

THE Dental Trader

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So. Calif. Edition

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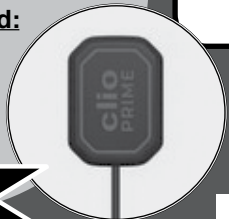
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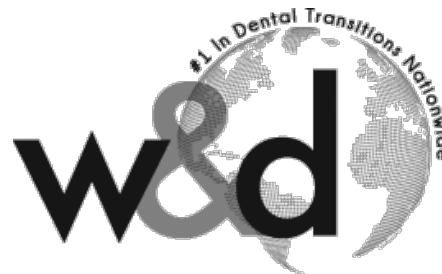
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Electrosurgical unit with tips, Cameron-Miller model 26-230 for sale. \$50 Contact Ed: 310-720-5394

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LA 3 ops, \$2,900/mo rent, 100% CASH Practice. \$199,500! Greg Beamer 909-542-4891

Shade Guides for sale(used): (2)Genuine Vita, 60.00 each; e-mail im2near@yahoo.com

GuttaCore Obturating Oven New in Box with 3 pks of Gutta Core. Email endo2007@gmail.com

Retiring? Charts Wanted: I am an ethical, conservative dentist on the Westside looking to grow my practice. 561.405.8270

Dental Space for lease/ sublease in west Los Angeles area. Call or text Laura 3107094129.

Fullerton Space Sharing Opportunity. 5,000 sqft. 9 ops. Beautiful All Digital Office. Email: Info@OCSSmile.com

Dentist Anesthesiologist-Dr.Sophia Iravani- Dental provider- IV Sedation/ GA- 3109621119

Dental Receptionist needed for Valley Village office. Experience a plus! Please email resume kach4mnm@yahoo.com.

Endodontist needed for high end, friendly Valley Village GP office 1-2/month. Please email kach4mnm@yahoo.com.

FT Frontoffice Dental Assistant needed in Lagunawoods.Call/ Text 7145886004

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FRESNO COUNTY

CLOVIS – (6) op comput. G.P. end cap location, in a shopping center, & next to the Community Bank. Excellent exposure/visibility & signage. Easy freeway access. Annual Gross Collections approx. \$1.0M with lower overhead. Cash/PPO pts. No HMO and No Denti-Cal. (50) new pts./mos. Newer equipment, digital x-rays and pano, Open Dental s/w, chartless, and two CERECs. Long term Lease in place. Seller retiring, but will assist with an orderly transition or possibly a work back. **Back on the Market**

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. Gross Collect. \$500K+. Refers out Ortho, Diff O.S., Diff Endo & Implant Placement. Seller does no advertising. Low Overhead, High Net. Seller retiring. **REDUCED FURTHER!**

L.A. - KERN COUNTY LINE – BE YOUR OWN LANDLORD! **NEW**
See description below under **LOS ANGELES COUNTY**

LOS ANGELES COUNTY

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.

BELLFLOWER – (20) Op Multi-Special pract located on a main thoroughfare, in a free stand bldg. on a shop ctr pad, w excellent exposure, visibility, signage & parking. The pract collected approx. \$2.17M in 2019 & has been slowly but steadily rebounding towards Pre-Pandemic numbers. Cash/PPO only. No HMO & No Denti-Cal. Newer equip, Digital Pano & X-Rays, CEREC, Digital Scanner & Eagle Soft s/w. Admin duties just too much for Seller. He would stay on & do dentistry for Buyer if desired. **NEW**

CANYON COUNTRY – EMERGENCY SALE! (5) op comput. G.P. (4) ops eqt'd. Shop. Ctr. location on a major thoroughfare. Exposure/Visibility/Signage. (5) year old eqt. Dentrux s/w, Digital x-rays & Pano, Scanner & Chartless. Cash/PPO/HMO pts. PARTNERSHIP DISSOLUTION. Still in operation (collecting \$20K/mos.), but selling as a Turnkey w included pt. charts, well below buildout/eqt. costs. **FURTHER REDUCED. MOTIVATED!**

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. **MAJOR PRICE REDUCTION**

L.A. - KERN COUNTY LINE – BE YOUR OWN LANDLORD! Free Standing Duplex Bldg. & a (6) op comput G.P. for sale. Located just off the Fwy. less than an hour from the SFV. Cash/Ins/PPO pt. base with NO HMO, No Denti-Cal, & No Nights. Consistently collecting mid to upper \$500K/yr on a (4) day wk. Seller does no advertising. Some newer eqt, digital x-rays & digital Pano. (46) years of Goodwill. Very limited competition. Seller retiring, but can stay on p.t. if buyers wishes. **NEW**

PALMDALE – 4 op computerized G.P. with (25) years of Goodwill. Pt base is Cash/Ins/PPO and Denti-Cal kids. Digital x-rays & Dental Soft on line s/w. Annual Gross Collections in the \$400K to \$450K range. Refers out Molar Endo, Diff O.S., Implant Placement, all Ortho & all Perio Surgery. Seller retiring but will help transition.

WEST COVINA – (4) op comput. G.P. (3) ops eqt'd/4th plumbed. End cap location in a strip ctr. w exposure/visibility & signage. Higher end office finishes. Cash/PPO/Denti-Cal pts. No HMO. Digital x-rays & Pano. Pre Covid Collections \$500K+. 2020 collections \$400K. Low overhead/high net. Seller retiring, but will assist w a transition. **PENDING**

WOODLAND HILLS - (9) op comput. General/Perio Practice. (5) ops fully eqt'd, (1) fully eqt'd surgery room, & (3) add. plumbed ops. Located in a 2,400 sq. ft. store front, in a very busy shop. ctr., on a main thoroughfare. Excellent exposure, visibility, signage, & parking. Cash/Ins/PPO pt. base. NO HMO & NO Denti-Cal. 2021 Collect. approx. \$1.075M and growing. **NEW**

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, & Laser equipped. Seller is retiring but will assist with a transition. **SOLD**

MADERA COUNTY

MADERA – 8 op computerized G.P. 6 ops eqt'd. Located in a 2,400 sq ft store front on a major thoroughfare with exposure/visibility/ signage and ample free parking. Cash/PPO/Denti-Cal pt base with (25) years of Goodwill. Annual Gross Collections \$600K+. Digital X-Rays. Dentrux s/w. Mostly Spanish pt. population. Seller retiring. **PENDING**

RIVERSIDE COUNTY

Room for Your Riverside County Practice Listing.

SAN BERNARDINO COUNTY

HIGHLAND – (4) op comput G.P. located on a main thoroughfare, in a shop ctr, end cap, with exposure, visibility, signage & parking. 2021 Gross Collections of \$660K+ on a (4) day wk. Cash/PPO/Denti-Cal pts. No HMO. (18) yrs of Goodwill. Digital X-Rays, Newer CBCT, Laser, & Digital Scanner. Assignable sweet heart Lease in place. **NEW**

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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Looking to Purchase GP Practice or leasehold. Interested in Buena Park / surrounding area. Text (714) 684-6441

Looking to Purchase a GP Practice. Interested in Riverside/ Surrounding Areas. Please Contact CalDentists@gmail.com

Space sharing opportunity in Newport Beach. Beautiful upscale office. Smilecentraldental@yahoo.com.

