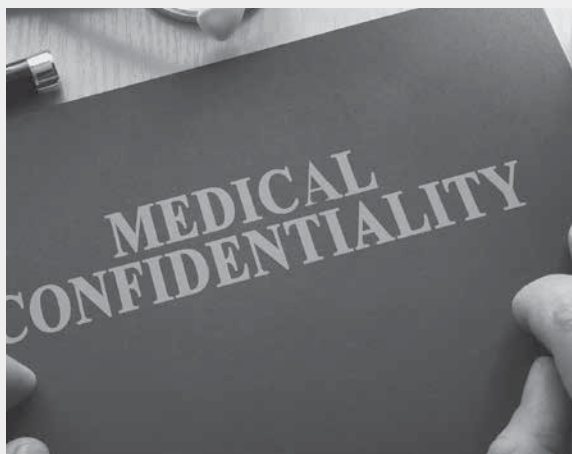
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PartTime Dentist Needed in LakeForest 1-2 Days a week Base + Great % Collection Bonus LakeForestPartTime@gmail.com

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Dentist wanted, Sun Valley (close to N. Hollywood & Burbank) 1-2 days a week with path to ownership. Must be proficient in crown, bridge & extractions. Knowing Spanish is helpful. Email shivanouri@yahoo.com

PartTime Dentist Needed in Norwalk 2-3 Days a week HMO PPO Dential Base + % Collection Bonus. NorwalkPartTime@gmail.com

N.COUNTY COASTAL SAN DIEGO ORTHO PRACTICE FOR SALE: 4 Chairs+Consult Room. Ortho2, Digital Pan/Ceph. Motivated Seller. HSPPT- Russell Okihara-619-694-7077 #CA653

PRACTICE FOR SALE/ LAGUNA HILLS Beautiful GP w/ 4 ops; Grossed \$379K in 2018 California Practice Sales, Inc. Phone: 714-639-2775

Artodontistry in Pasadena is looking for An OS / Endo to sublease 1 operatory. Email to : artodontistry120@yahoo.com

DENTAL PRACTICE FOR SALE - LANCASTER: Retiree with Outstanding Practice featuring 25 yrs of goodwill. 4 Hygiene Days. Beautiful 4op+ facility. Call Broker – Lou Bermudez (818) 999-9595.

Looking for A Receptionist/ TC. Must have experience & knows Eaglesoft, PPO, HMO & Dential. Email: artodontistry120@yahoo.com

SHERMAN OAKS 3 ops. w/ Views! \$88K Greg Beamer 909-542-4891

ASEPTICO CART UNIT AND COMPRESSOR (Portable), 10X used, near new cond. Ideal 4 unplumbed operatory w/ HS, SS, US, Air, H2O, Vac. \$1695/OBO. fangsowhite@msn.com

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iTero Element 2 digital scanner for sale! Purchased a few months ago. \$22k OBO. Text 2088001239.

Modern & Beautiful Office 4 Ops Mission Viejo Space 4 rent w/ equip/materials/& 2 person staff to build your practice. 1-2/ wk (702)524-2466

You've built a fantastic business. Elevate your dental practice to new heights. For new patient generation call Proactive SEO Solutions @ (310) 660-7606.

Hi opportunity to sublease a beautiful office in newport beach fashion island area. email: doctorsmileoc@gmail.com

Motivated seller wants to downsize. Practice in Carlsbad. 4 ops. New build out in superb retail location. Call KRPS (619)299-6161.



Greg Beamer, Dental Broker
Experience in Finance and Brokerage since 1976
DRE License #01149524

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LOS ANGELES/VENTURA COUNTY

ARCADIA

6 ops. total (4 eq. & 2 not eq.) in a 1,753 sq. ft. suite with an amazing design! Located in a Multi-Story Professional building on a busy street with lots of exposure. Convenient to the 210 freeway. Established as a successful practice for over 13 years. Rent is very reasonable at \$4,000/month. Seller is moving the patient base to Monrovia. **The build-out and equipment are a must see!** Leasehold Improvements & Equipment **\$150,000**

BEVERLY HILLS

3 eq. treatment rooms in a 600 sq. ft., efficient suite located in a multi-story professional building in the heart of Beverly Hills. One block from Rodeo Drive. Building shows very well and rent is only \$3,200/month. Two hours of free public parking across the street. 70% Insurance and 30% Cash. Collected \$363,014 in 2018 on a minimal schedule with no advertising in place.

