

THE Dental Trader

VOL. 18 NO. 4 • April '21
So. Calif. Edition

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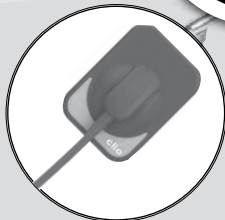
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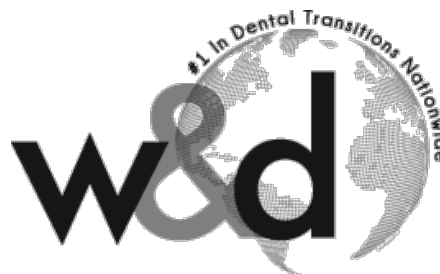
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- Dr. Jordan Tucker D.D.S



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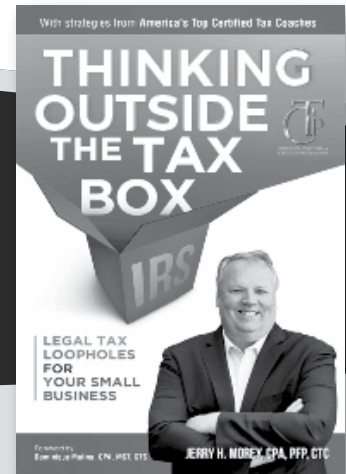
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GP offices Newhall and Studio City retiring after 42 years. for info text to 661 803 6790

Dental Assistant Needed FT or PT in Lomita and Orange offices. Please call or text 3109383132.

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Bev Hills Office For Rent. Monthly lease fully equipped exclusive use 4d/wk @ 5k month. dds.drbar@gmail.com

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Granada hills 4 sell, 700 sq ft, 2 operative rooms, low rent, \$70k, 818-363-6776

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Rosemead - Dental Office for Sale include Real Property. Owner Retired. More info call Robby 626-806-2223 (BRE#01173451)

Specialists wanted! Join GP who owns lg, beautiful bldg w/brand new units. Montrose/No.Glendale. 818-421-2912

LA dental office looking for associate dentist. Email resume to dentalapplicantla@gmail.com

OMFS instruments, implant drill kits, Biomet-Astra-Nobel abutments and impression kits, wingshoot3@gmail.com for list

Huntington Beach Office Sale: 9month new facility, CBCT, 3 ops, 1600sf space, Bella Terra area: Allon4@yahoo.com

Dental hygienist needed in Garden Grove on Thursdays only. Call (714) 539-9500 or email octoothfairydental@gmail.com.

Looking to buy GP practice in riverside, SB or OC area. 4op+, 350k+ collection. inlanddental2018@gmail.com



Gary Pascua D.D.S., Sales Agent
CA BRE License #01874248



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Paul Maimone Broker/Owner
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FRESNO COUNTY

FRESNO - (5) op comput G.P. 4 ops eqt'd. In a free standing bldg., on a main thoroughfare, in Central Fresno. Exposure, visibility, & signage. 2019 Gross Collections \$1.0M+. Cash/PPO/Denti-Cal pts. No HMO. Averaging (57) new pts/mos. (22) years of Goodwill. Digital X-Rays & Eaglesoft s/w. Refers out Ortho, Perio Surgery, Diff. O.S. & Implant place. Seller has no website & does no adv. Growth potential w adv. & keeping specialty work in house. Seller retiring, but willing to work back part time. **MAJOR PRICE REDUCTION**

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+. Did the same in 2019. Refers out Ortho, Diff O.S., Diff Endo & Implant Placement. Seller does no advertising. Low Overhead, High Net. Seller retiring. **REDUCED FURTHER!**

CA CITY (NORTHERN ANTELOPE VALLEY) - (5) op comput. G.P. & Free Stand Duplex Bldg for sale on a main thoroughfare. Minimal competition. Only one other DDS in city of 15,000+. Nicely equipped w CT Scan, Digital Impression Scanner, Open s/w, Digital X-rays w XDR digital imaging, & aerosol reduction eqt. Annual Gross Collect \$600K+ on a (3) day wk. Cash/Ins/PPO. Refers out Implant Placement, Ortho, Pedo, Diff Endo & Diff O.S. Practice does no advertising. Practice could do \$1M+ w more days, advertising & keeping specialty work in house. Doctor ready to retire, but will assist w transition. **TOTAL PRICE FOR THE BLDG & PRACT REDUCED TO \$709K. [NEW]**

LOS ANGELES COUNTY

ACTON - EMERGENCY SALE- DDS PASSED AWAY - (5) op computerized G.P. Cash/Ins/PPO. No Denti-Cal and no HMO. 2019 Gross Collect. \$628K+. Seasoned staff. Locum Tenen in place to keep Practice active. Only dentist in town serving population of 7,600+. **[SOLD]**

AGOURA HILLS - (3) op comput G.P. located in a Prof Bldg. on a main thoroughfare with easy fwy access. Cash/PPO pt base. Annual Gross Collect \$300K+ p.t. Would make excellent starter or satellite. Seller retiring. **[PENDING]**

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.

BELL - Smaller, but **"MIGHTY PROFITABLE!"** (4) Op computerized G.P., located in a strip center on a main thoroughfare, with exposure/visibility/signage & parking. Digital x-rays, plumbed for nitrous, 6-10 year old equipment, new floors & recently painted. Cash/PPO/HMO/Denti-Cal pt. base. CAP Check \$3,500/mos. (36) years of Goodwill. 2019 Gross Collect. \$311K+ with an amazing Gross Net of \$173K+. Very Low Overhead (< 45%)! Seller retiring but will assist with a transition. **[SOLD]**

CANYON COUNTRY - (5) op G.P. (4) ops eqtd. Shopping Ctr Location on a major thoroughfare w exposure, visibility & signage. Averaging (33) new pts/mos. Dextrix, Digital x-rays & Pano, Trios Scanner, & Chartless. Newer eqt. Cash/PPO/HMO. Averaging \$452K/yr. in Collections. Selling to concentrate on main practice. **MAJOR PRICE REDUCTION!**

CULVER CITY - (4) op comput. G.P. located in a prof. bldg. on a main thoroughfare. (80) years of Goodwill. Cash/Ins/PPO. Ave. Annual Gross Collect. of \$330K over last (3) yrs. on a (3)-(4) day wk. (3) days of Hygiene/wk. Digital X-Rays & newer eqt. Seller does no advertising & has no website. Seller refers out Ortho, Implant Placement, Diff Endo, Diff O.S. & Perio Surgery. Growth potential with advertising, a website, keeping Specialty work in house & more chair time. Seller retiring. **[PENDING]**

LANCASTER #5 - "Steady Eddy!" Annual Gross Collections between \$538K & \$566K for last (5) years, with an Average Annual Est. True Net Income of \$214K. (3) op comput. G.P. in a two story prof. bldg. w easy fwy. access. (4) days of Hygiene. Cash/Ins/PPO pts. (32+) years of Goodwill. Refers out all Endo, Perio, Implant Placement & Ortho, & diff. O.S. & does no advertising. Primed for growth. Seller is retiring and has "Value Priced" the practice to Sell! Will assist with a transition.

LOS ANGELES (SILVERLAKE/ECHO PARK AREA) - Smaller but **"VERY PROFITABLE"** (4) op computerized G.P. Located in a strip center, on a main thoroughfare, with exposure/visibility/huge signage & parking. (3) ops eqt'd, 4th has a chair and an x-ray. Cash/PPO/HMO/Denti-Cal. pts. Monthly CAP Check \$4,500. Easy 2000 s/w & Digital X-rays. (36) Years of Goodwill. 2019 Gross Collections \$377K+ with a Gross Net of \$212K+. Very low Overhead (<44%)! Seller Retiring, but will assist with a transition.

VALENCIA - (7) op comput Multi-Specialty Practice & 4,800 sq. ft. free standing bldg. Located on a major Blvd. with exposure/visibility/signage & parking. Annual Gross Collect. \$1M+ working p.t. Practice Collect \$2M+/yr. in past when worked f.t. Digital X-rays & CBCT. Mixed pt. base. \$7K+/mos. in CAP Checks. Sellers to concentrate on their main location. **[NEW]**

WEST SAN FERNANDO VALLEY - (3) op comput. Prost/Implant Practice located in a prestigious medical/dental building on a main thoroughfare. High End Boutique Practice and build out. Practice does all on 4's, cosmetics, partial and full mouth reconstruction, smile makeovers, crown and bridge and dentures. Annual Gross Collections between \$1M and \$1.5M. Fee for Service. Digital xrays, Morita CBCT, Eagle Soft software & chartless. Seller requests potential buyers to submit CV for consideration.

ORANGE COUNTY

LAGUNA HILLS - (4) op computerized G.P. located in a Shopping Center with Excellent Exposure/Visibility/Signage & Parking. Fwy. convenient. Cash/Ins/PPO patient base. (25) years of Goodwill. Annual Gross Collections of (\$870K+). Newer Eqt., Eagle Soft software, Digital X-rays, CEREC, & Laser equipped. Seller is retiring but will assist with a transition. **[PENDING]**

RIVERSIDE COUNTY

Room for Your Riverside County Practice Listing.

SAN BERNARDINO COUNTY

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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

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Itero Element 2 scanner; Gently used \$17,000 Email rogerlidds@gmail.com

Associate needed for a quality oriented GP office in LA. Please send CV to socaldds4@gmail.com

Office Manager needed for GP office in Chino Hills, who is friendly and hardworking~ Text 626.372.5402

Oral Surgeon needed part time for busy OMFS practice in Bakersfield, CA. (617)230-7165.

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Unitek/3m SSC Primary Molars complete Kit. New with first and second primary molars, 450.00. e-mail im2near@yahoo.com.

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Cadco Alginator II by Kerr Restoratives, gd condition, for an uniform alginate mix, 275.00. e-mail im2near@yahoo.com.

Impression & Temporary Guns DS50 4:1/10:1, one Danville & one Dentsply gun, 50.00 each. e-mail im2near@yahoo.com.

Dentsply Ultrasonic Tips(Used). 25KHZ tips, 65.00 ea. tips almost new & sharp e-mail im2near@yahoo.com

BURBANK 4 ops, 1,530 sq. ft., Amazing Views, PPO/CASH Practice Greg Beamer 909-542-4891

Oral Surgeon needed part time for dental practice in Hesperia. Please email Cv to f.dentistry@yahoo.com

Dental hygienist needed in Hesperia once a week. Please email CV to f.dentistry@yahoo.com

I-Cat FLX ConeBeam 2015 for retirement reason, used only for a few times looks brand new asking for 70K,(559-789-3130)

Encinitas Digital Dental Office For Sale. <https://icodent.com/digital-office-for-sale>

Playa Vista-Adjacent Equipped Dental Office with 2 operatories (possible 3rd) for lease or sale. Call 310-823-8595



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"Bob is helpful, thorough, organized, professional, experienced, and timely. He did a complete job from negotiating my purchase agreement and lease contract, to following up with a post-transition list of things to complete. His knowledge in this field allows him to include and fight for the things I would not have thought of myself. He was my #1 advocate. I had a fantastic experience with this attorney, and highly recommend him for any dentist purchasing a practice."