RDA/DA needed in DOWNEY & CARSON. Email resume to kidsdental.myra@gmail.com or call Myra at 323-456-7377

Orthodontist associated needed for busy ortho office in Hawthorne, ca email to kidsdental.myra@gmail.com or 323-456-7377

Bakersfield Pedo Office needs GP to treat older children for routine care. Mondays only. pedsdental18@gmail.com

Dental office in Bakersfield for sale, great location, 4 ops, for 150000, cell 661-204-8334, e mail moshdds@gmail.com

Sale: Highland archwires. MidAtlantic Ortho brackets..about half price. Please text 714-3451120.

Dentist/Prsthodontist join pvt implant center. Tarzana. CBCT, SCAN, Laseer. Fantastic team. toothopinion@aol.com

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Dental Office with free standing building in SoCal for sale Collects over 1 million. 1dentalofficeforsale@gmail.com

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Associate Dentist-Monterey Park, Rowland Heights looking for associate and assistant, mandarin speaking plus. text 6267880456

Dental marketer needed for Kids mediCal/PPO Dental Office in Laguna Niguel 949-439-5919

Motivated RDH needed one day a week to start for a general practice in Sherman Oaks. Email socaldds4@gmail.com

Director dentist or join as a partner needed in Laguna Hills. Elitedentallaguna@gmail.com, text 949-424-5411

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Beautiful Dental office for sale Laguna Hills with CT, Endo microscope, 949-424-5411, dentist is relocating. No broker.

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Prosthodontist position available for multi-specialty, high-tech, state of the art practice in West Hollywood. Resume to drjay@jayschulmandds.com

Small practice for sale by owner in claremont area in San Diego. Some HMO and PPO. Priced for immediate sale. \$40,000. Contact 8584050628

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Lake Forest, CA*

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Los Angeles County

Diamond Bar – New Listing!

- 2021 Grossed ~ \$737K
- Long term pt base. All Cash/PPO
- 1 doctor & hygienist. Closed Sat & Sun
- Professional suite. 6 eq. ops.

Gardena - General & Ortho

- Grosses ~\$1.7 M. Absentee owner
- Real Estate sale is negotiable
- All Cash/PPO. No DentiCal. No HMO
- Across from busy strip mall. 7 ops.

Inglewood – Gross ~ \$850K

- Large shopping plaza, 4 eq. ops. + 1
- Accepts all insurances, mostly PPO/CASH. Cap check ~\$4k/month
- Many in house specialists, including orthodontics.

Los Angeles – SOLD!

- General & Ortho Practice
- Gross ~ \$1 M. Mostly PPO/Cash.
- Strip mall. Close to LAX/Inglewood.

Long Beach: Gross ~ \$350K

- High quality general & cosmetic dentistry
- DentiCal ~ 65%, FFS/PPO ~ 31%
- Strip mall at the corner of a large intersection. 3 equipped ops.

Van Nuys: Grosses~ \$390K

- All Cash/PPO. Seller retires.
- Seller does mostly GP work w/ hygienist. Lots of outside referrals.
- Front st. 6 eq. ops. Beautiful office.

Van Nuys: General & Ortho

- Gross ~ \$600K. Accepts most insurances.
- Large retail center. 6 eq. ops.
- Monthly capitation check pays rent
- Does many specialty procedures

Van Nuys: New Listing!

- Gross ~ \$250K. ALL Cash/PPO
- Large strip mall at a corner lot.
- Off Freeway 405, 2 ops. + 1 plumbed
- Reasonable Rent. Potential for growth

South Whittier: New Listing!

- Starter practice with bonus of pts.
- Strip mall, corner lot. Low Rent
- Beautiful office. 5 equipped ops.

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 Practices in Orange County Valley
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 Pediatric Practices

Orange County

Foothill Ranch – SOLD!

- 2021 Production ~ \$515K.
- All Cash/PPO. Opens 3 days/wk
- Beautiful practice. 3 eq. ops.

Mission Viejo – SOLD!

Established Practice & Real Estate

- Grossed ~ \$660K. All PPO/Cash
- Implants, Cerec & Invisalign
- Prominent professional suite. 5 ops.

Santa Ana – New Listing!

- Asking \$125K or best offer!
- Annual collection ~ \$230K
- Strip mall. 5 equipped ops.
- All PPO/Cash. Associate Run

San Bernardino County, CA

Rialto – Gross ~ \$350K

- Seller retires. Associate run office
- ~60% Denti-Cal. 3 eq. ops.
- Refers out ortho, implants & O.S.
- Shopping plaza. Affordable Rent

San Bernardino – Gross ~\$300K

- Single story building w/parking
- Family Practice. 3 eq. ops.
- Mostly DentiCal patients.

Upland– General & Ortho Practice

- 2021 Projection ~ \$771K
- Seller retires. Associate run practice
- ~95% PPO/FFS, ~5% HMO/Cap.
- 6 eq. ops. Low Rent

Riverside County

Indio - Starter Practice & Real Estate

- Practice can be sold together or separately from real estate.
- Modern looking. Just built 2 years ago.
- Large shopping center. 9 operatories.

Murrieta – Equipment & Leasehold

- Large shopping plz off CA-215 & I-15.
- Beautiful office for GP & pediatrics.
- 4 eq. ops + 1 plumbed op.

Santa Clarita County

Canyon Country: New Listing!

- General Collections ~ \$250K
- Corner lot. Busy Strip Mall.
- Seller Retires. Low overhead.
- 2 eq. ops + 1 plumbed. Low Rent.

Imperial County:

El Centro – High Production Office

- Large general & specialty practice
- ~50% Denti-Cal & 50% PPO/Cash
- Ideal for large corporations/
government funded establishment

Northern California

Fremont – SOLD!

- Collections ~ \$500K. CASH/PPO
- Strip Mall. 5 eq. ops.
- Refers out endo & complex ext.
- Seller willing to negotiate price

Pacifica – Grosses ~ \$280K

- Family oriented & high quality dentistry. Dr. sees 8-10 pts/day.
- Shopping center, close to junction SR 1 & SR 35.
- 2 eq. ops. + 2 plumbed ops.

Sacramento

Practice & Real Estate for Sale

- Starter practice in large shopping center. 6 eq. ops. + 6 plumbed
- Close to Elk Grove off CA - 99
- Seller retires.

San Leandro –Pediatric Practice

- Mixed Insurance. Many Denti-Cal pts.
- Originally built & equipped as GP practice.
- Front st. locaton. 5 ops. Low rent

San Francisco – SOLD!

- Featured Practice
- Gross ~ \$1.5 – 1.7 Million
- Mostly GP work. High profit margin
- Residential/Commercial Area
- 3 Ops. Very reasonable rent

San Jose – SOLD!

- 2020 Grossed \$540K
- Front street location, across from shopping center. East San Jose.
- Good management and cash flow
- ~70% FFS, ~15% Cash. No DentiCal

San Bruno – New Listing!

- Collections ~ \$2 Million
- Seller retiring, 9+ years goodwill
- Many DentiCals and capitations
- Great potentials with PPO/Cash pt.
- Corner lot w/private parking spaces
- Just renovated. 6 eq. ops. Low Rent
- Opens 4 days/wk. Closed Fri – Sun.

San Rafael

- 2020 Grossed ~ \$422K
- Mostly PPO/FFS. Opens 4 days/wk
- Family practice & quality dentistry
- Located in beautiful Marin County
- Fair Rent. 3 eq. ops.