BEVERLY HILLS

The location is on the ground floor, which is rare, and sought after in Beverly Hills. **4 eq. ops. in a 1,100 sq. ft. suite** with charm and attention to detail from floor to ceiling! Crown molding, ceiling medallions, chandeliers, coffered ceiling, and ornate architectural elements make up this must-see practice! Rent is \$7,910/month (negotiable). Seller currently has a Dentist subletting that pays half the rent. 28 Years of Community Goodwill. \$10,000

BEVERLY HILLS

2 eq. ops. and 1 plumbed not eq. op. in a beautifully designed, bright, efficient 600 sq. ft. suite located in a prominent Medical building on a busy corner. Large windows in the ops with nice views. Rent is \$4,053/month. **70% Cash & 30% PPO.** Seller only works this location 2 days a week and is projecting approximately \$477,483 in 2019. **\$170,000**

BEVERLY HILLS - \$90,000 or Bring your Best Offer!

3 eq. ops. and 1 plumbed not eq. op. in a 1,397 sq. ft., spacious, bright, penthouse suite located in a prestigious, recently remodeled, Medical building. Private elevator leads to the practice and roof access which offers a great deal of privacy. Building and suite cater to the area's high-end clientele. Established as a Dental practice for 20 years. Landlord is ready to negotiate a new, reasonable lease with Tenant Improvements. Leasehold Improvements & Equipment Only.

DOWNEY – BACK ON THE MARKET!

3 eq. ops. in a 1,214 sq. ft. suite located in a community established, four story, medical building on a busy corner with **20 Years of Goodwill.** Rent is only **\$2,738.21/month.** Solid Patient Base and Caring Staff. Collected approx. \$375,827 in 2018 on a 2 day work week. **Motivated Seller! \$195,000 or best offer!**

HUNTINGTON PARK W/ REAL ESTATE FOR SALE OR LEASE

6 eq. ops. in a 2,500 sq. ft. suite located in a two story building **w/3 rental units** on the second floor. Excellent signage and pride of ownership. 40+ Years of Community Goodwill. Associate GP working approx. 3 days a week and 1 day a month of Ortho. Fee for Service. **Collected \$658,372 in 2018; Projecting approx. \$709,862 for 2019. Recently Reduced.**

LANCASTER

3 eq. ops. in an efficient 1,000 sq. ft. suite located in a **single story center** close to the area hospital in the city's "Medical Mile." Plenty of Parking. Rent is \$1,800/month. Low Overhead. **40+ Years of Goodwill.** Approx. 200-300 charts included but not guaranteed. \$110,000

LA PUENTE W/ REAL ESTATE FOR SALE

4 eq. ops in a 1,740 sq. ft. suite located in a single story, free standing building on a busy street. Excellent Pole signage and viability. Plenty of parking in the rear of the building. Tons of storage space. 39 Years of Community Goodwill. Large apartment complex next door and busy shopping center across the street. Collected approx. \$308,509 in 2018 and Projecting \$321,199 for 2019 on a 1.5 day work week. With a little marketing and more Doctor days, The practice could take off!

LONG BEACH

4 eq. ops. in a 1,100 sq. ft. suite located in a single story, free standing professional building with parking in the rear. Landlord is renovating the property and ready to negotiate a new, lower, long-term lease. Rent is currently only \$2,000/month. 37 Years of Goodwill. **Retiring, motivated Seller** currently working 30 hours a week. **80% Cash/20% Insurance.** Collected approx. \$334,628 in 2018. **\$100,000 Firm.**

LA (90025)

3 eq. ops. in a 1,000 sq. ft. suite located in a multi-story professional building on a very busy corner of Wilshire

Since 1992 I have had the honor and privilege of serving Southern California's dental professionals and feel very blessed to be your broker. Ellen and I wish you a happy and memorable holiday season and a prosperous New Year.