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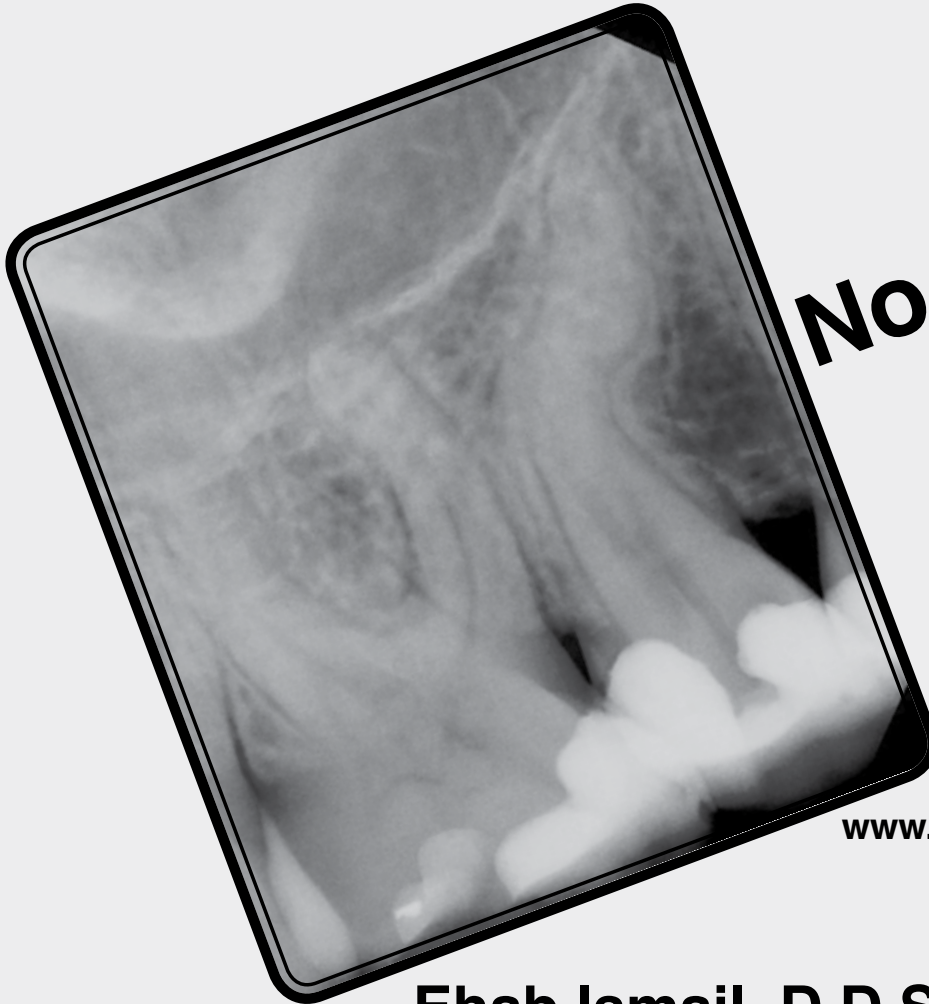
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CENTRAL COAST GP FOR SALE - 5 Ops, Digital, Newly Renovated, Strong Hyg Prog. Beautiful area. Specialties referred. GR \$1.1M. HSPPT-Kerri McCullough-949-300-0312 #CA1218

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~ Gorette Li, DDS

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Los Angeles County

Cerritos – Collections ~ \$400K

- All Cash/PPO. 25+years goodwill
- Lots of treatments for ortho prosthodontics & implants
- Professional suite close to Cerritos Mall. 3 eq.ops. + 1 plumbed
- Reasonable rent.

Inglewood ~ Gross ~ \$678K

- Excellent Location! Shopping Plz.
- Accepts all insurances, mostly PPO.
- High capitation check.
- Many in house specialists.
- 4 eq. ops. + 1 plumbed.

Long Beach – Boutique practice

- Premier shopping center
- 3 equipped ops. + 1 plumbed.

Los Angeles - Equipment/Leasehold

- Strip mall close to MacArthur Park
- ~1,800 sq.ft., 5 eq.ops. + 1 plumbed
- Many patients with Hispanic origin

Los Angeles - Gross ~ \$1 Million

- General and Orthodontic Office
- ~ 95% PPO/Cash. No HMO.
- Strip mall with anchor stores.
- ~2,300 sq.ft. 7 eq. ops. + 2 plumbed
- West LA, close to LAX, Inglewood...

Fresno County

Fresno – Grossed ~ \$340K

- Beautiful practice in Shopping Center
- Just renovated and opened in 2019.
- Accepts all insurances mostly PPO.
- 8 equipped ops., ~ 2,540 sq.ft.

Riverside County

Indio - New Listing!

Starter Practice & Real Estate

- Just built 2 years ago, beautiful office.
- Selling for a fraction of the cost of build out
- Large shopping center off freeway 10
- Starter practice. 9 ops. ~4,000 sq.ft.

Upcoming Practices

Santa Barbara - \$1 + Million Practice

Santa Rosa – Dental Practice & Real Estate. Gross ~ \$540K

San Rafael – Gross ~ \$576K

Dental Practice Wanted

Dental Practices in San Diego County
 Pediatric Dental Practices
 Practices with Real Estates
 High Production, PPO/Cash Practices

Orange County

Garden Grove– New Listing!

- Productions ~ \$340K
- Opens 4 days/wk, mostly Cash/PPO
- Strip mall off Freeway 22 & 405
- 3 fully equipped operatories

Garden Grove– Grossed ~ \$345K

- Currently opens 4.5 days/wk
- Shopping center. 2 ops.
- Accepts Denti-Cal, PPO & Others
- One Doctor. High Profit Margin

Hawallan Garden

- Newly renovated office.
- Shopping center. 2 ops.
- Collections ~ \$350K.
- ~10 year of goodwill.

Irvine – Exclusively Ortho/Pedo

- Gross ~ \$200K
- Large Shopping Center. 8 Ops.
- Accepts most insurances.

Mission Viejo – Featured Practice

Established Practice & Real Estate

- **Grossed ~ \$830K.** All PPO/Cash
- 30+ years of goodwill
- Implants, Cerec crowns & Invisalign
- Refers out complex ortho & O.S.
- Prominent professional suite.
- 3 eq. ops. +2 plumbed, ~2,170 sq.ft.

Norwalk – Strip Mall

- Starter Practice with Bonus Patients
- 2020 Collects ~ \$100K on 2 days/wk
- Mostly FFS/PPO.
- Strip mall. 3 Ops.

San Bernardino County, CA

Rialto – Gross ~ \$400K

- Seller retires. Associate run office
- ~60% Denti-Cal; ~35% FFS/PPO
- Refers out ortho, implants & O.S.
- Shopping plaza. Affordable Rent
- ~1,000 sq.ft. 3 equipped ops.

San Bernardino – New Listing!

- Single story building w/parking lot
- Family Practice. ~1,100 sq.ft.
- 3 equipped ops. + 1 plumbed.
- Located at a unique location for Denti-Cal referrals.

Ventura County

Oxnard – Starter Practice

- Shopping Center. Low Rent
- Gross ~\$168K. Cash/Denti-Cal
- Currently no marketing
- Potential for growth/expansion

Northern California

Daly City - Gross ~\$365K.

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

Fairfield – Gross ~ \$305K

- Good visibility. Busy location.
- Seller retires. No marketing
- Opens 4 days/wk. No Weekend

Fremont – New Listing!

- Starter Practice
- Large shopping ct. on Fremont Blvd.
- 4 equipped ops. + 2 plumbed.

Fremont – Collections ~\$500K

- ~95% PPO, 5% CASH
- Opens 4 days/wk. 5 Eq. Ops.
- Seller willing to negotiate price

Pacifica – Gross ~\$318K

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

Sacramento – Featured Practice!

Practice & Real Estate for Sale

- **Gross ~ \$1.2- 1.4 Million**
- Large shopping center
- General dentistry w/implants
- 6 equipped ops + 6 plumbed

San Francisco – Featured Practice!

- **Gross ~ \$1.5 – 1.7 Million**
- **Currently open with busy schedules**
- Mostly GP work. High profit margin
- In house specialists 1-2 days/wk
- Residential/Commercial Area
- 3 Ops. Very Reasonable Rent

San Leandro – New Listing!

- Family Practice. Professional suite
- Gross ~ \$140K on 3 days/wk
- All PPO/FFS. 3 eq. ops. + 1

San Jose – New Listing!

- **Grossed ~ \$685K**
- Single standing bldg across from shopping center. East San Jose
- ~70% FFS, 15% Cash. No DentiCal

Stockton –Practice & Real Estate

- **Grossed ~ \$909K.** Doctor Retires
- ~60% Denti-Cal, 30% PPO, 10% Others
- Single standing bldg. w/parking lot

Sunnyvale – Grossed ~ \$450K

- Opened 2019.
- Shopping center. 8 eq. ops.
- ~50% PPO/FFS; ~50% Cap./HMO

Vallejo – Gross ~ \$400K

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

Union City – Excellent Location!

- Large Shopping Plaza.
- **Grossed ~ \$540K on 3-4 days/wk**
- ~40- 50% Profit Margin
- Refers out complex procedures

Call Loc Pham, Broker (714) 550-7494 for More Information!

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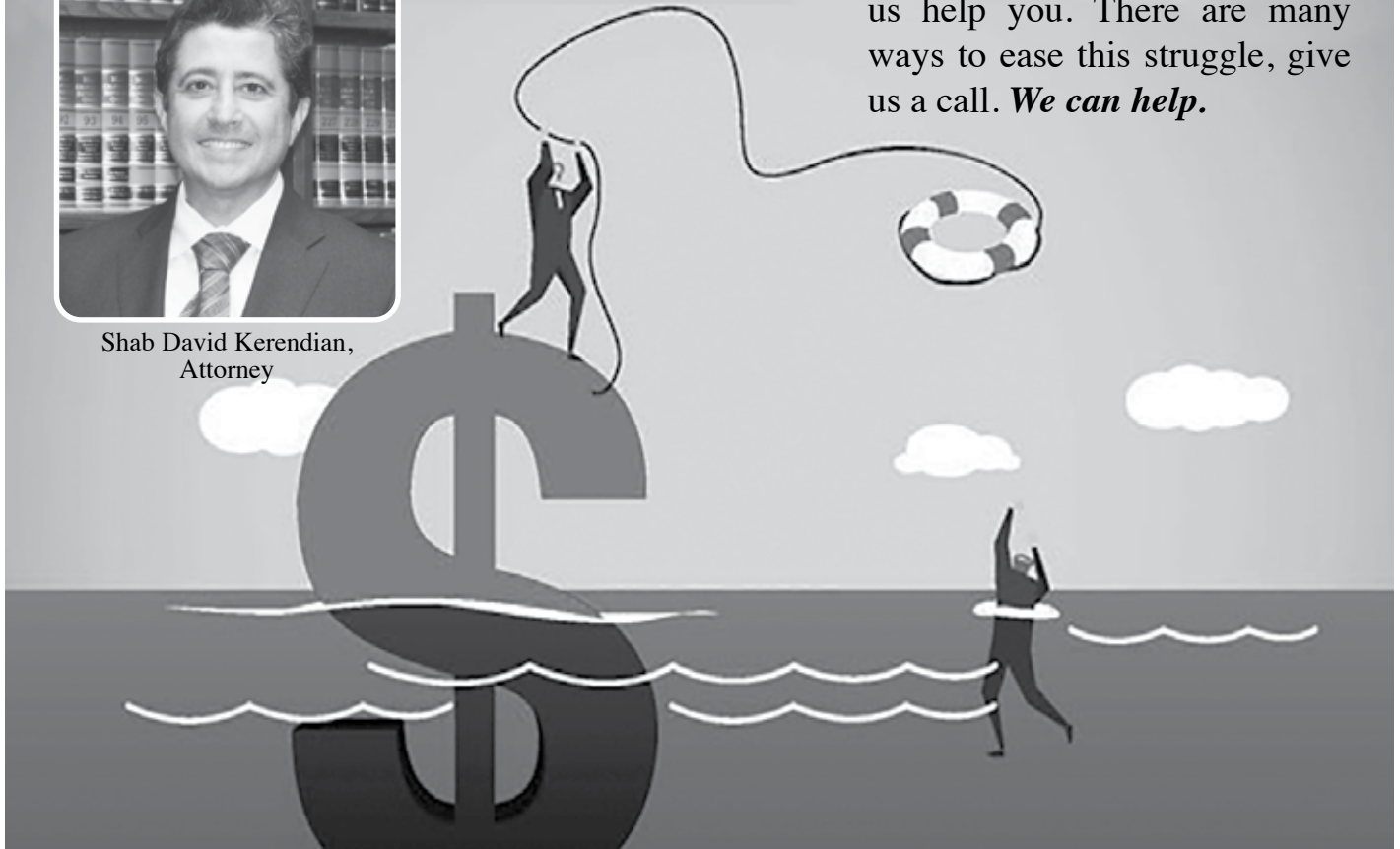
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Let us Help



Shab David Kerendian,
Attorney

Covid is an oppressive but temporary cloud hanging over everyone. It has interrupted your dental practice and your life. Whatever challenges you may be dealing with right now...let us help you. There are many ways to ease this struggle, give us a call. *We can help.*



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Rancho Santa Fe	\$885,000	4 ops. Located in a busy shopping center in one of the country's most prestigious neighborhoods. Low Insurance (patients not ins. driven). New office build out with very current design (brand new in 2017).
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El Cajon	\$295,000	4 ops. 40 plus years of goodwill. Standalone building with plenty of parking near newly renovated downtown El Cajon. Opportunity to purchase the real estate. Many specialty procedures being referred out including all ortho.
Escondido	\$499,000	3 ops. Stand alone, beautiful dental building. Real Estate is also for sale. All ortho being referred out - Invisalign can be added. Long term loyal staff wanting to stay on.
La Jolla	\$1,795,000	8 ops. 30 plus years of goodwill. Located in busy shopping center. High visibility, high quality, highly coveted practice. Many specialty procedures can be added. Solid net income as the collections far exceed the fixed overhead.
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Laguna Beach