Stockton –Practice & Real Estate

- Grossed ~ \$909K.
- Doctor Retires
- 15+ years of goodwill
- ~60% DentiCal, 30% PPO
- Single standing bldg. w/parking lot

Vallejo

- 2021 Grosses ~ \$330K
- Doctor retires. All Cash/PPO.
- Front st. location. 3 eq. ops.
- Modern looking & just renovated

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Valley Cancer Institute, Los Angeles, Ca.

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

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

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

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

-Dan P. Benyamini, D.D.S., Family
Practice, Los Angeles, Ca.



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Prime Dental Practices for Sale

Location	Asking Price	Summary Info
Coastal San Diego	\$899,000	4 ops. Stand alone dental building on corner lot in the premier San Diego Coastal community. Real Estate is also for sale. Majority of specialty work being referred out. Dream clientele, dream location, dream practice.
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.
El Centro	\$749,000	6 ops. Established 25 years of goodwill. Excellent growth opportunity with many specialty procedures being referred out. Free standing relatively new dental building also for sale in high visibility high traffic location. Established highly skilled staff with low turnover. Outstanding opportunity for a highly profitable practice consistently collecting a million dollars per year with low overhead.
San Diego	\$525,000	ORTHO practice for sale. 2 locations with opportunity to purchase real estate on both. Excellent locations with standalone buildings and plenty of parking. Amazing "must see" buildouts in these two long established locations. Seller willing to stay on for a while to help transition. Long term loyal staff.
North County	\$350,000	PERIO practice for sale. 20 plus years of goodwill. Excellent location with real estate also available for purchase. Solid practice in a highly desirable professional/medical complex. Plenty of parking. Procedures can be added to increase collections.
Vista	\$249,000	4 ops. 30 plus years of goodwill. Located in a premier professional building on 1st floor with prime visibility. Plenty of parking. Most all specialty work being referred out. Seller built out this location brand new 6 years ago so it is in pristine shape.
Fallbrook	\$545,000	4 ops. Spacious office space with most specialty procedures being referred out including all ortho. Recently remodeled with new paint and flooring. Seller owns real estate and offers future purchase options.

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Mission Viejo

Private General Practice - one doctor office grosses over \$850,000/yr on 3 days/week - 4 operatories in 1200 sq ft in strip shopping center - huge net of over \$500,000 - insurance, cash, and some Denticall

Upland

Private General Practice - Dr retiring 5 operatories grosses over \$300,000/yr on 3 days/week - digital xrays, and computer system - Rent only \$3,000/month

Newport Beach

Premier Esthetic General Practice - Dr retiring after 41 years - 6 operatories in 2000 sq ft - grosses over \$1,600,000/yr on 4 days/week - 9 days hygiene/week - Dr prefers procelain inlays/onlays on most teeth - will stay as an Associate - great match for Prosthodontist who likes esthetic dentistry -

Desert Hot Springs

Private General Practice - a hidden gem practice - 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 - building also available to buy



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When it Comes to the Sale

DENTAL PRACTICES FOR SALE

DENTAL PRACTICES FOR SALE: Burbank, Encino, Hesperia-Victorville, Huntington Beach, La Canada, Lompoc, Los Angeles, Moorpark, Oxnard, Santa Clarita, Santa Maria, Sherman Oaks, Simi Valley and Upland.

LA CANADA GENERAL PRACTICE FOR SALE: Extremely profitable practice with even greater potential. The practice has consistently collected \$950,000 per year for the past three years and will collect over \$1.1 million this year. The net income averages over \$400,000 per year and will be even greater this year. Seller works four days per week and has seven days of hygiene coverage per week. Hygiene, exams and x-rays accounts for more than 46% of the practice production. Seller refers all endo, all oral surgery and all perio. The seller does no advertising or marketing. No evenings, weekends, HMO or Denti-Cal. The practice averages over ten new patients per month. Five equipped operatories. Computerized with EagleSoft software, digital x-rays and panoramic x-ray. Asking \$815,000. – PENDING AT FULL PRICE.

BURBANK GENERAL PRACTICE FOR SALE: Located in a freestanding building on a corner lot. This practice has a very long history of strong production. Current collections are over \$1.9 million with a net income over \$700,000 per year. Seller works five days per week with seven days of hygiene per week. Seller refers all endo, all oral surgery and all perio. The practice has seven equipped operatories. Computerized with Dentrix software and digital x-rays. Asking \$1,650,000.

SANTA BARBARA COUNTY GENERAL PRACTICE FOR SALE: MAJOR PRICE REDUCTION! The practice is in Lompoc, which is a great family-oriented community in coastal Santa Barbara County. This practice has 40 years of goodwill in the town. The office collects an average of \$700,000 per year with an average net income of \$210,000 per year. Seller works three days per week but there are seven days of hygiene per week, completing over 50 hygiene appointments a week. Hygiene, exams and x-rays accounts for over 46% of the practice production. Seller refers all endo, all oral surgery, all perio and all ortho. Four equipped operatories with digital x-rays and Dentrix software. The office condo can be leased or purchased from the seller. Asking \$250,000.

UPLAND GENERAL PRACTICE AND OFFICE CONDO FOR SALE: Practice has been established since 1953 and with the current owner for 33 years. Seller works two days per week with two days of hygiene coverage. Practice collects an average of \$350,000 per year. Seller refers all endo, all oral surgery, all ortho and all perio surgery and does not do dentures or veneers. Lots of potential for income growth. The office condo is also for sale at \$505,000. The office is 1,166 square feet with three equipped operatories plus a fourth that is plumbed but not equipped. Asking \$110,000 for the practice and \$505,000 for the condominium. - SOLD

SHERMAN OAKS GENERAL PRACTICE FOR SALE: Established in 1950, this practice has treated generations of patients from the same family. Practice currently averages \$550,000 per year in collections on four days per week with four days of hygiene coverage. Net income of \$135,000 per year. 44% of the practice production is from hygiene, exams and x-rays. Seller refers all oral surgery, all ortho, difficult endo and all perio surgery. The office has 5 equipped operatories and is computerized with Softdent software and digital x-rays. The practice does no marketing or advertising, does not accept any HMO plans or Denti-Cal and the practice gets 8-9 new patients per month. Seller is retiring. Asking \$350,000. – SOLD AT FULL PRICE

CENTRAL COAST ENDODONTIC PRACTICE FOR SALE: Twenty plus years of goodwill. Located in a professional building, the practice collects \$550,000 plus per year with a net income of \$350,000 per year on three and a half days per week. Strong referral base with 22 general dentists referring at least ten (10) patients per year. The practice averages 45 new patients per month. The office has four equipped operatories with full computerization, digital x-rays, Global microscope and CBCT scanner. Seller is retiring. Asking \$350,000.