Sincerely, Greg Beamer



Ellen Wood

RE Agent - Sales & Marketing Associate
18 Years in the Dental Practice Sales Industry
DRE License #02006320

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close to the 405 freeway. Rent is \$3,500 NNN and includes maintenance, janitorial, and utilities. **80% PPO Insurance & 20% Cash.** Collected approx. \$228,448 in 2018 and projecting \$253,378 for 2019 on a part time schedule. Excellent opportunity at only **\$150,000!!!**

LA (90037) TURN KEY

2 eq. ops. & 1 plumbed not eq. op. in a 900 sq. ft. well designed suite located in a two story medical building with parking in the rear. Excellent, Large, Signage. 15 Years of Goodwill. Rent is only \$1,200; **Low Overhead!** Seller only works this location 2 days a week with a history of collecting over \$166K a year. He would like to concentrate on his main practice in Upland. **\$75,000!**

LONG BEACH - NEW LISTING

3 eq. ops. & 2 plumbed not eq. ops. in a 1,800 sq. ft., single story, free standing building on a busy street with Pole signage. 7 years of Goodwill. Nicely designed, newer, welcoming interior. Easy Dental Software, Digital X-rays w/ 2 sensors, and Intra Oral Camera. Solid history of collecting over \$400K a year; Projecting \$446,556 for 2019 on a 2 day work week. **REAL ESTATE FOR SALE or LEASE**

NEWBURY PARK - NEW LISTING

2 eq. ops. & 2 plumbed not eq. ops. in a 1,267 sq. ft. suite located in a two story, upscale, professional building off the 101 freeway, State of the Art, Paperless suite custom designed by George Fedyna. Suite for Sale or Lease. Leasehold Improvements & Equipment Only

BEAUTIFUL, FOOTHILL COMMUNITY PRACTICE - ES-TATE FOR SALE OR LEASE - Rare opportunity- State of the art dental suite with 6 ops **collecting over \$1.8 Million/year on a 3.5 day schedule!** 100% fee for service, no HMO. 35 years of Goodwill, strong community reputation. Robust Hygiene department. Long term, qualified staff. Single story Professional building with excellent rental income from two other suites. Great growth potential for full time DDS. Call Greg on this opportunity- financing available!

REDONDO BEACH - RECENTLY REDUCED

Ocean Views and Breezes included! 5 eq. ops. in a 1,995 sq. ft. suite located in a multi story, professional building with over **50 years of Goodwill.** Only a few blocks from the beach. Strong Patient Base. Long term, quality, caring staff. Potential to implement advertising and create a website to attract new patients. 50% Insur-

ance & 50% Cash income stream. Collected \$339,277 in 2018. \$95,000.

SHERMAN OAKS - RECENTLY REDUCED \$88,000

3 eq. ops. in a 1,000 sq. ft. suite located in a Multi-Story Medical building next to the hospital. Beautiful 7th floor views. Practice is nicely designed, efficient, clean, and bright. Rent is only \$3,437/month. Established as a dental practice for over 8 Years. Digital practice with Easy Dental Software and Intra Oral Camera. Leasehold Improvements and Equipment Only

THOUSAND OAKS - NEW LISTING

4 eq. ops. in a spacious, well designed, high end, Zen inspired 1,800 sq. ft. suite. The practice is located in a free standing building convenient to the 101. Seller is bi-coastal and only works this location 1 day a week with a Hygienist working 1 day a week. Rent is very reasonable at \$3,500/month. A must see to appreciate! \$120,000

VAN NUYS

7 eq. ops. in a 2,200 sq. ft. busy corner location. Heavy traffic all day - parking on 3 sides of the building. This used to be a Western Dental office. Dome chairs with DCI Edge fronts and Belmont lights. Digital Pano. Seller purchased this two years ago and did a **complete overhaul** of the inside. **Very clean and modern.** Seller needs to spend time at his other locations. Leasehold Improvements & Equipment Only

WALNUT

Location, Location, Location! **2 eq. ops.** and 1 plumbed not eq. op. in a 1,100 sq. ft. suite located in a very busy, strip center on a major street. **Excellent signage, visibility, and foot traffic!** Rent is very reasonable at \$3,850/month. **30+ years of area Goodwill. Retiring seller.** Projecting ~ \$237,566 for 2019.

WESTCHESTER

4 eq. ops. in a 1,300 sq. ft., recently remodeled suite located in a well-known, community established high rise on a busy corner. **11th floor views!** Rent is \$4,263/month and all utilities are included except internet and phone service. **39+ Years of Goodwill.** 70% PPO - 30% Cash. Intra Oral Camera, Digital X-ray, and equipment that averages 5 years old. No advertising plan in place. Projecting approx. \$284,485 on a 3.5 work week in 2019. **\$126,000.**



Greg Beamer, Dental Broker
Experience in Finance and Brokerage since 1976
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ORANGE COUNTY

FOUNTAIN VALLEY ORTHO

4 eq. chairs, beach themed, open bay in a 1,100 sq. ft. suite located in a two-story professional building on a busy street. The seller is the **only Dentist in the Building**. Rent is \$1,741/month. **44 Years of Goodwill. Retiring Seller.** Collected \$234,027 in 2018 on a 2-3 day work week.