Private General Practice - Dr retiring - 3 operatories grosses over \$800,000/yr on 4 days/week- digital xrays and Dentrux computer system - Rent only \$2700/month inclusive - All equipment in great condition

Poway

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Pasadena

Private General Practice - Dr retiring after 45 years - 6 operatories in 2100 sq ft stand alone building grosses over \$1,250,000/yr on 4 days/week - 7 days hygiene/week -

Desert Hot Springs

Private General Practice - a hidden gem - practice is run as absentee owner - 3 ops in 1500 sq ft stand alone building - digital xrays and Panorex - grosses over \$500,000/yr on 4 days/week - very low overhead with high net profit - offer of first refusal on building

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UPLAND GENERAL PRACTICE FOR SALE: Pre-COVID collections were consistently at \$300,000 per year with a net income of \$100,000 per year. Last year, collections were \$243,000. 54% of the production is from hygiene, exams and x-rays. The seller refers all endo, all oral surgery, all perio surgery and all ortho. Seller works four days per week and has four days of hygiene per week. The practice does no advertising. No HMO and no Denti-Cal. The office is in a retail shopping center and has 4 equipped operatories. Asking \$100,000. - PENDING

TUSTIN GENERAL PRACTICE FOR SALE: Well established practice consistently collects \$572,000-597,000 over the past four years with an average net income of \$245,000+/year. Currently producing at above pre-COVID rate. Seller works 4 days per week with 4 days of hygiene per week. Over 37% of the practice production is from hygiene, exams and x-rays suggesting a solid recall program and conservative practice. Seller refers all endo, all oral surgery, all perio surgery and all ortho. No advertising, no evenings and no weekends. Lots of upside for a buyer that does some specialty work and some marketing. Three equipped operatories with SoftDent software. Asking \$520,000. - SOLD AT FULL PRICE

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WESTLAKE VILLAGE GENERAL PRACTICE FOR SALE: Low overhead, high net profit practice! This office has collected over \$830,000 a year for each of the last four years and has had a net income of over \$475,000 every year. Currently producing at pre-COVID rate. Seller works four days per week and has three days of hygiene per week. The practice averages 10-15 new patients per month with no Denti-Cal and no capitation. Well-equipped five operator office has CBCT, laser, digital x-rays and fully computerized. Located in a popular professional building with an exceptionally good lease. Asking \$625,000. - PENDING AT FULL PRICE

LOS ANGELES/LARCHMONT AREA GENERAL PRACTICE FOR SALE: Growing practice has steadily increased collections over the past several years. Collected \$517,000 in 2019 with a net income of \$207,000. Seller works three days per week and has three plus days of hygiene per week. 34% of the production is from hygiene, exams and x-rays. Four equipped operatories plus one additional that is plumbed but not equipped. The office is computerized with Dentrix software, digital x-rays, panoramic x-ray and dental laser. Asking \$325,000.-PENDING AT FULL PRICE

WEST LOS ANGELES PERIODONTAL PRACTICE FOR SALE: Located in a highly desirable area of West Los Angeles in an office with incredible views to downtown from one side and Catalina on the other and with relatively low rent on top of it all. Practice consistently collects over \$1 million per year roughly equal production from implants and perio surgery. Seller works four days per week and there are four days of hygiene per week. Four equipped operatories. Seller is retiring. Asking \$450,000.-PENDING

SHERMAN OAKS FEE FOR SERVICE GENERAL PRACTICE FOR SALE: Established for 39 years in the same location, this practice collects \$700,000 per year on four days per week with four days of hygiene per week. Hygiene accounts for 52% of the total practice production. Seller refers all endo, all perio, all oral surgery and all ortho. Seller is not in-network for any insurance plans. Four equipped operatories with digital x-rays and Softdent software. Asking \$450,000-SOLD AT FULL PRICE

ENCINO GENERAL PRACTICE FOR SALE: An outstanding 48 years of goodwill with the same dentist in the same location! The practice collects \$370,000 per year on three days per week with two days of hygiene per week. Seller refers all endo, all perio, all oral surgery and all ortho. No advertising, no capitation, and no Denti-Cal. The office is spacious with four equipped operatories, Dentrix software and digital x-rays. There is one year remaining on the current lease. This is an ideal practice to merge with a nearby practice and either move both practices to this location or abandon this location when the lease is up and move to the buyer's existing office. Asking \$100,000.-SOLD

BRENTWOOD FEE FOR SERVICE PRACTICE FOR SALE: Long established, fee for service practice collects over \$900,000 per year on four days per week with four days of hygiene per week. Seller refers all endo, all perio, all oral surgery, and all ortho. Four equipped operatories. - SOLD AT FULL PRICE

WESTLAKE VILLAGE GENERAL PRACTICE FOR SALE: Quality oriented, fee for service practice collects \$680,000+ per year with a net income of \$250,000+ on four days per week with five days of hygiene per week. Seller refers all endo, all oral surgery, all perio surgery and all ortho. The office is located in a popular one-story professional building with five equipped operatories, Dentrix software, digital x-rays and a panoramic x-ray. Over 40% of the practice production is from hygiene, exams and x-rays. Asking \$560,000. - SOLD



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Buyer #1 is married and the spouse earns \$120,000/year. The practice being purchased has a net income (profit to the owner) of \$200,000/year and is being sold for \$500,000 with a loan at 5.50%. The buyer's school debt, car payments, living expenses and home mortgage are \$8,000/month or \$96,000/year. The practice loan will be \$65,112/year. The buyer's household income with the new practice is \$320,000 and the annual debt is \$161,112. The debt coverage ratio is 1.99. Considering the debt coverage ratio alone, **every bank would make that loan.**

For Buyer #2, everything about the practice is the same, however, now the buyer is married, but the spouse is not employed. Buyer #2's personal debt obligations are \$12,000/month and the interest rate on the practice loan is 8.00% or \$72,780/year. With the buyer's income of \$200,000/year and the buyer's debt, personal and practice loan, of \$216,780/year, the debt coverage ratio is 0.92 and **no lender will make that loan.**

The above examples may be extreme, but they demonstrate the impact that the buyer's income, personal debt and interest rates have on the ability of the buyer to secure financing to purchase a practice. As outside income declines and personal debt and interest rates rise, the loan amount that the buyer can borrow decreases. The same practice profit cannot cover all of the buyer's obligations.

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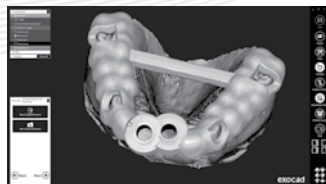


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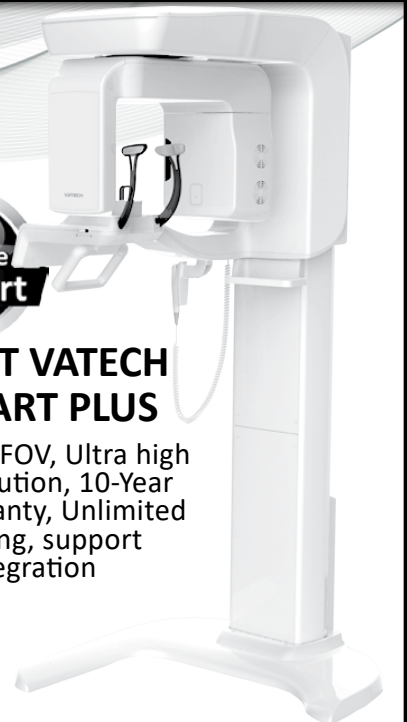
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CORONA DEL MAR – Well established General Practice located in a single story building just walking distance to the ocean. This beautiful office consists of 3 equipped operatories in an approximate 1,100 sq. ft. suite. It's computerized with Dentrix 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. **Pre-Covid grossed \$815K in 2019. Buyer's net of \$140K. Currently averaging approximately \$75K/mo.** 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.**

IRVINE - General Practice + Specialty established in 2011 located 3 story building. Seller is currently working 2 days/wk with 5 days/wk and Specialists 1x/mo. The office sees approximately 55 new patients/mo. This practice consists of 4 equipped operatories with Digital X-ray and Dentrix software. **Pre-Covid grossed \$1.1M in 2019. Averaging approximately \$143K/mo. Buyer's net of \$574K.** Please contact your CPS Broker for more information. **Property ID #5352.**

RESEDA – Established in 2005, this General Practice is located a single story building with front and rear parking. The Seller sees approximately 15-20 patients per day and approximately 30-35 new patients/mo. PPO/Cash/Denti-cal. Does some minimal advertising. The practice consists of 5 equipped operatories in an approximate 2,000 sq. ft. office. Has long term lease and reasonable rent. **Pre-Covid grossed \$1.3M in 2019. Buyer's net of \$446K. Currently averaging approximately \$91K/mo.** Low overhead. Great corner location on a busy boulevard. Seller will be focusing on 2nd office. Please contact your CPS Broker for more details. **Property ID #5317.**

SOUTH BAY - Established in 2011, this General Practice is located in a busy retail shopping center next to a Starbucks with heavy traffic flow. It's on a busy intersection. Has a great signage. The practice consists of 3 equipped operatories in a 1,500 sq. ft. suite. It's computerized with Open Dental software and digital X-ray. The seller is currently working 3.5 days/week and sees approximately 12 new patients per month. PPO, Some Union & Cash. **Grossed \$702,979 in 2019 and currently is averaging approximately \$53,960 monthly. Great opportunity. Please contact your CPS Broker for more information. Property ID #5355.**

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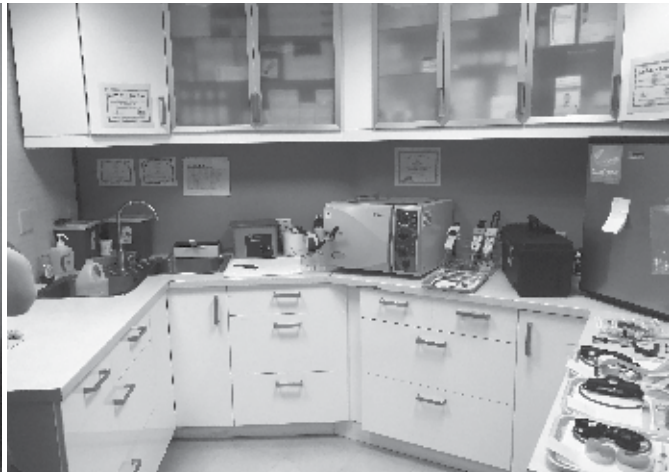
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- **Pre-Covid grossed \$702,979 in 2019**
- **Currently is averaging approximately \$53K monthly**
- **Buyer's net of \$237K**
- Established in 2011
- Located in a busy retail shopping center
- Next to a Starbucks
- Heavy traffic flow
- It's on a busy intersection
- Has a great signage

- The practice consists of 3 equipped operatories
- In a 1,500 sq. ft. suite
- It's computerized with Open Dental software
- Has digital X-ray
- The seller is currently working 3.5 days/week
- Sees approximately 12 new patients per month
- PPO, Some Union & Cash
- Great opportunity

Please contact your CPS Broker for more information. **Property ID #5355.**

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SANTA MARIA – General practice with over 73 years of goodwill and has been an icon in the community serving generation of patients. Located in a single story free standing building on a heavy traffic flow street. Seller is currently working 5 days/wk with 10 days/wk of hygiene. Sees an average of 80-100 new patients/mo. PPO & Cash only. Has great reviews. The practice consists of 11 equipped operatories in a 3,720 sq. ft. unit. It's computerized with Carestream software and digital x-ray. **Grossed \$2.5M in 2019. Buyer's net of \$636K.** Please contact your CPS Broker for more details. **Property ID #5325.**

SANTA MARIA – Well established general practice in a medical condo building. Seller owns the condo suite. The practice consists of 4 Midmark chairs with massage and heating functions in a 1,500 sq. ft. suite. It's computerized with Open Dental and digital x-ray. The seller is currently working 3 days/wk with 2 days/wk of hygiene. Sees approximately 14 new patients/mo. Fee for service practice. **Pre-Covid grossed \$764K in 2019. Currently averaging approximately \$50K/mo.** Great opportunity. Established in 1979. Please contact your CPS Broker for more details. **Property ID #5357.**

THOUSAND OAKS – General Practice with 40 years of goodwill located in one story building. The practice consists of 4 equipped Ops in a 1,650 sq. ft. suite. **Pre-Covid grossed \$723K in 2019. Buyer's net of \$201K.** PPO & Cash only. **Averaging approximately \$60K per month.** Please contact your CPS Broker for more information. **Property ID #5349.**