BAKERSFIELD GENERAL PRACTICE FOR SALE: Well established family practice has consistently collected \$760,000 plus for the last five years with a net income of \$210,000 plus each year. Seller works four days per week. Hygiene has 60 plus hygiene recall patients per week. Seller refers all implant placement, most oral surgery, all perio surgery, all ortho and difficult endo. The office has four equipped operatories plus two additional operatories that are plumbed but not currently equipped. The office is computerized with Eaglesoft software and digital x-rays. The practice does no advertising, does not accept Denti-Cal or HMO plans. Motivated! Asking \$400,000. - SOLD

SANTA CLARITA FEE FOR SERVICE PRACTICE FOR SALE: 36 years of goodwill in the same location. Seller is retiring. Practice collects just over \$1,000,000 per year with an average net income of \$480,000/year. Seller works 4 days per week and has 4 days of hygiene per week. Seller refers all ortho, molar extractions, implant placement, all perio and all pedo. The office has 3 equipped operatories plus one additional operator that is plumbed but not equipped. No advertising, no Denti-Cal, no HMO and not in-network with any PPO plans. Asking \$625,000.-SOLD AT FULL PRICE

HUNTINGTON BEACH FEE FOR SERVICE GENERAL PRACTICE FOR SALE: Historically, the practice has collected between \$1.55-1.6M per year with a net income in excess of \$700,000. In 2020, the collections were \$1,340,000 with a net income in excess of \$600,000. Collections for this year are back to pre-COVID levels. Seller works five days a week and has double hygiene every day. The office has 5 equipped operatories and is fully computerized with digital x-rays, panoramic and Picasso laser. The seller is a Delta Premier only provider. Seller is retiring. Asking \$1,250,000. - SOLD AT FULL PRICE

HIGH DESERT-VICTORVILLE-HESPERIA GENERAL PRACTICE FOR SALE: Growing practice with great reviews. Seller works forty hours a week and has ten full days of hygiene per week. Practice collected \$950,000 in 2019 and \$979,000 in 2020 despite COVID! Net income was \$428,000. Seller refers perio, endo, third molar extractions and ortho. 55+% of the practice production is from hygiene, exams and x-rays. Very stable and deep patient base. The office has four equipped operatories with digital x-rays, digital panoramic and Dentrix software in a free-standing building. The building is available for \$450,000. Asking \$500,000 for the practice. – BUILDING AND PRACTICE SOLD AT FULL PRICE



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PART 2

**Friday, February 11, 2022
10:00 am to 12:00 noon**

Employment Law 102: Wage & Hour Rules & Pitfalls

Independent Contractor vs. Employee

What are the rules now?

Exempt vs. Non-Exempt Employees

What is the difference?

Salary, Hourly, Commission & Bonus Pay

Advantages, requirements & risks

**The Six Key Requirements for all Non-exempt
Employees and Why They Matter**

Daily Per Diem & Production Pay

How can these common plans be illegal?

Overtime & "Regular Rate" Pay

What is required, permitted & prohibited

Alternative Workweek Schedules

Pros, cons & requirements

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6087 - Corona/Riverside— Etab 35 yrs. Union Practice. Seller chooses to work 2.5 days. Nets \$350k take home. More days available to motivated Buyer Call Tom Fitterer PPS 714-345-9659

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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

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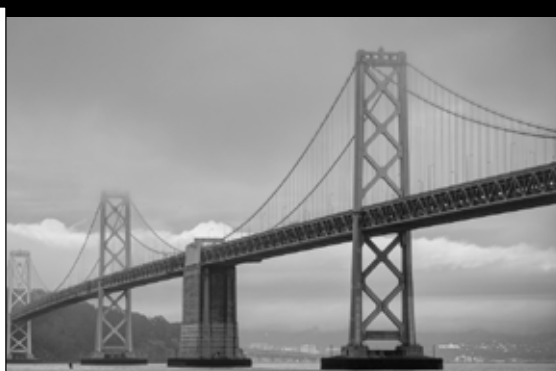
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MAR 6TH, 2022	MEDICAL EMERGENCIES IN DENTAL OFFICES	DR HARDEV SINGH
APRIL 3RD, 2022	ENDODONTICS	DR BOYER
MAY 1ST, 2022	MANAGEMENT OF ORAL SURGERY COMPLICATIONS	DR SINGH
JUNE 5TH, 2022	COSMATIC DENTISTRY	DR. MILES CONE
JULY 10TH, 2022	IMPLANTS MADE EASY FOR GENERAL DENTIST	TBA
AUG 7TH, 2022	TBA	TBA
SEPT 11TH, 2022	PROSTHETICS	DR. SIMON HONG
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FEATURED LISTINGS

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HACIENDA HEIGHTS – General practice with over 40 years of goodwill is located in a medical professional building on the first floor and the first doctor's office you encounter walking through the main entrance. Lease is all-inclusive. The practice consists of 5 equipped operatories with Eaglesoft software and digital x-ray. The seller is currently working 4 days/wk with associate 1x/mo. See approximately 10-15 new patients/mo. 100% patient referral. **Grossed \$619K in 2020-2021.** Please contact your CPS Broker for more information. **Property #5361.**

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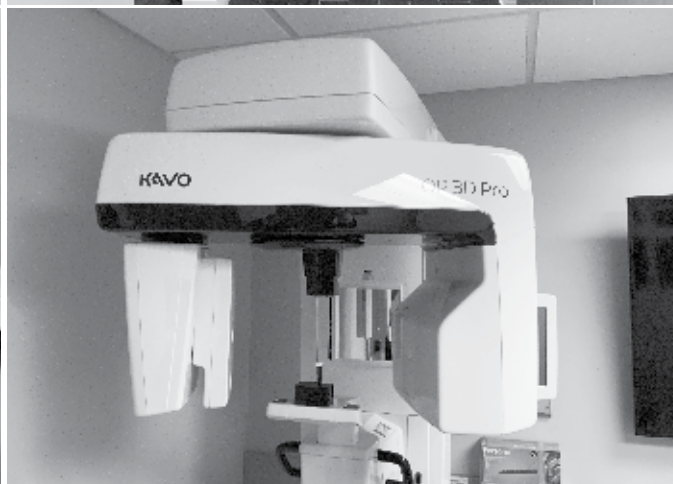
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- Lease includes 4 spaces
- Has 4 equipped operatories and 1 plumbed not equipped

- 3D Panorex and in-house lab to keep overhead cost down
- Sees approximately 50-70 new patients per month
- PPO & Cash only
- Offers 17 years of goodwill
- Patient referral and minimal advertising
- Excellent practice

Please contact your CPS Broker for more information **Property ID# 5332.**

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Alice C. King, V.P.
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LOS ANGELES COUNTY LISTINGS

BEVERLY HILLS – Price reduced!! 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.**

CANOGA PARK – Leasehold Improvements & Equipment Only – The Sellers demonstrate their flexibility for a timely transaction by gifting the patient charts to whoever buys the leaseholds improvements & equipment or are open to selling the patients' charts only. Our practice has high visibility with a corner location in a very diverse neighborhood in the San Fernando Valley region of Los Angeles. The practice has been an icon in the community for over 26 years and has been associate run. Surrounded by retail, restaurants, and heavy traffic patterns making parking a premium for the area, the practice has its own private parking lot. Take advantage of the heavy traffic flow and nearby residential area, both of which provide excellent foot traffic. This traffic is captured by the new great signage not represented in the virtual tour or practice photos. Since covid, the practice has been available for two days per week. Please contact your CPS Agent for more information. **Property ID # 5241.**

EAST LOS ANGELES – Beautiful remodeled general practice located in a one story corner front retail building. Absentee owner. This practice has approximately 50 years of goodwill. The office consists of 6 eq. ops and digital x-ray with Eaglesoft software. GP Associate sees approx. 8-12 patients/day with 1 day/month of Ortho and Implant. **Projecting \$640K for 2021. Projected Buyer's Net of \$280K.** Reasonable rent for the area. Please contact your CPS Broker for more information. **Property #5365.**

GLENDAL – COMING SOON!