SOUTH ORANGE COUNTY SEASIDE PRACTICE

3 eq. ops. in a spacious suite with room to expand and ocean views. Amazing location close to the beach, 5 freeway, and local shops/restaurants. Rent is only \$2,938/month! 80% Insurance and 20% Cash Income Stream. Collected approx. \$680K in 2018 and Projecting approx. \$711,967 for 2019.

TUSTIN

3 eq. ops. in a 1,100 sq. ft. suite located in a busy, single story, strip center off the 5 freeway. Nicely designed suite with **equipment that is 2.5 years new**. Rent is \$4,100/month and includes utilities. Seller works 2 days a week but would like to concentrate on his other practices that are over 30 miles away. Practice has the potential to be open more hours. Collected \$256,662 in 2018. \$217,600.

YORBA LINDA

4 eq. ops. in a 1,200 sq. ft. suite located in a frequented shopping center on a very busy street. **Rent is only \$3,600/month for this amazing location.** Collecting approx. \$4,000/month on a 2- day work week. Patient Charts included but not guaranteed. **Practice has the potential to be open more. Perfect Turn-key operation. Priced to sell at \$139,000.**

SAN BERNARDINO/SAN DIEGO/RIVERSIDE COUNTIES

CHINO W/ REAL ESTATE - NEW LISTING

4 eq. ops. in a ~1,450 sq. ft. suite located in a frequented, single story, strip center on a busy street convenient to the 60 freeway. The bottom floor is ~1,000 sq. ft. and the second floor is ~450 sq. ft. The second floor offers a private office, storage space, kitchenette/lounge and a full bathroom. 34 Years of Goodwill. Retiring Seller that currently works 3 days a week. Collected \$344,537 in 2018 with a PPO/Cash income stream. The suite next door is also for sale. The suite has the same sq. footage as the dental suite. You can purchase the second suite to expand the dental practice or rent it out.

CORONA - RECENTLY REDUCED \$115,000

Beautiful, Modern Suite located in a two story professional building with plenty of parking. 4 ops total: 2 eq. ops. & 2 plumbed not eq. ops. Everything looks new! 8 Years of Goodwill. Seller only works 2 days a week and would like to concentrate on his other practice. Collected \$161,960 in 2018 on a 2 day

work week. With a little advertising and being open more days a week, this practice will sell itself to new patients!

LA QUINTA

8 modern, fully eq. ops. in a state of the art 2,275 sq. foot suite located in a frequented shopping center with over 30 Years of Community Goodwill. Dentrux G5 Software, 10 Intra Oral Cameras, Digital X-ray, Pano, and equipment that averages 10 years old that is in excellent condition. long-term, knowledgeable staff. **Strong Hygiene department -10 days/week.** Qualified specialists in place. Retiring Seller. 60% Cash 40% PPO/ Delta (no HMO or CAP). Projecting approx. \$1,844,394 for 2018/2019 with a history of Collecting \$1.5+ Million.

PALM DESERT GP - NEW LISTING

7 eq. treatment rooms in a spacious, well designed suite located in a busy center on a major thoroughfare off the 10 freeway. **30+ Years of Community Goodwill.** Attracting 50+ new patients per month. **Strong hygiene department.** Knowledgeable staff. **Projecting approx. \$1,496,718 for 2019 on a part time schedule.** Seller is requesting a resume from potential buyers.

TEMECULA - NEW LISTING

3 eq. ops. & 1 plumbed not eq. op. in a 1,400 sq. ft., nicely designed suite located in a single story, **busy strip center** with great signage and visibility off the 15 freeway. Lots of foot traffic! **Rent is only \$2,129/month.** Seller's main practice is in San Bernardino and he has not had the time to grow this location to its full potential. Excellent Yelp reviews. **Digital Suite w/ Intra Oral Camera, 2 Kodak Digital X-ray sensors, Dentimax Software, and Pano.** Collected approx. \$70,000 in 2018 on a 1-2 day work week with little to no advertising! Patient Charts Included but not guaranteed.

TESTIMONIALS:

"I wanted my practice sold by October 1st and you delivered!! Thanks"

Paul Stanley

"Greg helped me purchase my practice in 1997, and then sold it a few months ago when I retired. I had my buyer within 8 days of the practice being listed!"