LOS ANGELES COUNTY LISTINGS

BEVERLY HILLS – *Leasehold Improvements and Equipment Only!* Located in a Class A multi-story professional building with above ground, below ground and valet parking. Beautiful office with 3 equipped operatories with great views to the city. On a major street of Beverly Hills. Next to residential and retail area. Fair rent for the location. Great opportunity. Seller is relocating. Please contact your CPS Broker for more information. **Property #5345.**

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 approx. \$1.2M in 2019. Buyer's net of \$253K. Currently averaging approximately \$116K/mo.** 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.**

CUDAHY – General practice with 30 years of goodwill is located in a single story busy shopping center. The practice consists of 4 equipped operatories in an approximate 1,200 sq. ft. office. The office is open 5.5 days/wk and sees approximately 30 new patients per month. PPO/Cash/HMO/Denti-cal. 100% Patient Referral. **Pre-Covid grossed \$429K in 2019. Buyer's net \$118K. Currently averaging approximately \$30K/mo.** Please contact your CPS Broker for more information. **Property ID #5328.**

CULVER CITY – With 40 years of goodwill, this general practice is located multi story medical professional building. The office consists of 5 equipped operatories with incredible views to the city. **Pre-Covid grossed \$958K in 2019. Currently averaging approximately \$80/mo.** Family owned practice. Please contact you CPS Broker for more details. **Property ID #5350.**

GLENDALE – This General practice established in 2013. Seller is currently working 5 days/wk and sees approximately 35-40 new patients/mo. 100% Patient Referral. PPO/CASH/Denti-Cal. The practice consists of 3 equipped operatories and 1 plumbed not equipped. Located in a 3 story medical professional building. Computerized with Eaglesoft software and digital x-ray. **Pre-Covid grossed \$521K in 2019. Buyer's net of \$153K. Currently averaging approx. \$60K/mo.** Located on major street with heavy traffic flow. Next to residential area and across from a hospital. Seller moving out of the country. Please contact your CPS Broker for more information. **Property ID #5305.**

GRANDA HILLS (GP) – With almost 50 years of goodwill to offer, the practice has been at this location since 1970. The practice has 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 approximately per the Pre-Covid Tax Returns are \$328K for 2018, **\$392K for 2019 with a Buyer's Net of \$155,773 AFTER** the debt service of your acquisition loan and all office expenses. **The practice is exceptionally profitable because of the very low overhead of only ~52%. Isn't it time you bought your employment instead of being an associate?** 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 details. **Property ID #5276.**

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Juana Dominguez
Executive Administrator

HUNTINGTON PARK – This General Practice established in 1986 and it's located two story building with front parking. On a busy heavy traffic flow street with excellent signage and visibility. Currently the seller is working 5 days/wk with GP Associate 5 days/wk, Endo 1x/wk and O.S. 1x/mo. Sees an average of 40 new patients/mo. PPO and Cash Only. 100% Patient Referral. Practice consists of 4 equipped operatories with iDentalSoft software and Digital X-ray. **Pre-Covid grossed \$1,099,756 in 2019. Buyer's net of \$348K. Currently averaging approximately \$111K/mo.** Please contact your CPS Broker for more details. **ID #5346.**

LAKE BALBOA – Well established practice with over 60 years of goodwill. This office is located in single story building with reasonable rent. Cash / PPO / Medi-cal. Seller sees approximately 16-18 patients per day. 100% patient referral. The practice consists of 5 equipped operatories with Eaglesoft software and digital x-ray. **Grossed \$506K in 2019. Great start.** Please contact your CPS Broker for more details. **Property ID #5330.**

LAWNDALE + Real Estate (COMING SOON) – Long established General practice with 8 equipped operatories located in a single free standing building. 100% Patient Referral. **Pre-Covid grossed \$766K in 2019. Currently averaging approx. \$60/mo.** Please contact you CPS Broker for more details. **Property ID 5347.**

LONG BEACH – Established since 1985, the General Practice is located in a two story professional building. On a major street of the city with excellent street visibility. Next to residential area. Seller is currently working 4 days per week with 4 days per week of hygiene. Sees an average of 15-20 new patients per month. PPO and Cash only. It consists of 3 equipped operatories and 2 plumbed not equipped for expansion in an approximate 1,800 sq. ft. suite. Computerized with Dentrix software. Does minimal advertising. **Grossed \$727K for 2019. Buyer's net of \$227K.** Great opportunity. Please contact your CPS Broker for more information. **Property ID #5302.**

LONG BEACH – General practice with approximately 60 years of Goodwill. This practice is located a two story medical dental plaza conveniently located right off the 405 freeway. Corner location with heavy traffic flow. Has reasonable rent for the area. The seller is currently working 4 days/wk with 4 days/wk of hygiene. Seeing approximately 16-20 new patients/mo. Cash/PPO/Capitation/Some Denti-cal. Practice consists of 3 equipped operatories in an approximately 932 sq. ft. suite. Computerized with Practice Web software. **Pre-Covid grossed \$373K in 2019.** The Seller is retiring. Great opportunity. Please contact your CPS Broker for more details. **Property ID #5303.**

LONG BEACH – This general practice is located in a one story strip shopping center with excellent signage. Great street visibility. Established in 1992. **Pre-Covid grossed approximately \$539K in 2019. Buyer's net of \$175K. Currently averaging approx. \$30/mo.** The practice consists of 3 equipped operatories and 1 plumbed not equipped in a 1,798 sq. ft. suite. PPO / Cash / Medi-cal. Great practice. Please contact your CPS Broker for more details. **Property ID #5323.**

RESEDA – Established in 2005, this General Practice is located a single story building with front and rear parking. The Seller sees approximately 15-20 patients per day and approximately 30-35 new patients/mo. PPO/Cash/Denti-cal. Does some minimal advertising. The practice consists of 5 equipped operatories in an approximate 2,000 sq. ft. office. Has long term lease and reasonable rent. **Pre-Covid grossed \$1.3M in 2019. Buyer's net of \$446K. Currently averaging approximately \$91K/mo.** Low overhead. Great corner location on a busy boulevard. Seller will be focusing on 2nd office. Please contact your CPS Broker for more details. **Property ID #5317.**

SOUTH BAY – Established in 2011, this General Practice is located in a busy retail shopping center next to a Starbucks with heavy traffic flow. It's on a busy intersection. Has a great signage. The practice consists of 3 equipped operatories in a 1,500 sq. ft. suite. It's computerized with Open Dental software and digital X-ray. The seller is currently working 3.5 days/week and sees approximately 12 new patients per month. PPO, Some Union & Cash. **Grossed \$702,979 in 2019 and currently is averaging approximately \$53,960 monthly.** Great opportunity. Please contact your CPS Broker for more information. **Property ID #5355.**

VALENCIA – Successful, established and profitable customized general practice located in desirable Valencia, CA. Impressive office features 5 equipped operatories with Eaglesoft software in a generous 2,100 sq. ft. office with views of the golf course. Located in a large modern medical building on a high traffic area. Seller is currently working 4 days/wk with 4 days/wk of hygiene. Sees an average of 8 patients/day. Delta Premier and Cash Only. The prospect for growth is exceptional with four major residential developments under construction. **Pre-Covid grossed \$823K in 2019. Buyer's net of \$267K. Currently averaging approximately \$80K/mo.** Beautiful office with 36 years of goodwill. Please contact your CPS Broker for more details. **Property # 5337.**

WILMINGTON – General Practice with 27 years of goodwill. Located in a free-standing building with 2 tenants. Reasonable rent for the area. Seller currently works 4 days/wk with 1 day/month of Ortho. Sees approximately 10 new patients/mo. Cash/PPO/Denti-cal. 100% patient referral. Equipped with 4 operatories and 2 plumbed not equipped in a approximately 1,300 sq. ft. suite. **Pre-Covid grossed \$300K in 2019. Buyer's Net of \$101K.** Please contact your CPS Broker for more information. **Property ID #5334.**

WHITTIER – This General Practice established in 2010 and is located in busy shopping center on a busy street. **Pre-Covid grossed \$2.3M in 2019.** This practice consists of 7 equipped operatories with Dentrix software. PPO and Cash only! The practice is open 5 days/wk and sees approximately 120 new patients/mo. Associate run. Great practice. Excellent staff. Please contact your CPS Broker for more information. **Property ID #5315.**

WOODLAND HILLS – **Pedo** practice with 31 years of goodwill. This office is located in one story corner building with great street visibility. Has excellent signage. Next to residential are and retail stores. The practice consists of 3 equipped operatories in an approximate 871 sq. ft. suite. Seller is currently working 4 days/wk and sees approximately 12-15 patients/days and 25 new patients/mo. Denti-cal/Cash/PPO. **Pre-Covid grossed \$513K in 2019. Buyer's net of \$243K. Currently averaging approximately \$30K/mo.** Great opportunity. Please contact your CPS Broker for more information. **Property ID 5341.**



Fred Vuittonet, V.P.
Lic #01363583

CALIFORNIA

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ORANGE COUNTY LISTINGS

ANAHEIM Price Reduced!! – 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 Dentrrix software and digital x-ray. Has reasonable rent and long term lease. **Grossed \$1.3M for 2019. Buyer's net \$854K.** 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 Dentrrix 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. **Pre-Covid grossed \$815K in 2019. Buyer's net of \$140K. Currently averaging approximately \$75K/mo.** 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.**

IRVINE – This unique general practice specializes in Workers Comp. Seller established the office in 1974 a few miles away and moved to this 2 story dental building in 2018. The practice consists of 4 equipped operatories in a 1,717 sq. ft. suite. It's computerized with Dentrrix software and Digital X-ray. They see approximately 8-10 new patients per month. PPO and Cash only. **Grossed \$1.1M in 2019. Buyer's net of \$352K.** Seller is willing to stay and work part time. Great office and staff. **Property ID #5318.**

IRVINE – General Practice + Specialty established in 2011 located 3 story building. Seller is currently working 2 days/wk with 5 days/wk and Specialists 1x/mo. The office sees approximately 55 new patients/mo. This practice consists of 4 equipped operatories with Digital X-ray and Dentrrix software. **Pre-Covid grossed \$1.1M in 2019. Averaging approximately \$143K/mo. Buyer's net of \$574K.** Please contact your CPS Broker for more information. **Property ID #5352.**

LAGUNA NIGUEL (GP) – This is a rare opportunity because we do not have many practices come available in the city of Laguna Niguel, which is committed to providing a vibrant quality of life for all residents, businesses, and visitors in a safe, beautiful, and involved community. Located conveniently off the 5 freeway, in a strip mall with a corner location, you can also find yourself less than 3 miles from the beach in this affluent community. With over 10 years of goodwill to offer; there have been many upgrades to this office to grow it far beyond its current potential. This has been a second satellite office for the Seller that has not been fully developed; the other office is over 17 miles away. The Seller only spends two days a week in this office and has chosen to focus on family at this time. A great opportunity to buy your employment and have a profitable two day a week practice. Or invest more time to realize the full potential of this rare opportunity. Please contact your CPS Broker for more details. **Property ID #5301.**

SANTA ANA – Established in 2003 this multi-specialty office is located in a 2 story professional building. The practice consists of 5 equipped operatories with Open Dental software. **Pre-Covid grossed \$1.4M in 2019. Net of \$454K. Currently averaging approximately \$93k/mo.** Please contact your CPS Broker for more information. **Property ID #5351.**

TUSTIN – Beautiful General Practice located in a 2 story medical and dental building between the 5 and 55 freeway. This practice offers 15 years of goodwill. The office consists of 4 equipped operatories with 3D Pan-Ceph and Dentio software. Retiring Seller is currently working 3 days/wk with 2 days/wk of hygiene. Sees approximately 18-20 patients/day. PPO/Cash/HMO/Minor Denti-cal. 100% patient referral. **Pre-Covid grossed \$582K in 2019.** Remodeled in late 2018. Great practice. Please contact your CPS Broker for more information. **Property ID #5354.**

WESTMINSTER – Established in 1992, this general practice is located in a busy plaza and anchor grocery store and restaurants in the heart of Little Saigon district. Has ample parking. Lots of foot traffic. The office consist of 3 equipped operatories in a 960 sq. ft. suite. Has low rent for the area. The retiring seller is currently working 3.5 days/wk and sees approximately 15-20 new patients/mo. **Pre-Covid grossed \$876K in 2019.** Please contact your CPS Broker for more information. **Property ID #5358.**

RIVERSIDE & SAN BERNARDINO COUNTY LISTINGS

APPLE VALLEY (Turn-Key) – Established in 1989, this GP is located in a single story building. Seller is currently working 3 days /wk and sees approximately 8-16 patients/day. PPO and Cash only. The office consists of 3 equipped operatories. 100% patient referral. **Pre-Covid grossed \$317K in 2019 and approximately \$283K in 2020.** Seller is the landlord.