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. **Currently averaging \$25K/mo.** 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.**

HACIENDA HEIGHTS - General practice with over 40 years of goodwill is located in a medical professional building on the first floor and the first doctor's office you encounter walking through the main entrance. Lease is all-inclusive. The practice consists of 5 equipped operatories with Eaglesoft software and digital x-ray. The seller is currently working 4 days/wk with associate 1x/mo. See approximately 10-15 new patients/mo. 100% patient referral. **Grossed \$619K in 2020-2021.** Please contact your CPS Broker for more information. **Property #5361.**

HUNTINGTON PARK – Real Estate or Lease Option with Leasehold Improvements! This office is located on the first floor of a two story free standing building. Corner location with great foot traffic and street visibility. The new built-out office has 6 equipped operatories and 4 plumbed not equipped. This practice has been an icon in the community since 1964. The second floor has 8 rental units that are being completely rebuilt. Has large gated parking lot. Please contact your CPS Broker for more details. **Property ID #5368.**

LAWDALE (GP) – Long established General practice with 8 equipped operatories located in a single free-standing building. 100% Patient Referral. Seller works 1.5 days/wk with Associate 2 days/wk and 4 days/wk of hygiene. See approximately 16-20 new patients/mo. Cash/PPO/Some Denti-cal. **Projecting \$716K for 2021. The practice is currently averaging \$57K/mo. Please contact your CPS Broker for more details. Property ID #5347.**

PALMDALE – Price Reduced!! Established in the 1960's, this practice is located in a 2 story building. Seller is currently working 3 days/wk with 4 days/wk of hygiene. Sees approximately 10-11 new patients/mo. PPO and Cash Only. 100% patient referral. Consists of 5 equipped operatories with DentMax software. **Projecting \$476K for 2021. Currently averaging \$41K/mo.** Contact your CPS Broker for more information. **Property # 5360.**

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Juana Dominguez
Executive Administrator

TORRANCE – Orthodontic practice located in a 3 story medical dental building with 5 chairs in an open bay area with window views on a 1,737 sq. ft. suite. Seller sees approx. 7-8 new starts per month. PPO & Cash Only. **Projecting \$374K for 2021.** Seller moving out of state. Please contact your CPS Broker for more details. **Property ID #5377.**

WESTLAKE VILLAGE – General practice with 5 equipped operatories in a 2 story professional building. **Projecting \$739K for 2021.** PPO and Cash Only. Seller sees approximately 10 new patients per month. Practice is only open 2.5 days/wk. Seller has another practice he will be focusing on. Please contact your CPS Broker for more information. **Property ID #5376.**

WILMINGTON Price reduced!! - 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 an approximately 1,300 sq. ft. suite. Please contact your CPS Broker for more information. **Property ID #5334.**

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 area 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. **Currently averaging approximately \$34K/mo. Buyer's net of \$185K.** Great opportunity. Please contact your CPS Broker for more information. **Property ID #5341.**

ORANGE COUNTY LISTINGS

BREA - Leasehold Improvements and Equipment Only! This practice is located right off freeway on a major street of Brea. Has great signage. The office consists of 4 equipped operatories with digital x-ray on the first floor of a 2 story professional building. Reasonable rent for the area. Some patient charts and records included but not guaranteed. Please contact your CPS Broker for more information. **Property ID #5356.**

BREA – Well established general practice located one story professional building w/ 5 equipped operatories in a 2,088 sq. ft. office. On a major street of the city. Seller works 1 day/wk with 3 Associates 1 day/wk each. Sees approximately 25-27 new patients/mo. Does minimal advertising. Income source is Cash/Insurance/Some Cap. It's computerized with Dentrix software and XDR X-ray. **Projecting \$547K for 2021. Projected Buyer's net of \$175K.** Beautiful build out. **Property ID #5362.**

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. **Projecting \$709K for 2021.** 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 GP 5 days/wk, Hygienist 2 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 and projecting \$1.3M for 2021.** **Projected Buyer's net of \$409K.** Please contact your CPS Broker for more information. **Property ID #5352.**

(Multiple Offers Pending) IRVINE – PEDO/ORTHO practice located in a two story retail shopping center surrounded by new homes developments. Established in 2008. The office consists of 6 chairs in open bay with 4 equipped operatories and 1 plumbed not equipped in a approx. 2,800 sq. ft. suite. Seller works 4 days with 2 days/wk of Ortho. Sees approx. 80-85 new patients/mo. **Projecting \$1.9M for 2021.** Please contact your CPS Broker more details. **Property ID #5367.**



SCAN ME

Fred Vuittonet, V.P.
Lic #01363583

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IRVINE – Leasehold Improvements & Equipment Only! General practice is located in a 3 story medical building. Parking on 1st floor. This office consists of 3 equipped operatories in an approx. 1,100 sq. ft. suite. The whole office is handicap accessible. Has reasonable rent for the area. Please contact your CPS Broker for more details. **Property ID #5371.**

LAGUNA HILLS (Turn-Key) – Beautiful well laid out practice on a incredible shopping center. Established in 2003 this practice has 4 equipped operatories in a 1,200 sq. ft. suite. Seller is currently inly working 2 days/wk and sees an average of 20 patients/day. Does some advertising. **Projecting \$350K for 2021.** Seller will be focusing in primary office. Please contact your CPS Broker for more details. **Property ID #5290.**

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 projected \$1.4M in 2019 and projecting \$1.2M. Projected Buyer's Net of \$454K. Currently averaging approximately \$100K/mo.** Please contact your CPS Broker for more information. **Property ID #5351.**

RIVERSIDE & SAN BERNARDINO COUNTY LISTINGS

APPLE VALLEY (Turn-Key + Real Estate) – Established in 1989, this GP is located in a single story building. 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. **Projecting \$327K for 2021. Property ID 5342.**

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. **Projecting \$794K for 2021. Projected Buyer's Net of \$195K. Currently averaging \$65K/mo.** Great practice opportunity to own the practice and building. Please contact your CPS Broker for more information. **Property ID #5340.**

FONTANA (GP + Real Estate) – Established in 1967, this general practice is located in a single-story building with great street visibility and heavy traffic flow. Next to a residential area. The seller is currently working 4 days of the week with 3 days/wk of hygiene. PPO & Cash Only. Does minimal advertising. The office consists of 4 equipped operatories, 2 hygiene rooms, and a digital X-ray. **Projecting \$809K for 2021. Projected Buyer's net of \$323K.** Please contact your CPS Broker for more information. **Property ID #5375.**

HEMET (GP Group Solo) - Our practices are preeminent dental offices and icons for the local community established circa 1989. With over 60+ years of goodwill to offer, these practices are located in a single-story professional building with a corner location on a spacious 2,460 SF Suite, one of 6 units in the building. These two independently run practices are going to market simultaneously, making the profit you see in this prospectus approximately double; each practice has its own set of financials for review. With the combined strength of these two practices, you will be unrivaled for this demographic. The Sellers and other tenants privately own the real estate, which will offer a very competitive lease and consider selling the Real Estate for a timely transaction. After reviewing the financials for these practices, you will realize the Buyer with the right skillset can capture the income for specialties being referred out; and the high-profit margins these practices have. **One Seller has a satellite office for sale in Temecula. See Temecula listing for detail. Please contact your CPS Broker for more information. Property ID #5373.**