Darryl Bowles, Fountain Valley, CA

"Greg helped me through the process of selling my practice so I could retire. He kept me posted each step of the way, was always available, and understood my needs as a person and not just as a seller."

- Lan Tran, DDS

I have worked with Greg on a number of occasions and have found him to have a sound knowledge of the industry. He has great ethics.

- Peter Bishay, DDS

Belmont pano xray(non digital) and A/T 2000 for sale, in good working condition, price reduced \$500 OBO, text 909-767-9212

"I worked with Fazel as a first time buyer. He helped me understand all risks and the potentials of the practice and educated me how I could increase my revenue. He explained everything in detail with so much patience. His experience and honesty were obvious from the first conversation and I am so happy to have had him during the most important decision of my professional life. Highly recommend him." Dr. Marjan F. Visit SoCalDentalCPA.Com

"I read this book in one sitting while sitting by my pool. I was engrossed by the information that revealed solutions to existing problems within my dental practice and I even had to laugh when I read some of the things the author says you should never do...things I had already done and regretted. It was like a crash course in dental success. Great book, I highly recommend an afternoon reading Dr. Kempler's THE BUSINESS SIDE OF DENTISTRY." - Dr. Bob Carter. Order yours at www.bizsideofdentistry.com

DENTIST.Consulting firm seeking Practice Transition Consultant.Immediate need in San Diego, LA, norther CA. Must have/obtain a real estate license. Full Training and support.Unlimited earning potential.careers@paragon.us.com 866-898-1867.

SOUTH ORANGE COUNTY COASTAL - \$1.0M Collections. Contact us for details. www.ddsmatch.com 855-546-0044

Got anything you want to sell? Doesn't need to be a dental item... you can advertise a car or boat, place a singles ad or any other "personal need" free in The Dental Trader. Offer limited to dentists and staff only. Just follow the instructions at <https://www.thedentaltrader.com/place-a-reader-ad/>.

New Grads Welcome! GP positions available at PHD Dental. Join our team of GP's & specialists & treat patients of all ages in our state of the art dental facilities. With 4 convenient locations within LA County, we are confident you will enjoy your experience. Compensation is based on a competitive guaranteed daily min + daily bonus + paid Professional Liability Coverage. Please submit your resume directly on our website at www.PhDDental.com (Careers Tab) or email us at info@PhDDentalGroup.com.

Dentist Anesthesiologist. Will travel to your office; all ages. Contact Dr. Chen at 949-527-8250 or jychendds@gmail.com

Legal Tip: Buyers: It takes 15 years to fully deduct allocations to goodwill. Attorney Robert W. Olson, Jr., 805.963.1120, www.transdental.com.

Space-sharing wanted in OC. Will bring my own patients. DentiCal office preferred. Email pzdentstaff@gmail.com

North Hollywood GP practice 3 Ops grossing \$465K, no Dentical or HMO. 14 days of hygiene a month. 36 years of goodwill jweaver583@yahoo.com

Pedo GP female seeking part-time. Highly experienced, productive, and gentle. Spanish-speaking Text 714 202-7831

Treatment Coordinator, Cerritos CA. Must have insurance experience, friendly, spanish speaker. Contact 714-459-2311.

"I've worked with Lee Maddox since 2003 when he facilitated the sale of my dental practice and the subsequent start-up of another dental office. He was pivotal in structuring and negotiating the agreements and leases for both transactions. Dr. Maddox's sage advice/expertise as both a dentist and attorney afford him a unique and valuable perspective. I highly recommend Dr. Maddox to anyone who wants wise counsel and expert legal advice." Dr. Mallonee. www.maddoxhealthcarelaw.com

Looking to purchase Dental Practice in San Fernando Valley area. Please call (347)565-5519

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Private Perio Practice in San Clemente needs RDA or DA to join our team. 4 days a week. Experience desired but willing to train the right person. Please contact ginnyperio@att.net

Sublease Century City Modern, equipped operatory available. Great for startup or relocating. centurycitysmiles@aol.com

Fountain Valley office space to share w/ GP. Digital xrays and charting. 405 Freeway close. Text 714-642-5370 for info

Kodak DigitalPano 8000, FOR SALE. Needs repair. Make an offer. Can be repaired & resale value: 10-15k. Call 714-262-1069

PRACTICE FOR SALE/ SAN BERNARDINO – GP w/ 4 eq ops NET \$199K. California Practice Sales, Inc. Phone: 714-639-2775

Hiring ASAP F/T Bilingual Office Manager. Santa Ana. Mon-Fri 9am-6pm. Email resume to farnaz.amini.dmd@gmail.com. \$17-\$20/hr

CEREC-MC MILLING and scanning machine excellent condition 2014, includes 4 pieces 45K. 818 422 69 81

General Dentist Experienced in Surgical Ext. Office is in Los Angeles. Great Pay. Nice Office & Staff. 818.439.99954.