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Dan Parnell, V.P.
Lic #00901038

DESERT HOT SPRINGS (GP + REAL ESTATE) – Located in a free standing building with private parking lot and frontage. excellent street visibility. This practice consists of 4 equipped operatories and 1 plumbed not equipped. Computerized with Open Dental software and digital X-ray. Does minimal advertising. Established in 1986 and 23 years at this location. **Pre-Covid grossed \$678K in 2019. Buyer's net of \$260K. Currently averaging \$58K/mo.** Great practice opportunity to own the practice and building. Please contact your CPS Broker for more information. **Property ID #5340.**

RIVERSIDE (GP + REAL ESTATE) – Well established General Practice with 45 year of goodwill located in a one story building with rear parking. Heavy traffic flow. Excellent street visibility. Next to residential area. The office consists of 12 equipped operatories with Digital X-ray. Office is open 5 days/wk and sees approximately 30-40 new patient/mo. Minimal advertising. PPO and Cash Only. **Grossed \$2.1M in 2019. Buyer's net of \$346K.** Please contact your CPS Broker for more details. **Property ID #5344.**

UPLAND – This General Practice has over 13 years of goodwill to offer and it's located in an 11 unit shopping plaza. The office consists of 3 equipped operatories with Open Dental software and digital x-ray. In an approximate 1,950 sq. ft. suite. Seller is currently working 4 days/wk and sees approximately 25-30 new patients/mo. Does minimal advertising. **Pre-Covid grossed \$978K in 2019. Net of \$280K.** Please contact your CPS Broker for more details. **Property ID #5343.**

SAN DIEGO LISTINGS

ALPINE – General practice with 17 years of goodwill located in a medical dental building. Has reasonable rent for the area. The office is equipped 5 operatories in an approximately 1,800 sq. ft. suite. Computerized with Dentrix software and Digital X-ray. Seller is currently working 2 days per week and 2 days/wk of hygiene. Sees an average of 20-25 new patients per month. **Pre-Covid grossed \$405K in 2019.** Seller will concentrate on other business. Please contact your CPS Broker for more details. **Property ID #5336.**

CORONADO (GP) – Established in 1986, this practice is located in a 2 story building next to residential area. It has great street visibility and signage. The office consists of 4 equipped operatories and it's computerized with Dentrix software. Seller sees approximately 15-20 new patient/mo. PPO and Cash only. **Grossed \$900K in 2019. Buyer's net of \$345K. Excellent practice.** Please contact your CPS Broker for more details. **Property ID #5265.**

SAN DIEGO – Fee for service General practice with 4 equipped operatories is located in a corner single story indoor/outdoor shopping mall with apartments above. Retiring seller is currently working 3 days per week and sees approximately 10-12 patients per day. **Pre-Covid grossed \$887K in 2019. Net of \$262K. Currently averaging approximately \$63K/mo.** Please contact your CPS Broker for more information. **Property ID #5348.**

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LEE'S STORY:

- USC Undergrad - 1983
- USC Dental School - 1987
- 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

I believe Dr. Maddox is the best lawyer! I've been working with him for more than 10 years. He is very reliable, quick and honest. I believe that he is the best in his profession because he has extensive knowledge regarding both the law and dental aspects of the transactions, which means he can understand the reality of what you are going through. He always looks out for the best interest of his clients. He will defend and protect you like no other.

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BAKERSFIELD - 6 Ops, 40 years goodwill, with a great reputation in the area. 6 days of hygiene and most specialty work referred. There is digital pano and digital x-rays. 2019 GR \$600K. The real estate is also for sale. #CA1274- Kerri McCullough - 949-300-0312

BAKERSFIELD - 7 Ops with high-end equipment-CEREC, Digital X-rays, Cone Beam, Implant motor. 7 days of hygiene and 10 minutes with room to grow. GR \$1M+ with low overhead. The building is for sale at \$650K. #CA1120- Kerri McCullough - 949-300-0312

BAKERSFIELD - This well-established practice is located in a medical/dental professional complex with 5 Ops, 4 equipped and a very warm and inviting feeling. The seller's income is based on a 3-day work week. Dental lab area, along with adaptability to repurpose office, with great potential. Practice is located on a main thoroughfare with very busy traffic flow. The condo suite is also for sale. The practice has a wonderful reputation and most patients are internal referrals from other happy patients with many years to generations in the practice. Dr. is ready to retire. 2019 GR \$365K and 2018 GR \$416K. This practice has great potential for growth. #CA674- Kerri McCullough - 949-300-0312

COASTAL LOS ANGELES COUNTY - NEW LISTING - 3 Op general practice is on a major road in a beautiful coastal location. The office boasts a modern design in a bright, airy space that shows as brand-new. The practice is paperless, utilizing a Digital Pan/Ceph and EagleSoft PMS. Seller refers out Perio, Implants, Endo, and OS and is not a Delta Premier provider. There are 1.5 days of hygiene per week. 2019 Gross Receipts of \$863K and a strong post-COVID recovery in 2020. #CA2489 - Kerri McCullough - 949-300-0312 or Jaci Hardison - 714-318-4911

CORONA - 4 Op practice for sale with excellent growth opportunity. The seller is ready to retire and has been very conservative in diagnosing and treatment planning. There are digital x-rays and a Pano. The practice's location is on a main street with a mix of other small business in a small strip center. 2019 GR \$280K. #CA2002- Kerri McCullough - 949-300-0312

EAST LOS ANGELES FACILITY ONLY - Great retail location in a small neighborhood center, signage, parking, on busy main street. 3 Ops, seller moving to new location, older equipment, non-digital but with a little work, ready to go. 35 years in the location. #CA1786- Steve Caudill - 951-314-5542

HUNTINGTON BEACH - PRICE REDUCED FOR QUICK SALE! Highly desired location on a main street, 5 Ops, Digital x-rays, and a strong hygiene program. This nicely appointed, mostly cash practice is a much sought-after area and offers excellence in dental care to a well dental-educated patient base. 2019 GR \$604K. #CA685- Kerri McCullough - 949-300-0312

HUNTINGTON BEACH - 4 Ops, located in a busy retail center with great visibility. Practice utilizes Digital x-rays and Easy Dental. 2019 GR \$466K. #CA673- Thinh Tran - 949-533-8308

LONG BEACH - Real estate ownership an option. Grandchildren of original patients come to this upper-middle-class residential practice est. early 1950s. Existing: 4 Ops plumbed, 3 ops equipped. Easy expansion to next door-3 plumbed, 2 equipped. PLUS: Most specialties referred out. Better hurry! 2019 GR \$696K. Super-strong post-COVID production. #CA671- Kerri McCullough - 949-300-0312.

LOS ANGELES - NEW LISTING - Cash and PPO office in a great downtown LA location. 3 Ops with low rent! The practice is all digital and includes scanner and lasers. 2020 GR of \$299K on 2 days a week. Highly desirable location. #CA2493- Dr. Rishi Salwan - 909-239-2800

LOS ANGELES - 100% Associate-run office! Gross Receipts for 2020 were \$1.4M+. 6 Ops, Digital, Pano, spacious parking lot, with room for growth and potential. The practice has an excellent reputation in the area for high quality, personal care and has excellent cash flow, ready for a working dentist to take over! Call today! #CA1681- Dr. Rishi Salwan - 909-239-2800

ORANGE COUNTY - Beautiful office located at a major intersection in a strip center. 2019 GR \$329K. Low Overhead, great take-home Net. 5 Ops, 3 equipped, Seller is only working on average 25 hours a week. Great potential, low asking price \$175K. A must-see. #CA1728- Dr. Rishi Salwan - 909-239-2800

ORANGE COUNTY - 5 Ops, Digital, retiring seller. Excellent reputation in affluent area for high quality, personal care. Modern, welcoming office with strong hygiene program and room to grow with specialties. 2019 GR \$642K. #CA1676- Kerri McCullough - 949-300-0312

OXNARD - 7 Ops, very nice office, office building, 2nd floor. Bought practice in 9/98, paperless practice with 15 work stations, digital, 11 days hygiene per week, 2019 GR of \$1.55M. #CA1829- Steve Caudill - 951-314-5542

OXNARD - Very nice practice located in professional building in a great area with 4 Ops and Digital x-rays, opened 35+ years ago. Seller has owned it for 3 years and has a primary office in LA and wants to sell. 2019 GR of \$662K. #CA1164- Steve Caudill - 951-314-5542

PALM DESERT - Our seller is ready to retire and has been established in the same building for over 27 years. This is a high-end patient base with continued growth, taking care of the local year-round population and the Snow Birds who live here 6 months per year. The 4 Op practice is located upstairs with beautiful views from almost every room for the patients to enjoy. Our seller refers most of the specialty work, great opportunity for the next owner to grow the practice. 2019 GR \$809K working only 16 days per month with low overhead. #CA691- Kerri McCullough - 949-300-0312

PALM SPRINGS AREA MULTI-SPECIALTY - PRICE REDUCED! 5 Ops, private office, lecture room, and lab, in a 2,500 sq. ft. suite. Practice has over 28 years goodwill and consistent collections over \$1M/year. Dentrax, Digital x-ray, Intra-Oral Camera, CT Scan, and Gemini Dual Wave Laser. Seller works 4 days/wk. with 8-10 weeks' vacation every year. 2019 GR \$1,260,000. Priced to sell at \$695K. This is a mostly cash practice, non-referral. Great opportunity! #CA604- Kerri McCullough - 949-300-0312

SAN GABRIEL VALLEY - 4 Ops, main road location with great visibility and 65 years goodwill. This PPO practice features Digital x-rays and most specialty work referred out. Nicely appointed and excellent opportunity for a growing area in Southern CA. #CA596- Kerri McCullough - 949-300-0312

SIMI VALLEY - Beautiful practice established for over 45 years, 6 Ops, 5 equipped, nitrous equipped in every op. 2018 GR \$297K. Doctor refers out most specialty work. Great location and very low rent. #CA637- Dr. Rishi Salwan - 909-239-2800

SOUTH BAY LOS ANGELES PEDO - Long-established Pedito practice centrally located to all of the South Bay. 3 spacious Ops plus an additional plumbed and used as a consultation/recovery room, EagleSoft PMS, and digital x-rays. The building is also available for sale with the practice. Potential upside with keeping Ortho in-house. 2019 GR of \$668K. #CA1653- Kerri McCullough - 949-300-0312 or Jaci Hardison - 714-318-4911

SOUTH BAY LOS ANGELES - 7 Op practice on a large lot with parking. 50% Medi-Cal with CAP check of \$6K-\$7K per month plus PPO/Cash. The stand-alone building is for sale at \$1,050,000. The area has easy access for patients to walk from the adjoining neighborhood. #CA1050- Kerri McCullough - 949-300-0312

SOUTH ORANGE COUNTY PERIODONTAL - 4 Ops, 3 equipped is now available in a beautiful coastal community, open since 2008. Lg surgery suite for implants, nicely appointed, modern, and in a busy strip center location. Seller is open to helping to new owner with proper introductions to referring dentists. 2019 GR \$845K. #CA643 - Kerri McCullough - 949-300-0312

SOUTH SANTA BARBARA COUNTY - NEW LISTING - 4 Ops in a beautiful setting. Our seller is ready to start a new adventure outside of California. Digital, FFS with long-term, dedicated staff, and a strong hygiene schedule. There is strong sense of community, room to grow with specialties and the patient base is in the top 10% of income in the US. Practice consistently collects over \$1M/yr. with a very manageable overhead. We are excited to share this exceptional opportunity with you. #CA2531- Kerri McCullough - 949-300-0312

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WEST HOLLYWOOD-BEVERLY HILLS ADJACENT - NEW LISTING - 4 Ops in a high foot-traffic area near high-end residential and world class shopping. Practice utilizes digital radiography, Itero CAD/CAM, laser, and visiting specialists keeping many procedures in-house. Chartless with Dentrix and boasts a strong hygiene program with high NP count. Room to grow by leasing adjacent suite or adding additional specialties. This is an amazing opportunity with a motivated seller who will assist in a very smooth transition. 2019 GR \$1.6M+ with very strong post-COVID numbers. #CA1784-Kerri McCullough - 949-300-0312 or Jaci Hardison - 714-318-4911

SAN DIEGO

ENCINITAS - 6 Ops in a busy retail center, remodeled 5 years ago with new equipment, Dentrix, Digital x-rays, Pano, and laser. 4 days hygiene per week. 2019 GR \$690K. #CA574- Russell Okihara - 619-694-7077

LA JOLLA FACILITY ONLY - Excellent UTC location with strong retail anchors, 7 Ops, Digital, and Dentrix. Practice does contain and currently sees patients. Priced for a quick sale! #CA663- Russell Okihara - 619-694-7077