LOMA LINDA - Well established General practice located in a 2 story professional building plaza. The office consists of 3 equipped operatories in a 1,005 sq. ft. suite. Seller is currently working 4 days per week with 6 days per week of hygiene. Cash and PPO only. Sees an average of 15-20 new patients per month. **Projecting \$300K for 2021.** Please contact your CPS Broker for more details. **Property ID #5378.**

MURRIETA - General practice with 5 equipped ops., and 2 plumbed not equipped in a 1,850 sq. ft. suite. Located in a two story building. Established in 2004. Seller works 4 days/wk with Assistant 2 days/wk and 5 days/wk of hygiene. Sees approximately 20-40 new patients/mo. PPO and Cash Only! Does minimal advertising. **Projecting \$981K for 2021. Please contact your CPS Broker for more information. Property ID #5366.**

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PALM DESERT - General practice established circa 1992 is located in a 2 story professional building. Icon in the community. The practice consists of 7 equipped operatories in an approximate 2,500 sq. ft. suite. Computerized with Easy Dental software and digital x-ray. PPO / Cash / Some HMO. 100% patient referral. **Projecting \$1.6M for 2021. Projected buyer's net of \$487K.** Sellers work 1 day each with GP Associate 3 days/wk, Endo and O.S. 1x/mo. Please contact your CPS Broker for more details. **Property ID #5372.**

RIALTO – COMING SOON! General practice & Real Estate. **Property ID #5172.**

TEMECULA – General practice located on professional building in shopping plaza. It's right off the freeway. Corner location. Suite next door is vacant, therefore, room for expansion. The practice consists of 2 equipped operatories. This is the Seller's satellite office. This office will be sold as one with the Hemet practice or can be sold separately. Please contact your CPS Broker for more details. **Property ID #5374.**

SAN DIEGO COUNTY LISTINGS

ALPINE (COMING SOON) - 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 Dentrax 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. Seller will concentrate on other business. Please contact your CPS Broker for more details. **Property ID #5336.**

OCEANSIDE – Leasehold Improvements & Equipment Only! This office has 4 equipped operatories in a single free standing building with excellent street visibility. Has reasonable rent for the area. It was recently remodeled and shows very well. In a great corner locations just blocks from the ocean. Please contact your CPS Broker for more details. **Property #5380.**

SAN DIEGO – This luxurious GP/Specialty office is located in downtown San Diego on the first floor of a Retail/Restaurant loft with Professional Suites with heavy foot traffic. Has private parking on the building and lease includes 4 spaces. State-of-the-art practice consists 4 equipped operatories and 1 plumbed not equipped with 3DPanorex and in-house lab to keep overhead cost down. The office sees approximately 50-70 new patients per month. PPO & Cash only. Offers 17 years of goodwill. Patient referral and minimal advertising. **Projecting \$2.3M for 2021. Projected Buyer's Net of \$823K.** Excellent practice. Please contact your CPS Broker for more information. **Property ID #5332.**

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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.

Hendrick Gonzalez, DDS - 9/25/18

I have used Lee's advice over the last 30 years, starting with reviewing my multiple office leases, associate agreements and finally with establishing a successful partnership agreement. Lee's advice is always fair and I respect his view of creating a "win-win" formula. I have and will continue to recommend his professional advice to all my dental colleagues!

Ari Rosenblatt, DDS, DMD

Dr. Maddox is a consummate professional. From our first discussion, I had the feeling that he was prepared for anything. He mentioned that every transaction is unique and will have its own twists and turns. He emphasized that the sales contract will address most if not all of these unpredictable events. Our sale went sideways at the 11th hour. Lee talked me off the ledge and was able to restructure the deal (at no additional cost) and eventually closed. I would recommend Dr. Maddox's services to anyone in the position of buying or selling a practice.

Dr. Jeff Javelet



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Dr. Russell Okihara
Lic. #01886221
(619) 694-7077
38 years in business



Kim Ta
Lic. #02085576
(408) 687-5001
16 years in business



Jim Engel
Lic. #01898522
(925) 330-2207
47 Years in Business



Christy Conway
Lic. #02143744
(619) 889-6492
18 years in business

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SOUTHERN CALIFORNIA

BAKERSFIELD - NEW LISTING - Well-established general practice with 38 years of high-end dentistry. This practice is a fee-for-service and PPO practice. Stand-alone 3,000 sq. ft. building is potentially for sale to the right buyer. 7 Adec modern operatories with Eaglesoft, Schick sensors, M11 and a Planmeca Digital Panorex unit. Doctor is highly motivated. #CA2945- Steve Caudill - 951-314-5542 <http://dentalpracticetransitions.henryschein.com/listing/CA2945/>

BAKERSFIELD - 5 equipped Ops, over 30 years goodwill, and 2 Associate Dentists. 2020 Collections were \$1M+ with 6 days of hygiene per week, digital X-Ray. Located in a medical/dental area. #CA2587- Steve Caudill - 951-314-5542 <http://dentalpracticetransitions.henryschein.com/listing/CA2587/>

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 <http://dentalpracticetransitions.henryschein.com/listing/CA1274/>

BURBANK - Big opportunity for a large practice merger. 6 Op general practice. Seller is looking to retire with 31 years of goodwill. The office has 1 year lease available and 6 days of hygiene per week. Doctor refers out all specialties and is open to doing a long transition and all financing options. #CA2632- Tinh Tran - 949-533-8308 <http://dentalpracticetransitions.henryschein.com/listing/CA2632/>

HUNTINGTON BEACH - NEW LISTING - Beautiful 5 operator practice established for over 30 years. PPO fee schedule and much of specialty work is referred out so room to grow with a new owner/operator. Cone Beam, fully digital and paperless. There is also an opportunity to own the suite. This is a must-see practice with high net income in Surf City USA. GR \$900K. #CA2937- Kerri McCullough - 949-300-0312 or Ben Sapir - 310-596-0961 <http://dentalpracticetransitions.henryschein.com/listing/CA2937/>

LONG BEACH - RE ownership an option. Est. early 1950s. Existing: 4 Ops plus 2 Ops equipped. Easy expansion to next level. 2 equipped. PLUS: Most specialties referred out. 2019 GR \$696K. #CA671- Kerri McCullough - 949-300-0312

MONTEBELLO - Don't miss this 3 Op practice located in a very busy strip center with great signage. Our seller is ready to retire and currently has 2 associates seeing patients 4 days per week. Practice utilizes Digital x-rays and all specialty work is being referred out, so there is room for growth keeping the endo, perio, and oral surgery in-house. #CA2786- Kerri McCullough - 949-300-0312 <http://dentalpracticetransitions.henryschein.com/listing/CA2786/>

ORANGE COUNTY - NEW LISTING - Exceptional Orange County opportunity. Room for specialists with 8 plumbed operatories, 6 equipped. Located in a strip mall with lots of foot traffic. Dental technology such as digital pano, 3 digital sensors, iTero, and BioLase unit. The office is beautiful with a very warm and welcoming patient appeal. The practice is modern and clean with a true California feel. Be the first to call, Orange County strip center locations are at premium. GR \$590K. #CA2926- Kerri McCullough - 949-300-0312 or Ben Sapir - 310-596-0961 <http://dentalpracticetransitions.henryschein.com/listing/CA2926/>