ORANGE GR 400 Part Time Idy DDS Estb 1970, Lots of upside Call TomFitterer PPS 714-456-9659

General Dentist Experienced in Endo Needed. Office is in Los Angeles. Great Pay. Nice Office & Staff. 818.439.99954.

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Process of Selling a Dental Practice

Please join an excellent panel of dental industry professionals to discuss the ins and outs of effective transitions to learn the very best dental practice selling strategies in the industry. The seminar will take place Thursday night, December 12th. at 6:00 PM at Courtyard Los Angeles Sherman Oaks.

Address: 15433 Ventura Blvd. Sherman Oaks, CA 91403. Dinner will be included.

This seminar is great for doctors that are actively looking to sell their practices in near future.

LEARN MORE ABOUT:

- Steps needed to get your practice ready for sale
- Process of selling your dental practice
- Valuation of dental practices
- Understand the key elements of a practice agreement
- Tax consequences of selling a practice
- Exit strategies
- Financing Issues
- Lease issues which can destroy your investment
- Pitfalls in the purchase agreement.

In addition to our lecture, we will have ample time to meet one on one with doctors to answer any questions you may have. If any of your colleagues might benefit from the talk, please pass on this email.

Dinner, Workshop and Networking Event

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Email: Cal.Dental.CPA@Gmail.Com

FEATURED SPEAKERS



Wells Fargo

David Tessier, MBA-HCA

Practice Finance, Healthcare Banking

(619) 997-6883

D.Tessier@wellsfargo.com

David Tessier is the Business Development Manager for Wells Fargo Practice Finance; a specialty lender for private healthcare practices nationwide. As a Business Development Manager for Practice Finance, David takes a consultative approach to provide 100% financing for practice start-ups, acquisitions, buy-ins, expansions, equipment, and debt consolidation for doctors - exclusively focused on dental, medical, optometric, and veterinary industries.

Jason Owens, ddsmatch

Phone: 855.546.0044

Cell: 310.429-8978

www.ddsmatch.com

jowens@ddsmatch.com

Jason Owens is a dental industry expert serving dentists for the past 15 year. He spent a majority of that time leading the local team as Branch Manager of a top dental supply company. He has served doctors in all phases of their dental careers. He currently owns and operates the Southern California ddsmatch franchise, leading doctors in practice transitions.



Barry H. Josselson, Esq.-Attorney

(800) 300-3525

http://www.josselson.com

bhjlaw@sbcglobal.net

Mr. Josselson's more than 3,500 dentist clientele seek his advice in business matters such as management services organizations (MSO), dental practice acquisitions and sales, dental corporations and partnerships, associateship relationships, space sharing or solo-group relationships, employee/independent contractor agreements, real estate acquisitions and office leases, estate planning, Dental Board defense matters and labor law concerns.

Fazel Mostashari, CPA/PFS, MBT, CFE, CFP DentalCPA and Forensic Accountant

(818) 884-2549

SoCalDentalCPA.Com

fazel.mostashari@gmail.com

Fazel Mostashari is a DentalCPA assisting dental professional in all areas of tax, accounting, consulting, financial and business matters. He also specializes in start-ups, acquisitions, financial due diligence, valuation and transitions of dental practices.



Ontario 3 ops,PPO, HMO, Dential. Gross \$350,000+for past three years on 3 1/2 days a week mvpdds@yahoo.com 424-888-0485

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RDA needed at OC Tooth Fairy Dental in Garden Grove. Must be good with kids.(714)539-9500. Part time/full time.