LA MESA - 7 Ops, 4 Equipped. Practice features Digital X-Rays and Eaglesoft in a modern, clean, and attractive suite. Located in an excellent stand-alone office location with easy freeway access. 2019 GR of \$696K with room to grow keeping specialties in-house. Don't miss this rare opportunity. #CA1915- Russell Okihara - 619-694-7077

NATIONAL CITY - 6 Ops, 14 years of goodwill, in a highly visible strip-mall location. Digital X-Rays, Schick sensors, and intra-oral camera, and Eaglesoft PMS. There is a loyal patient base and staff. Excellent opportunity to purchase a thriving practice with GR of \$750K. #CA1465- Russell Okihara - 619-694-7077

SAN DIEGO - Excellent location and opportunity. 4 Ops with Adec equipment. Computerized in each op with EagleSoft, IOC, and ScanX. Modern and beautiful office with solid year-over-year collections. Highly desirable area of San Diego. 2019 GR \$881K. #CA1601- Russell Okihara - 619-694-7077

SANTEE - NEW LISTING - Rare Opportunity to own a practice and property. General practice with 7 Ops, Digital X-Rays, Pan, and Dentrix. In an excellent location with ample parking and visibility. 4,600 sq. ft. stand-alone building is also for sale. Practice is in a growing community with many years of goodwill. #CA2549- Russell Okihara - 619-694-7077

CENTRAL CALIFORNIA

CENTRAL COAST - 5 Ops, digital, 25+ years of goodwill. Newly renovated, the practice sees 30 NP/mo with strong hygiene program. Beautiful Location. 2019 GR \$1.1M+. #CA1218- Kerri McCullough - 949-300-0312

CENTRAL VALLEY - 11 Ops, digital, strong hygiene dept booked several months out. 2019 GR \$3.4M with \$900K+ Net after deducting overhead. Real Estate for sale also. #CA1444- Steve Caudill - 951-314-5542

GREATER FRESNO - 4 Ops, 22 years of Goodwill, pricing is under \$300K or approx. 57% of last year's GR. Fast-growing area, low overhead, low community competition, Easy Dental, digital x-rays, and intra-oral cameras. No Delta Premier, ~75% of patients PPO and/or Denti Cal, with revenue as Cash/Out of Pocket. Practice avg. 18 NP/mo. Most specialties, and Seller may work back P/T to assist in transition. 2019 GR \$523K on a 32 hrs/wk. Stand-alone 1,200 sq. ft. dental building available for purchase or free rent to qualified Buyer with lease. #CA676- Jay Harter - 916-812-0500

GREATER STOCKTON - NEW LISTING - Successful GP practice with 2,200 +- Dental Office Condominium. Digital x-ray & Pano. 5 Hygiene days per week. 2019 Gross Receipts \$812K on 32 hour work week. High level of Ortho expertise & production. Seller will work back. #CA2006- Jay Harter - 916-812-0500

GREATER STOCKTON - Purchase a 1/3 to 2/3 share of a 3 GP partner practice with 35+ years Goodwill sharing exp/rent for a 10-12 Op facility. Seller works mostly out of 2 Ops, hygiene is shared with the 2 other partners and practice has 9 days of hygiene/wk. I/O cameras, Digital, Paperless, QSI PMS, and most specialties referred out. 2019 GR \$508K on a 4-day week. Add'l 1/3 ownership of separately listed practice available allowing 2/3 ownership. #CA1389- Jay Harter - 916-812-0500

GREATER STOCKTON - PRICE REDUCED BY \$38K AND SELLER WILL CONSIDER A GOODWILL / PATIENT RECORDS (Charts) SALE!!! Unique opportunity to purchase a 1/3 share of a 3 GP (mostly PPO) partner practice with 30 years of Goodwill sharing expenses/rent for a 10-12 Ops facility with shared receptionist. This 1/3 share offering has its own Office Manager, RDA, and P&L entity. Seller works mostly out of 2 Ops. Hygiene and RDHs are shared with the 2 other Dr. partners; Seller's monthly hygiene is \$8K to \$10K/mo. Intra-oral camera, Digital x-ray, and QSI PM Software. All Ortho, and many specialty procedures referred out. 2019 GR \$462K on 4 days/wk. Add'l 1/3 ownership of separately listed practice in this group also available allowing 2/3 share of ownership. Seller will remain to help facilitate practice sale and transition. #CA1624- Jay Harter - 916-812-0500

MODESTO AREA - 5 Ops, 62 years goodwill in established neighborhood. Dentrix, Dexis, Hard/Soft Tissue Laser, Digital Pano, and much more. 8 days of hygiene per week, booked 3+ months out. Practice open only 3 days/wk. 2018 and 2019 GR \$1.1M+ and post-COVID production since June is trending at 93% of 2019 production. Dental Condo for sale or lease with upstairs bonus rooms and seller may consider some SELLER-FINANCING. #CA635- Jay Harter - 916-812-0500

MONTEREY - 4 Ops, 1,600 sq. ft., Digital, 2019 GR \$938K on 4 days/wk. Dr. is looking toward retirement. Strong Hygiene program and most specialty procedures referred out. Act fast! This practice will sell quickly! #CA650- Kim Ta - 408-687-5001

SANTA CRUZ - NEW LISTING - This dental practice has been in the family for 40 years. The seller is looking to move out of town. Located minutes from the beach in a highly desirable area this beautiful, cozy 1,027 sq. ft. office features 3 Ops, digital x-ray, panoramic x-ray, and reasonable rent. 2019 GR \$592K on a 32-hour work week. Averaging 20+ NP/mo. #CA4709- Kim Ta - 408-687-5001

STOCKTON AREA - Great opportunity to purchase practice and building. 3,000 sq. ft. with 10 Ops, good hygiene recall. 2019 GR \$1.1M on average 37 hrs/wk. #CA616- Jay Harter - 916-812-0500

NORTHERN CALIFORNIA

ALAMEDA - 4 Op practice housed in a beautiful Victorian home. 10 days hygiene per week and 2019 Revenue of \$1.4M. 40 years Goodwill. Real Estate also available if desired. #CA1287- Jim Engel - 925-330-2207

ALAMEDA - 4 Ops in a busy shopping center location. 29 years goodwill. 2019 GR \$246K on 27 hrs/wk. Room to grow! #CA1268- Jim Engel - 925-330-2207

CONTRA COSTA COUNTY WEST - Seller relocating and leaving behind 2019 GR \$1.6M+ with adj. net over \$700K. 7 Ops, Soffident, new computers, nearly completed paperless and Soffident X-Ray, Diagnodent & Diode Laser. 8 Hygiene days/wk. and 25 NP/mo. round out a great practice in one of our most desirable communities! #CA1487- Jim Engel - 925-330-2207

DAVIS/WOODLAND AREA - GP practice & condo available w/37+ years goodwill. 2019 GR \$770K on 24-26 hours/week. 5 Ops and 2 additional plumbed/not equipped in 2,304 sq. ft. Digital sensors, Pano in sought-after area. Great hygiene program, room for growth with specialties. #CA1732- Jay Harter - 916-812-0500

EAST BAY - Retail shopping center location with 5 Ops, 4 equipped. Updated with Digital x-rays, Pano, Lasers, and Nitrous Oxide ready. Average 30 NP/mo. Open 4 days/wk., the cash and PPO office with 2019 GR of \$614K. #CA684- Dr. Rishi Salwan - 909-239-2800

EAST BAY AREA PEDO - NEW LISTING - Well-established Pedo practice with 8 Ops, Digital, plumbed for nitrous, Digital Pano and a high NP count. Associate-driven practice with Delta PPO. 2019 GR \$832K on 3-4 days/wk. 2020 Production \$560K. #CA2523- Jay Harter 916-812-0500

EAST BAY/CONTRA COSTA COUNTY - 4 Ops, 1,350 sq. ft. 2019 GR \$659K on 4 doctor days/week. Low rent and Seller will help with transition. Asking \$440K, seller considering all offers. #CA644- Dr. Rishi Salwan - 909-239-2800

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FAIR OAKS/CITRUS HEIGHTS AREA - Successful GP Practice in a very desirable area with 38 years of Goodwill. Practice shows as high-end with nice décor with 4 Ops in 1,100 sq. ft. Includes 7 computer workstations, Intra-oral camera, Digital x-ray, and Easy Dental PM Software. 6 days a week of hygiene, booked out for 3 months. Growth potential with Ortho and Implants. 2018 GR \$1.07M and 2019 GR \$970K on a 4 day / 32 hour average work week. #CA656- Jay Harter 916-812-0500

FAIRFIELD AREA - Great production numbers at this single-practitioner, high-traffic count location that shows as a high-end practice. Surrounding area in constant growth with new housing. 38+ years of Goodwill in a 3,000 sf office with 7 Ops, Dentrrix, digital sensors & intra-oral cameras, Laser, digital CB/pano, average age under 5 years. 23-25 NP/mo., 9 to 10 Hyg. days/wk. Room for growth- most specialties referred out. 2019 GR \$1.7M+ on a 36 hour work week, and 2020 production was 80% of 2019. Seller can work back for a short term to assist with transition. #CA1824- Jay Harter - 916-812-0500

FOLSOM/EL DORADO HILLS AREA - Beautiful, modern office in a highly desirable and growing area. This high traffic-count location is in 3,000 sf office with 44+ years of Goodwill. 4 equipped Ops plus 1 add'l, Carestream, and fiber optics. 5 days Hygiene days per week, on a 4 day week. Room for growth with most specialties referred out. 2019 GR \$530K and 2020 is showing a nice post-COVID rebound. #CA1629- Jay Harter - 916-812-0500

GREATER EL DORADO HILLS - Multi-doctor practice, 3,000 sq. ft., 8 Ops, 2 equipped, Digital x-rays and Digital CB, 2019 GR \$2M+. Sellers will work back P/T. #CA1578- Thomas Wagner - 916-812-3255

GREATER SACRAMENTO - NEW LISTING - Attractive paperless GP in high-end retail area with 30 years goodwill. 5 Ops in 1,619 sq. ft., Digital and I/O Camera. 4 Hyg days/wk is 31% of production. Most specialties referred. 2019 GR \$725K and 2020 Production \$781K on 32 hrs./wk. Seller can work back after sale. #CA2465- Jay Harter - 916-812-0500

GREATER SONORA AREA - Great rural lifestyle with a solid GP practice & stand-alone Dental Office Building available in beautiful hilltop setting. 37+ years Goodwill in stable community. 5 Ops, Dentrrix, intra-oral camera, pano x-ray. Only accepting NP if family/friends of existing patients (5 NP/mo. in 2019), 6 hyg. days/wk. and Dr. schedule is booked ~3 weeks in advance. Room for growth with specialties. 2019 GR \$698K on 30 hour work week. Building also available for purchase, with "shell" space to build out for possible additional tenant income. #CA1713- Jay Harter 916-812-0500

LAKE TAHOE AREA - Rural lifestyle GP practice away from the city in outstanding and growing resort community. 37+ years of Goodwill in approximate 1,586 SF w/4 Ops. 2019 GR \$760K on 32 hours/week. #CA1715- Jay Harter 916-812-0500

LAKE TAHOE AREA - GP practice with 5 Ops w/6th Open, views of Lake Tahoe from Ops, 2,100 sq. ft., 2019 GR \$579K on 22 avg. Dr. hours/week. #CA608- Jay Harter 916-812-0500

MILLBRAE - Role Reversal for this 5 Op practice with 62 years goodwill. 2019 GR of \$1,077,000 on 4 days/wk. with 6 Hygiene days/wk. Seller offering 6 mo. employment and will work back a minimum of 6 mo. after sale. Datacon PMS, Digital, Pano, Waterlase & Periolase. Professionally designed interior and great seller-owned location. #CA1139- Jim Engel - 925-330-2207

NORTHERN CALIFORNIA PERIO - 4 Ops, Consult Rm, Upgraded Tech with Digital, LANAP, Paperless. 2019 GR \$900K+. Draws from large area with little competition. Open 28 years near 101 freeway. #CA1553- Gina Miller - 707-391-7048

NORTHERN SACRAMENTO - NEW LISTING - 5 Ops in busy retail shopping center. Digital x-rays, strong hygiene program and high NP count. Room for growth keeping specialties in-house. 2019 GR \$766K and 2020 was \$900K. Seller can work back to assist if needed. #CA2464- Jay Harter 916-812-0500

NORTHERN SACRAMENTO - Nice producing GP practice in an attractive and quaint office space with 3 Ops & a 4th Op shared. Busy street location with 28+ years of Goodwill, Dentrrix PM Software with 10 workstations, fiber optics, paperless, digital x-ray, intra-oral camera, soft tissue laser, CEREC, and a digital pano x-ray. 2019 GR of \$671K on 24-32 Dr hours per week. #CA1745- Jay Harter - 916-812-0500