ORANGE COUNTY - Nicely appointed 4 Op practice located on a main street in one of the most highly sought-after cities in Orange County. The building has easy to find, free parking with great freeway access. This practice keeps many higher-end procedures such as implants in-house. There is plenty of room and opportunity to increase the hygiene schedule. Dr. is generating a very strong income on only 3 doctor days per week. There is tremendous room for growth keeping endo, pedo, ortho, and perio in-house. The practice has been established for over 34 years and has a digital pano. This is a mostly FFS/Cash practice with 2 days of hygiene per week. Our retiring seller does no marketing, and most patients are referrals from other happy patients via website. GR \$742K. #CA2704- Kerri McCullough - 949-300-0312 <http://dentalpracticetransitions.henryschein.com/listing/CA2704/>

PALMDALE/LANCASTER - Beautiful 7 Op office in a fast-growing community with many new businesses including the aerospace industry moving to this area. The practice has a wonderful reputation in the area and is paperless with Dentrax PMS and digital x-rays, with 8 days of hyg./week and a dedicated staff. Room to grow by adding specialty procedures that are currently referred out. GR \$1.1M. #CA2612- Kerri McCullough - 949-300-0312 <http://dentalpracticetransitions.henryschein.com/listing/CA2612/>

PALM DESERT - Retiring seller has been est. 27+ years. High-end patient base, taking care of local year-round population and snowbirds who live here 6 mo./year. The 4 Op practice has beautiful views from every room and seller offers most specialty work, great opportunity for new owner to grow! 2019 GR \$809K. #CA691- Kerri McCullough - 949-300-0312

SAN BERNARDINO - NEW LISTING - Established 33 years, 6 Ops, redevelopment area, estimated \$968K collection for 2021. Cash, Medi-Cal, HMO, blue collar area, busy office with on-site parking. Seller will sell building, has two lease tenants adjacent to practice with short-term leases. Room to expand and provide specialty services. #CA2843- Steve Caudill - 951-314-5542 <http://dentalpracticetransitions.henryschein.com/listing/CA2843/>

SANTA BARBARA - 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 makes up 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

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 50% Cash. The stand-alone building is for sale for \$1,500,000. The area has easy access for patients to walk from the adjoining neighborhood. #CA1050- Kerri McCullough - 949-300-0312

SOUTH ORANGE COUNTY - NEW LISTING - Beautiful coastal practice with 3 Ops within walking distance to the beach. Come to paradise and enjoy the ultimate California lifestyle. The practice is nicely appointed with Open Dental and digital x-rays in-use. Retiring seller has been established for 32 years with hygiene booked 6 months in advance. The seller refers endo, oral surgery, perio, and implant placement to specialists. The seller works 3 days per week, so there is room to grow for a F/T owner. GR \$500K. #CA2948- Kerri McCullough - 949-300-0312 or Ben Sapir - 310-596-0961 <http://dentalpracticetransitions.henryschein.com/listing/CA2948/>

TORRANCE - Shopping center location with 3 Ops and room for a 4th. Practice utilizes Dentrax and Dexis digital sensors. Seller refers out most specialty work and this practice has low overhead and high net. This practice is located in the highly desired South Bay with less than 5 miles to the beautiful beaches of southern California. Long established practice in the same neighborhood for over 30 years. This practice is 60% PPO and 30% cash patients. #CA2815- Kerri McCullough - 949-300-0312 <http://dentalpracticetransitions.henryschein.com/listing/CA2815/>

TORRANCE - General Dentistry practice with 3 Ops and older equipment in nice shape. Great location near hospital on a busy, main road. This practice is ready to take to the next level, adding technology of your choosing! Our seller is ready to retire leaving a legacy of 34 years of caring for patients in the area. 2019 Gross Receipts of \$300K with low expenses. The practice has room to grow with marketing and adding specialty procedures that are currently referred out. Priced to sell. #CA2807- Jaci Hardison 714-318-4911 <http://dentalpracticetransitions.henryschein.com/listing/CA2807/>

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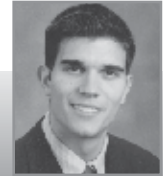
Steve Caudill
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30 years in Business



Thanh Tran
Lic. #01863784
(949) 533-8308
16 Years in Business



Gina Miller
Lic. #02015193
(707) 391-7048
31 years in business



Dr. Ben Sapir
Lic. #02126473
(310) 596-0961
13 years in business

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SAN DIEGO

CARLSBAD - NEW LISTING - Beautiful General Practice with 5 treatment rooms including one closed door surgery op. Modern office design, located in a medical building in a suburban, growing area. Digital PAN, Digital Sensor, soft tissue laser, and IOC cameras in a 2,418 sq. ft. space with free, ample parking. Dentrix software, paperless with workstations in every operatory. Averages 30 new patients per month. The practice has room to grow with marketing and adding specialty procedures that are currently referred out. #CA2933- Russell Okihara - 619-694-7077 or Christy Conway - 619-889-6492 <http://dentalpracticetransitions.henryschein.com/listing/CA2933>

ENCINITAS - NEW LISTING - General Practice located in the highly desirable area of Encinitas in a strip mall, retail space. Office has 5 bright operatories, 4 of which are surrounded by floor to ceiling windows and one closed door surgical op. Digital PAN, Digital Sensor, soft tissue laser, in a 2,177 sq. ft. space. Dentrix software, paperless with workstations in every operatory. Averages 25 new patients per month. Room for growth with most specialties referred out. #CA2935- Russell Okihara - 619-694-7077 or Christy Conway - 619-889-6492 <http://dentalpracticetransitions.henryschein.com/listing/CA2935>

ESCONDIDO - NEW LISTING - This is a practice you won't want to miss. 6 ops, High Producing, High Collecting, CBCT, Digital Scanner, Surgical Microscope, Laser, Dentrix. 2,105 sq ft., modern office, spacious and bright. Mixed use building with ample, free parking. Located in Escondido off a main thoroughfare. Refers out Ortho, Pedo, Perio and some Endo. #CA2946- Russell Okihara - 619-694-7077 or Christy Conway - 619-889-6492 <http://dentalpracticetransitions.henryschein.com/listing/CA2946>

N. SAN DIEGO COUNTY - NEW LISTING - Solid 4 Op, GP in a highly desirable location within a busy strip mall. Adjacent to a busy intersection between 2 major streets. Practice operates with Dentrix and is fully digital. Clean and modern with an excellent layout. Consistent year to year production/collections. This won't last long. #CA2961- Russell Okihara - 619-694-7077 <http://dentalpracticetransitions.henryschein.com/listing/CA2961>

N. SAN DIEGO COUNTY INLAND FACILITY ONLY- Current dental office is in an excellent location with solid anchor retail stores in a busy shopping center. 2,400 Sq/Ft unit. 5 Ops plumbed 4 equipped, plus a 4-Chair Ortho Bay. Excellent space for either a GP looking to expand or a Specialist needing a 2nd location. Don't miss this opportunity. #CA2840- Russell Okihara - 619-694-7077 <http://dentalpracticetransitions.henryschein.com/listing/CA2840>