Murrieta 1500sq ft, fully equipped suite available. 4 chair open bay/1 private. Fun arcade theme. \$3375/mo. Call Roxanne at 951-316-4358

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FULL TIME Dental Assistant who is courteous, eager to learn and has excellent chairside manners. Please email your resume to Dr. Hyun Kim at kimdentallongbeach@gmail.com

Dental practice Space available for Lease / Sale in southbay area 1813sqft floor space 4626 sqft lot. Ph: 323-722-9692

LAGUNA HILLS leasehold for sale. 4 Ops 3 fully equipped. Bring your existing Pts or great start up practice. LOW RENT ddsshopper@cox.net

Big Lot of Brand new Dentsply Profile GT rotary files for sale, size 20, 0.08 taper and 0.10 taper,25mm, text 9097679212

State of the art practice with Pano, Cerec, xray. Vista. 5 ops. Low overhead. Easy access location. Call KRPS (619)299-6161.

Belmont pano xray(non digital) and A/T 2000 for sale, in good working condition, \$999, text 909-767-9212

Share space in Northridge dental office. 1-2 days per week in a professional building.4 ops modern equipment, 310-266-7780

Part-time associate dentist needed 2-3 days per week in a small private office located in Temecula Fax resume 9516935222

SAN DIEGO ORTHO PRACTICE for sale. North county. Yearly collections \$300k on 8 days/month. 5 chairs. 1,300 square feet. Email sandiegoortho123@gmail.com

Cecilia Chen, Esq. negotiated a 3-months rent abatement for my practice purchase, giving me the much needed capital during the transition period. – D. Aminov, DMD. Call us for a complimentary consult. Toll Free: 855-850-4111, info@practiceatty.com or www.practiceatty.com.

DEXIS DIGITAL SENSOR. In excellent condition. More info and photos available at ddsshopper@cox.net

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DENTAL EZ chairs for sale Great condition. For more info and pics contact ddsshopper@cox.net

HARVEY CHEMCLAVE 5000 for sale. Great condition. asking \$400 ddsshopper@cox.net

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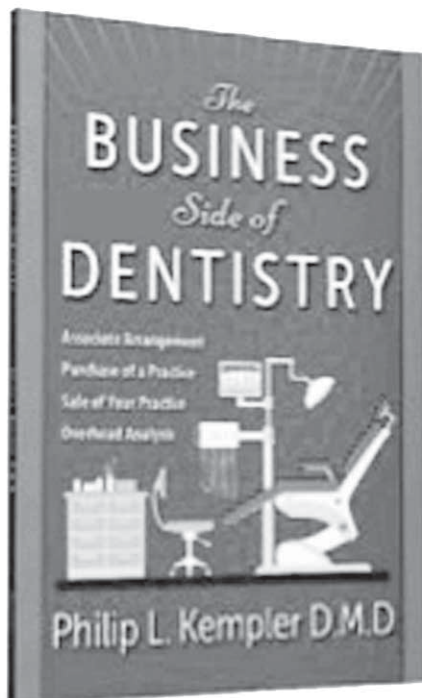
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- (A) ENTREPRENEUR or TEAM (1) GP-Pros, (2) Endo-Perio (3) Pedo-Ortho-Gp-Endo-Perio/OS Split \$1,250,000 net take home. Pedo-Ortho would add one million. SOUTH BAY AREA TOTAL ABSENTEE NOW NETS \$750,000 on gr of 2.3, Estb 60 yrs, Last 3 yrs renovated With \$850,000, now st of art, 3500 sq ft 11 ops contiguous 2000 sq ft avail Pedo-Ortho Currently Endo 2 days and perio/OS 4days gr 1million paid 4 to 500K lots of options to grow to 3.5 million Cash-Indemnity-PPO-UNION-- No HMO or Denti-Cal Full Price 3.3.**
- (B) BURBANK-NO HOLLYWOOD HMO \$6400 Gr 2.2 1800 sq ft newly renovated, High Tech. 5 ops.**
- (C) GP Innovator Gr 1.7 Net over million FP 1.4 Nothing fancy low tech dentistry, low OH**
- (D) San Diego Group, LEGAL DSO 4 OFFICES GROSSING 3.7MILLION**
- (3) UPLAND Estb 30 years Retire 3 ops, low overhead Seller will transition Gross \$360,000 4 offices Gr 3.7 mm**
- (6) Palm Springs Area Gr \$1,500,000 incl specialist's rm to grow 2 mill plus 8 ops Best Buy.**
- (8) WANTED IRVINE-NEWPORT BEACH, -COSTA MESA-TUSTIN, nearby senior HIGH Fee for Service Dentist lost lease (Transition up to two years). Seller merge his 40 yr estb \$800,000 Practice with yours**
- (9) UNION PRACTICE INLAND EMPIRE Gross \$650K 2.5 dys by choice Net 400 approx 5 Ops low OH**
- (10) OC Orange Starter Estb 1970 Seller PT Near Chapman/Tustin St Gr 400 Merge or Grow**
- (12) MDR Net Take Home one million HMO 5 to 8k/mo Resume required**
- (13) OC Beach A PPS Best Buy 1800 Sq Ft 5 ops rent \$3600 Gr 1.2 million first yr. Transition one yr City Fathers In high growth mode with \$330,000,000 in Bank- Join Chamber and grow with city.**
- (14) CAPO BEACH GR GR \$200,000 fee for service in 16 hrs per-wk with PT Asst Rent \$1600 2 ops, If you accept Denti-Cal Gr \$500,000 FP \$165,000 Low OH Shop Cntr**
- (15) Laguna Woods Gr \$800,000 PT during Renovation. Renovation Over should gross one million**
- (16) Santa Clarita Bargain, 70,000 Autos pass daily Will Gr \$70,000 4 days Full Pr \$250K 10 ops**
- (17) COMING UP (1) INGLEWOOD ESTB 1970 WITH RE (2) West Covina Class practice.**
- (18) LA HABRA HUGE SHOPPING CTR, well maintain PT Seller will stay. 6 ops**