OAKLAND - Affluent location, stand-alone building available to lease or buy with 3 Ops and room to expand. Bright design with digital x-rays, paperless with Softdent, and COVID equipment. 2019 GR \$675K on 4 Dr. days and 4 days of hygiene. Specialties are referred out, room to grow and expand in prime location, retiring doctor. #CA1380- Gina Miller - 707-391-7048

PLEASANTON FACILITY ONLY - Drop dead gorgeous office in most desirable area. 5 Ops with Adec/Pelton & Crane equipment, x-rays, upgraded cabinets and most everything needed to house your own practice. One-third of the price to build out your own! #CA1972- Jim Engel - 925-330-2207

REDDING AREA - Modern GP Practice in a busy part of town with 7+ years of Goodwill. 5 Ops, 4 equipped, Dentrrix, Intra-Oral Camera, Digital Sensor, Digital Pano, and newer CEREC (with CEREC-trained staff). Average 23 NP/mo. with no marketing and very little social media with 5 days of hygiene/week. Most Specialties are referred out. 2019 GR \$558K on a 32-hour work week. Seller can work back P/T if needed. #CA1742- Jay Harter - 916-812-0500

SAN JOSE - This great Evergreen District practice boasts 40 years of goodwill in an updated mixed-use building. 2019 revenue of \$1.4M+ with nearly \$600K in adjusted profits. 4 Ops in 1,200 sq. ft. at well below-market rent. Dentrrix, Digital X-Ray and Film-Based Pano. Seller is willing to work back one day per week if needed for a smooth transition. #CA1817- Jim Engel - 925-330-2207

SAN JOSE - 6 Ops in 1,850 sq. ft with Digital X-Ray, Paperless charts, Digital Pan, CAD/CAM, and Diode Laser. Upscale building near major shopping complex. Seller will stay on P/T if needed. Est. 35+ years with \$1.3M GR and Adj. Net of 38%. #CA1140- Jim Engel - 925-330-2207

SAN JOSE - 6 equipped Ops and 4 add'l available. Dentrrix, Dexis Digital x-rays and Digital Pan. 2019 GR \$745K. #CA600- Kim Ta - 408-687-5001

SAN JOSE - NEW LISTING - A great opportunity awaits if you would like to own your practice and the real estate. Growth opportunity in this 3 operatory general practice which boasts a modern design, open concept, and desirable location with ample parking. Call now for details, this will not last long. 2019 GR \$374K. #CA2613- Kim Ta - 408-687-5001

SAN RAMON FACILITY ONLY - NEW LISTING - Facility only sale in highly desirable Bishop Ranch. 5 Ops in 1,800 sq. ft. and great exposure. Digital x-ray, digital pan, Diode laser, and IO Camera. Open Dental with 10 computers in bright, modern design. Opportunity to build a successful \$2M per year practice! #CA2588- Jim Engel - 925-330-2207

SONOMA COUNTY - Large Family Practice 30+ years goodwill. Solo dentist owner with in-house specialists. 2019 GR over \$2.3M. Real Estate for Sale or Lease option. #CA544- Gina Miller - 707-391-7048

SONOMA COUNTY - General Practice located North of San Francisco. 32 Yrs of Goodwill, 5 Hyg & 3.5 Doc days. GR \$948K with high profits, low expenses. 1,000 sq. ft, 3 Ops w/opportunity to expand. Shared spaces bonus square footage. Paperless, Dentrrix PM, Digital sensors, and Intra-oral camera. Selling both Practice and portion of dental building ownership. The doctor is retiring. #CA594- Gina Miller - 707-391-7048

VACAVILLE AREA - Great, centrally located, and high traffic location for with 28 years of Goodwill. 5 Ops in 1,700 sq. ft. with 3 computer workstations, film-based pano, and Dentrrix. Good hygiene recall patient base, with hygiene booked 6 months out, with an average of 36 hygiene hours per week. Only 14 patients eligible for Delta Premier. 2019 GR \$556K on a 32 hour week. #CA645- Jay Harter - 916-812-0500

VALLEJO, BENICIA, MARTINEZ AREA: Rare opportunity to acquire downtown practice/bldg with additional income tenants. Recently remodeled with newer equipment in desirable area. 3 Ops with 4th available, not equipped, Dentrrix, digital, Laser, and digital pano. Growth opportunities with 2 Hygiene days per week, most specialties referred, and practice only open 16 hrs./wk. 2019 GR \$412K. Seller will work back for 3 mo. to aid in transition. #CA321- Jay Harter - 916-812-0500

OUTSIDE OF CALIFORNIA

BIG ISLAND, HAWAII - NEW LISTING - General Practice with retiring seller and many years of goodwill. 3 Ops, non-digital, in an excellent location with the rare option to purchase the office space. Excellent opportunity for growth. #HI1929- Russell Okihara - 619-694-7077

SOUTH OF PORTLAND, OREGON - ORTHODONTIC - NEW LISTING - If you are looking for a growing community that's outside the "Big City" this is the place to put down roots! Well-established and very active Orthodontic practice resides near referring dentists and is updated, spacious, modern and most importantly, turn-key! Selling dentist is willing to stay on as an Associate if needed. 2019 Collections of \$1.3M+. #OR1550- Jessica Burbon - 503-332-6462

SOUTHERN OREGON - NEW LISTING - This quaint general practice is in an ideal location with great visibility in a highly desirable town. 4 Ops with room to grow the practice adding days and specialty procedures. Open for 31 years, 22 in the same location. Eaglesoft PMS and Schick sensors in all Ops. 2019 GR \$368K on 3 doctor/3 hygiene days. 2020 GR \$276K due to COVID but has recovered nicely. #OR2574- Jessica Burbon - 503-332-6462

SOUTHWEST PORTLAND, OREGON - This established 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, Dexis Digital x-rays, intra-oral, Pano. 2019 GR \$598K. #OR115- Jessica Burbon - 503-332-6462

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OXNARD GP FOR SALE - 4 Ops, Digital, 2019 GR \$662K, Est. 35 Yrs. HSPPT - Steve Caudill - 951-314-5542 #CA1681

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Palm Desert Practice For Sale | \$1,100,000 | Ultra-profitable, 100% FFS, spa-like office, and luxurious amenities. Contact info@integritypracticesales.com (855) 337-4337

6103 - Culver City Near MDR Seller bought from PPS in Apr 1979, two prior DDS started in 1950's Senior Seller gr \$853k 2019, referred out 148 cases incl 55 Endo 28 Perio, 60 OS & Implants a 5 star DDS Loyal Patients. Tom Fitterer PPS 714-345-9659

IRVINE 4 ops, 1,250 sq. ft., busy shopping center, Coll \$309K in 2019. Greg Beamer 909-542-4891

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LOS ANGELES/VENTURA/KERN COUNTY

BEVERLY HILLS - NEW LISTING

3 eq. ops. in a 750 sq. ft., efficient, beautifully designed, digital suite located in a 4 story professional building adjacent to Beverly Hills & West Hollywood. Rent is ~\$3,300/month and includes parking and utilities. Large windows with nice views. **100% CASH PRACTICE.** Patients accept suggested treatment plans. The practice is open 2 days a week with an Associate in place and has the potential to be open more. **Collected \$469,634 in 2019 and \$335,015 in 2020.**

BURBANK - NEW LISTING

4 eq. ops. in a 1,530 sq. ft. suite located in an 8 story professional building convenient to the 5 freeway. **Amazing floor to ceiling windows throughout the suite.** 18+Years of Goodwill. Rent is \$4,902/month. Seller is moving out of the state. Collected \$677,618 in 2020. **50% Cash/ 50% PPO Income Stream.**

CERRITOS - UNDER OFFER, BACK UP OFFERS ENCOURAGED

3 eq. ops. & 2 plumbed not eq. ops. in a 1,800 sq. ft. suite located in a single story, **strip center** on a frequented street. Great signage and visibility right off the street. Rent is \$4,600/month. Seller purchased the practice in 2019, remodeled, and opened in 2020. Practice is currently open 1-2 days a week and collecting ~\$9,000/month. Patient Charts included but not guaranteed and priced to sell! **\$129,500!**

LOS ANGELES (90014)

7 eq. ops. & 2 plumbed not eq. ops. in a ~5,500 sq. ft. suite that is located in a single story, corner,

historic building. **Excellent exposure and signage!** Parking in the rear of the building. Major Metro hub stop in the front of the building. **Practice was started back in 1910!** Room to expand or would be great for a multi-specialty practice! Collected \$390,680.35 in 2019. **\$95,000!**

MARINA DEL REY - NEW LISTING

3 eq. ops. & 1 plumbed not eq. op. in a ~1,500 sq. ft. suite located in a multi-story professional complex **near the ocean, 90 expressway, and area amenities.** Complex offers on site gym, green belt areas, outdoor workspaces, etc. **28+ years of Goodwill. Retiring seller.** The suite is a total of 5 eq. ops. & 1 not eq. op. with another GP using 2 ops. and shares the reception space. **\$70,000!**

SANTA MONICA - RECENTLY REDUCED

4 eq. ops. in a professionally designed, **recently remodeled**, 1,400 sq. ft. suite located in a multi-story health center in the heart of Santa Monica. Walking distance to local shops and restaurants. Rent is \$5,200/month and includes utilities. **Floor to ceiling windows with great views! Newer Equipment.** A must see to appreciate. Leasehold Improvements & Equipment Only. **\$89,500!**

SHERMAN OAKS - UNDER OFFER, BACK UP OFFERS ENCOURAGED

3 eq. ops. in a 950 sq. ft. suite located in a busy, single story, **strip center** convenient to the 405 and 101 freeways. **Great Location!** 9 Years of Goodwill. Rent is \$5,200/month. **SOLD** Seller is moving out of the state. Seller has collected \$143,853 from Jan-Nov 2020 on a 2 day work week. **With a little advertising and more work days, The practice has the potential to take off. \$75,000**

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SIMI VALLEY - RECENTLY REDUCED

3 eq. ops. in a 980 sq. ft., **super clean, well organized suite** located in a Medical/Dental Building next to the area hospital. Rent is \$2,050/month. Low Overhead. **Retiring Seller.** 23+ years of Goodwill. **80% PPO & 20% CASH.** Seller collected \$172,877 in 2019 and ~\$126,020 in 2020 on a minimal schedule. The practice has the potential to grow with additional hours and advertising. **\$97,500!**

SIMI VALLEY - UNDER OFFER, BACK UP OFFERS ENCOURAGED

4 eq. ops. & 1 plumbed not eq. op. in a 1,550 sq. ft. digital suite located in a single story, free standing building convenient to the 118 freeway. Building, parking lot, and suite have recently been remodeled and offer a beautiful, modern design. 55+ years of community Goodwill. 70% Insurance & 30% Cash income stream. Absentee owners. Solid Collection History and Staff in place. Collected \$588,035 in 2019 on a 3 day Associate and Hygiene work week.

TORRANCE - NEW LISTING

6 eq. ops. & 1 plumbed not eq. op. in a high producing, efficiently designed, **2,300 sq. ft.** suite located in a single story, freestanding building with a large parking lot. Great visibility and just a couple of blocks off the 405 freeway. 15 Years of Community Goodwill. Provider for the Longshoreman's Union. Primarily HMO and CAP. **Retiring Seller.** Qualified staff in place. Solid, consistent, collection history.

VALENCIA - SOLID COLLECTION HISTORY

4 eq. ops. in a 1,753 sq. ft. suite located in a busy Medical center. 40+ Years of Goodwill. **Bright Suite with equipment that averages 5 years old, Digital Pano, and Intra Oral Camera.** Collected \$605,279 in 2019.

VALENCIA - RECENTLY REDUCED

4 eq. ops. in a 1,752 sq. ft. suite located in a Medical Center. **Growing area with 13 Years of Goodwill Retiring seller** with excellent staff. Rent is \$5,632/month. Endovision Software, Acteon PSPIX PSP X-ray System, and Adec Equipment. **Collected ~\$500, 422 in 2019** as an Endo practice. Would work well as a GP. \$108,500 or Best Offer

WALNUT / DIAMOND BAR

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. \$125,000**

WEST COVINA W/ CONDO SUITE FOR SALE OR LEASE

4 eq. ops. in a 1,084 sq. ft., clean, organized, bright suite located in a Medical Professional building. CCRs limits 4 GPs in the building. Super location with plenty of patient parking. Rent is \$3,300/month. 24 Years of Goodwill. **Retiring Seller.** ~600 Active Charts. Collected \$189,499 in 2019 and \$146,586 in 2020 on a part time schedule. **\$102,500**

WHITTIER

3 eq. ops. in a 1,300 sq. ft. suite located on a busy corner in a single story, strip center with **30+ Years of Community Goodwill. Retiring Seller with excellent area reviews. 100% Cash income stream.** Collected \$168,503 in 2019 and \$98,143 in 2020 (closed 4 months). **\$104,500**



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ORANGE COUNTY

ALISO VIEJO - UNDER OFFER, BACK UP OFFERS ENCOURAGED

PRACTICE/REAL ESTATE COMBINATION SALE - 3 eq. ops. & 1 plumbed not eq. op. in an immaculate, nicely designed suite with **24 Years of Goodwill**. Professional Complex in the heart of Aliso Viejo. **Retiring Seller** that currently works 32/hours a week. **80% PPO and 20% Cash**. Excellent opportunity to invest in a great condo suite and established practice! **\$750,000**

ANAHEIM - UNDER OFFER, BACK UP OFFERS ENCOURAGED

4 eq. ops. in a 1,080 sq. ft. suite located in the heart of Anaheim on a very busy street in a single story, mixed use, u shaped, strip center with plenty of parking. Great signage! **70 Years of Community Goodwill**. Excellent online reviews and presence. **Rent is only \$1,943/month**. PPO/CASH income stream. Retiring Seller. **Solid, Generational Patient Base**. Collected \$568,830 in 2019 and ~\$423,317 in 2020.

ANAHEIM

4 ops. in a 1,443 sq. ft. bright, clean suite located in a multi-story medical building across the street from West Anaheim Medical Center. The building is located in a **very densely populated area on one of the busiest streets** in Orange County. Landlord is willing to negotiate a new lease ~\$3,800/month. Leasehold Improvements.

ANAHEIM - UNDER OFFER, BACK UP OFFERS ENCOURAGED

5 eq. ops. & 2 plumbed not eq. ops. in a 2,000 sq. ft. suite located in a busy, single story, strip center on a major street with large pole signage and visibility. Established as a dental practice for 20+ years. Clean, Modern, Bright Suite w/ a reasonable rent. **A must see!** Leasehold Improvements & Equipment Only

ANAHEIM ORTHO/GP - NEW LISTING W/ REAL ESTATE FOR SALE

5 ops. with 4 chairs that have half walls between the ops. & 2 private, enclosed, eq. ops. in a 1,800 sq. ft. suite located in a single story, free standing building on a very busy corner. Amazing exposure and poll signage! Convenient to the 5 freeway. **Retiring Seller**. Easy Dental Software, Digital Pano & Ceph w/ 2 sensors, and equipment that averages 9 years new. **Collected \$900,787 in 2020 (closed 3 months)!**

CORONA DEL MAR - UNDER OFFER, BACK UP OFFERS ENCOURAGED

5 eq. ops. in a 2,500 sq. ft. suite located in a professional

building that offers **amazing signage** and is just a couple **blocks from the ocean**. Suite offers crown molding, wainscoting, wood baseboards, newer reception area furniture, newer flooring and large windows through-out. Current "spa room" can be equipped with a hygiene chair for a total of 6 chairs. **Luxuriously designed, light, bright and airy suite**. 16 Years of Goodwill. 100% Cash Practice. **Collected \$856,219 in 2019.**

FULLERTON

5 ops. in a 1,750 sq. ft. suite located off two very busy streets. Single Story, Professional complex in a serene setting with ample parking and mountain views. Established as a Dental Practice for 9 years. Rent is currently \$3,750/month and the landlord is easy to work with. Suite was built with quality, top of the line materials and is wired to be all digital. **UV Plasma system attached to the air conditioner that filters and sanitizes all air continuously**. Touch-less hygiene faucets. Leasehold Improvements Only! **\$50,000!**

HUNTINGTON BEACH

Great Location on Beach Blvd. off of Talbert in a busy area of Huntington Beach. 4 treatment rooms in a 1,400 sq. ft. suite with room to expand another 700-1,400 ft. Landlord is ready to sign a new modified, gross lease \$2.50 sq. ft. Leasehold Improvements Only.

IRVINE - NEW LISTING

4 eq. ops. in a 1,600 sq. ft. suite located in a single, story, **busy strip center** in beautiful Irvine. **High density, residential area** close to the 5 freeway. Established as a Dental Practice for over 16 years. Seller is relocating. Rent is \$5,800 and ready to be renegotiated. **Newer Equipment, wired for digital, all ops have nitrous/oxygen lines, and Pano is included. A must see!** Leasehold Improvements & Equipment Only. **\$90K**

IRVINE

3 eq. ops. & 1 plumbed not eq. op. in a clean, bright, nicely designed, **1,250 sq. ft. suite** located in a busy, mixed use, shopping center. Rent is \$5,926/month. Easy Dental Software, Intra Oral Camera, and Digital X-ray. Great pride of ownership. **72% PPO and 28% Cash practice**. Collected \$309,981 in 2019 and ~\$284,852.12 in 2020.

MISSION VIEJO

4 eq. ops. & 1 plumbed not eq. op. in a 1,200 sq. ft., beautifully designed, all digital, bright suite located in a busy, two story, strip center. Corner location with excellent visibility, signage, and plenty of parking. **21 Years of Goodwill**. Rent is only \$2,680/month; Low Overhead! Attracting ~35 new patients/month. 37% PPO, 33% CASH, 30% MEDICAL Income Stream. **Collected \$968,292 in 2019 and ~\$800,429 in 2020.**

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3 eq. ops. in a 1,100 sq. ft. suite located in a busy, single story, strip center off the 5 freeway. Starbucks is one of the anchor tenants. Nicely designed, bright suite. **Rent is \$4,100/month (negotiable) and includes utilities.** Seller would like to concentrate on his other practices that are over 30 miles away. History of collecting over \$200,000 on a minimal schedule. **Practice has the potential to be open more.**

SOUTH ORANGE COUNTY PERIO - NEW LISTING

4 eq. ops. in a 1,100 sq. ft., recently remodeled suite located in a two story, professional building convenient to the 5 freeway close to area amenities. Rent is \$3,600/month and includes utilities. **Retiring Seller** currently works 2-3 days a week. 85% Cash/15%PPO Income Stream Collected \$724,455 in 2019 and \$575,243 in 2020.

YORBA LINDA - NEW LISTING

5 eq. ops. & 1 plumbed not eq. op. in a 1,872 sq. ft. suite located in a single story, community established, well maintained building with excellent visibility on a very busy street. Plenty of workspace and storage. **High end, generational practice with a solid patient base that accepts suggested treatment plans.** Knowledgeable staff. **56% PPO & 44% CASH** Income stream. **The practice has a history of collecting \$800,000+ a year.**

SAN BERNARDINO / RIVERSIDE COUNTIES

HESPERIA

4 eq. ops. in a 1,200 sq. ft. suite located in a busy, single story, strip shopping center near the area hospital. Rent is only \$2,300/month. 15 Years of Goodwill. **Low Overhead.** History of collecting \$220K/ year on a minimal schedule. Very **well equipped** and ready to go. Seller is moving out of the area. Financials are combined with his other practice. Patient Charts included but not guaranteed. **Motivated Seller! \$154,500 or Best Offer**

MORENO VALLEY - UNDER OFFER, BACK UP OFFERS ENCOURAGED

3 eq. ops. & 1 plumbed not eq. op. in a 1,200 sq. ft. suite located in a **very busy, single story, strip shopping center.** Rent is only \$2,410/month. Retiring Seller currently works 3 days a week. **PPO & CASH practice.** Seller does not advertise but has exclusive with local union. Collected \$214,191 in 2019 and \$152,865 in 2020 on a minimal schedule. \$145,000!

RANCHO CUCAMONGA

5 eq. ops. in a 1,500 sq. ft. suite located in a busy, single story, **strip center** off the 210 freeway. Rent is ~\$2.50 sq. ft. and

negotiable with a long-term lease and qualified tenant. Established as a Dental Practice for 21+ years. Seller is moving 2 miles away. **Equipment averages new to 5 years old.** A must see to appreciate. Leasehold Improvements & Equipment Only. **\$89,500**

REDLANDS

4 eq. ops in a 1,200 sq ft. converted home with excellent exposure and history. This office has 31 years of goodwill, solid quality staff who know what they are doing, 70% Medi-Cal (mixed base). Low overhead, Collected \$586,962 in 2019. Priced to sell. **\$360,000**

SAN BERNARDINO - RECENTLY REDUCED

5 eq. ops. & 1 x-ray room in a ~2,000 sq. ft., beautifully designed suite located in a single story, free standing building with amazing signage near the area hospital. Seller started the practice in 2019 but does not have enough time to build the location to its full potential. Patient Charts included but not guaranteed. **\$55,000.**

SAN JACINTO

3 eq. ops. in a 1,266 sq. ft. suite located in a two story professional building on a busy street in the heart of town. **Rent is only \$1,664/month.** Seller started the practice in 2017 but has relocated to Bakersfield. Office is Turn-Key with supplies and has contracts with Cigna Health HMO, DHS, Managed Dental Care, and CDN. Patient Charts Included but not guaranteed. **Recently Reduced \$59,500.**

SAN DIEGO COUNTY

OCEANSIDE PEDO - UNDER OFFER, BACK UP OFFERS ENCOURAGED

5 eq. ops. (1 is being used as an X-ray room) in a spacious, bright, nicely laid out, ~1,760 sq. ft. suite located in the recently remodeled professional building **off the 78 Highway.** Busy area near the shops of Carlsbad and area golf course. 10 years of Goodwill. Intra Oral Camera, Digital Xray, Open Dental Software. **Collected \$1,063,089 in 2019 and ~\$701,173 in 2020.**

ESCONDIDO - NEW LISTING W/ REAL ESTATE FOR SALE/LEASE

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West Hollywood: 3 treatment rooms, \$1.2M in collections, lots of foot traffic at RETAIL CENTER. Located on Sunset Blvd., street exposure with great signage. This upscale office is digital and is associate run.

Encino: 5 treatment rooms, Eaglesoft, Dexis Sensors, Intraoral Cameras, Intra-Oral Scanner, Cerec, Caries Detection. This office has a stupendous view, with plenty of room. Double entry ops, Private treatment room, private office. Plenty of clerical space. Retiring dentist. Great Collections.

Westchester: 3ops collections Tracking over \$200K on busy street, digital sensors and Open Dental. Great views

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North Hollywood: 2300 sq ft building for sale on 5300 sqft lot 9 ops room for more. Great parking with practice.

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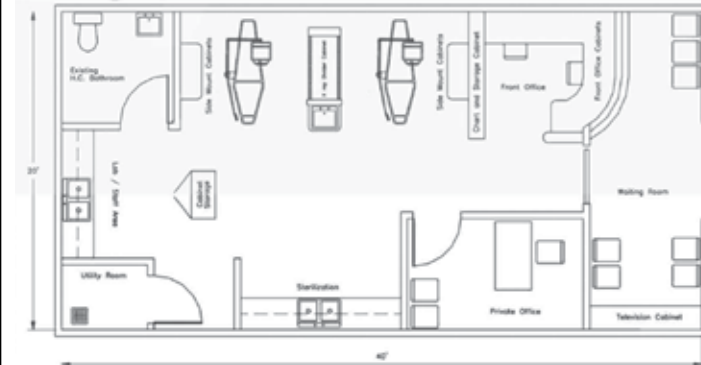


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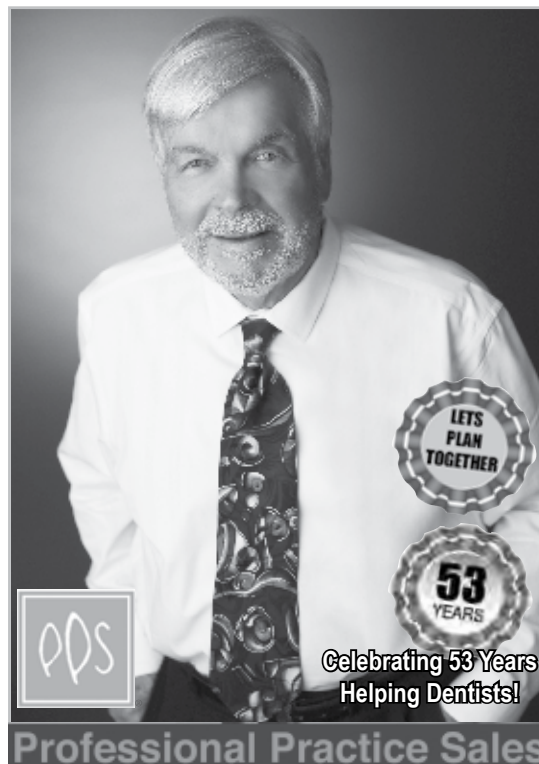
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