4021 W. LA. Prestigious Medical building, Dentist 39 years in area. Unique 4 op Orange - Grossing \$1.2 mil 10 ops St of art beautiful

Redlands 5 ops est 20 yrs grossing \$500k low overhead rent \$2400

4019 PPS - has net profit of \$1 Mil opportunity of a life time.

4015 HEMET Easy way to gr \$500k, Building & Practice Absentee GR \$240 One day wk Practice Estb 60 yrs PT Seller must sell \$110k Buys practice. Take over

4018 Two So OC near \$800k Dollars each opportunities Available by one Seller **Redlands** 5 ops estb 20 yrs Gr \$500,000 Low OH Rent \$2700 absentee PT Seller Full Price \$450K

Riverside Lady DDS grossing \$300k 3 ops, 30 new patients a mo. FP \$250k

4013 - OC BEACH CITY Grossed \$ 70k last mo, Special Circumstances make this a fantastic opportunity, 4 ops in 1800 sq ft rm for more ops, rent only \$3600. FP \$800k Senior Seller will Give Smooth Transition & help build to 1.5 1st yr

SO. OC Crown Valley shopping Ctr 4 ops Gr near \$800. Heavy new home Development. Fantastic area to live.

4011 - DIAMOND BAR SPECIAL CIRCUMSTANCE, Location. Equipped This is a dream mil dollar location to be. 5 ops Several Restaurants bring in droves of customers on a daily basis, FP \$150k

4009 - IRVINE GP LADY GR 1 Million 5 Ops. Partnership.

OC BEACH CITY Absentee GR \$934k 2018 4 Ops room for 5th, Own mgr will do \$1 mil 1st yr.

4006 - ALTA LOMA shop Center Hi Identity Absentee Gr \$700k Owner mgr will do one million 5 ops 3 equipped.

4003 PEDO CHINESE/HISPANIC-Min 3000 Charts. estb 35 yrs. FP \$150k. can move to your location

Small City Bakersfield Gr \$40k a mo. in 2 days wk, 1800 sq ft 5 op

MIRACLE MILE NEAR FAIRFAX ESTB 40 YR /Seller 10+ yrs, Beautiful corner Suite with great Wilshire view. 3 ops, recently remodeled. Gross \$285K

W LA Prestigious Med Building DDS who has 39 yrs estb Gr 800 3ops **PPS has one million net possible near MDR requires. Resume asap**

Hemet, Estb 60 yrs Two previous Sellers gr one Million PT current Seller works one day and produces \$240K working one day 5 ops RE also available. Practice \$110K Bargain on RE

Ladera Ranch 4 ops Gr about \$800K High Growth area.

OC Beach City Gr \$800 PT Full Time Buyer will do 1.2 Million first yr. Valuable RE may be available as well.

Diamond Bar Diamond Free Rent to end of yr. with 5 ops With digital Pan \$150,000 LOCATION-LOC-LOC

Irvine lady Gp Gr one million will share office.

Pedo Chinese/Hispanic, Gre \$350k 4 ch \$250,000

(j) MIRACLE MILE 3OPS GRT VIEW /WILSHIRE ESTB 40

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