POWAY - NEW LISTING - General Practice on a busy, main road with 6 spacious Ops in a 2,383 sq. ft. medical building with free parking. Computerized throughout the office with Dentrix Practice management software with Dexis Digital X-ray, CBCT, soft tissue laser, and IOC Cameras. Look no further, this Practice has a solid foundation, including the opportunity to grow revenue stream by bringing specialty work in-house. #CA2932- Russell Okihara - 619-694-7077 or Christy Conway - 619-889-6492 <http://dentalpracticetransitions.henryschein.com/listing/CA2932>

SAN DIEGO - NEW LISTING - Beautiful practice for sale in a highly desirable and affluent community. Office has 4 Ops, CEREC, CBCT, Digital X-Ray, CariVu, soft tissue laser, and IO cameras in a 1,500 sq. ft. space. Dentrix Ascend cloud-based software, paperless with workstations in every Op. Room for growth with most specialties referred out. #CA2896- Christy Conway - 619-889-6492 <http://dentalpracticetransitions.henryschein.com/listing/CA2896>

SAN DIEGO - NEW LISTING - Rare opportunity, seller retiring! Beautiful 4 Op GP practice in a highly desirable location. Situated in a medical building with good cash flow, this very reputable dentist is doing high quality work. Practice utilizes Dentrix and Digital X-Rays. #CA2851- Russell Okihara - 619-694-7077 <http://dentalpracticetransitions.henryschein.com/listing/CA2851>

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

CENTRAL CALIFORNIA

APTOS/ SANTA CRUZ PERIO - 4 Ops, 1,350 sq. ft. in quaint town nestled between the redwoods and the sea. Seller retiring 27 years goodwill. Paperless, Practice Management software, digital x-ray, digital pan, CBCT, nitrous. Averages 30 new patients per month. Real estate is also available for sale. #CA2725- Kim Ta - 408-687-5001 <http://dentalpracticetransitions.henryschein.com/listing/CA2725/>

FRESNO AREA - 6 Op Valley gem with great staff in a growing and desirable area. Over 20 years of Goodwill in a modern office space layout of ~3,200 sq. ft. Paperless with Eaglesoft, fiber optics, digital x-ray, intra-oral cameras, Trios Scanner, digital pan/ceph, and soft tissue lasers. Seller reports 2,400+ active pts. in the past 12 mo., averaged over 29 NP/mo. in past 12 months with 18 days of Hygiene/wk. (accounts for approximately 35% of total 2019 production). 2019 IRS GR \$1.4M+, 2020 P&L GR was \$1.306M+ (2020 COVID year prod. was ~90% of 2019 prod. and 2021 is projected to hit \$1.4M range again), all on a 36-hour workweek with Seller Dentist and Associate Dentist in production. Seller may consider Option to Purchase the stand-alone Building with practice. #CA2004- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2004/>

GREATER MODESTO - 7 Ops in a desirable area with over 16 years Goodwill. Dentrix, digital x-ray, intra-oral cameras, Nomad portable x-ray unit, soft tissue laser, and a digital Pano. Dentrix reports over 1,000 active patients over the past 18 months, average of over 8 NP/mo. in the past 12 months, booked 6 months in advance. There is room for practice growth as most specialty procedures are referred out. 2019 GR \$392K, 2020 GR was \$615K, and 2021 is projected to exceed prior year's production... all on a 32-hour Dr. workweek. This practice does NOT accept Delta Premier insurance. Purchase of the Dental Office Building Condo also required with practice purchase. #CA2795- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2795/>

GREATER STOCKTON - Successful GP practice with 2,200 +- Dental Office and a condominium. Digital x-ray & Pano. 5 Hygiene ops per week. 2019 Gross Receipts \$812K on 32 hours work week. High level of Ortho expertise & production. Seller will work back. #CA2006- 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, open on 3 days/wk. 2018 and 2019 GR \$1.1M+ and production since June is trending at 80% of 2019 production. Dental Condo for sale or lease with upstairs bonus rooms. #CA635- Jay Harter - 916-812-0500

MONTEREY - 4 Ops with paperless charts, Digital x-rays and Pano. 2019 GR of \$1.1M+ with Adj. Net of over \$450K. Post-Covid revenue has grown even more! Real Estate also for sale in this lovely coastal area. Non-Delta Premier office, FFS and a few PPOs. #CA2614- Jim Engel - 925-330-2207 <http://dentalpracticetransitions.henryschein.com/listing/CA2614/>

SANTA CRUZ - NEW LISTING - 4 Ops in 1,250 sq. ft. located minutes from the beach! The office utilizes digital x-ray, intra-oral cameras, panoramic x-ray, Cerec CAD-CAM, Cone Beam CT Scan, and Dentrix PM software. A bread and butter practice with even more potential for growth because Dr. refers out many procedures. Averages 11 new patients per month, FFS and Delta PPO only. #CA2938- Kim Ta - 408-687-5001 <http://dentalpracticetransitions.henryschein.com/listing/CA2938/>

SANTA CRUZ COUNTY - Beautiful 4 Op practice just minutes from the beach and hiking trails. Dr. is retiring with 40 years goodwill. Highly desirable community with excellent visibility in a small commercial strip mall, free ample parking and located at one of the busiest intersections in town. 2019 GR of \$392K on a 3.5 days/wk seeing 6-8 patients per day and 5 NP/mo. without any advertising. Office has 4 Ops, Digital Pano and X-ray, and CEREC CAD/CAM. #CA2822- Kim Ta - 408-687-5001 <http://dentalpracticetransitions.henryschein.com/listing/CA2822/>

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NORTHERN CALIFORNIA

ALAMO - NEW LISTING - 13 years of goodwill in the heart of this very desirable town. 3 Ops in ~900 sq. ft. office. 2019 Revenue of \$642K on a 4 day work week with Eaglesoft PMS, 5 computer workstations, Digital X-Ray and IO Camera. Average age of equipment is 12-14 years and all in great condition. This office IS NOT in Delta's Network!! Don't miss this rare opportunity in this beautiful community. #CA2968- Jim Engel - 925-330-2207 <http://dentalpracticetransitions.henryschein.com/listing/CA2968/>

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

FAIRFIELD AREA - Great production numbers at this single-practitioner, high-traffic count GP location that shows as a high-end practice. Surrounding area in constant growth with new housing developments. 38+ years of Goodwill in a 3,000 sf office with 7 Ops, Dentrix, Digital sensors, intra-oral cameras, Digital CBCT/Pano and average age of equipment under 5 years. 1,800+ active patients, 23-25 NP/mo., with 8 to 10 Hygiene days/wk. Room for growth with specialties referred out. 2019 GR \$1.7M on a 36 hour work week, 2020 (COVID year) was at 80% of 2019 production and 2021 is on track to exceed \$1.75M. Seller may work back for a short time. #CA1824- Jay Harter 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA1824/>

FREMONT ORAL SURGERY - This great practice has a strong presence in the community, open since 1987. 4 Ops in approx. 2,000 sq. ft. with average age of equipment 7-10 years old. Digital X-Ray, Panoramic, nitrous oxide & IV sedation equipment included. Carestream WIN/OMS Software with 10 computer workstations and paperless charts in process of completion. 2019 Revenue of \$548,000 on a 3.5 day work week with very solid post-COVID recovery. Great upside opportunity for any Oral Surgeon looking to practice in this diverse, high-tech community. #CA2754- Jim Engel - 925-330-2207 <http://dentalpracticetransitions.henryschein.com/listing/CA2754/>

GREATER AUBURN - NEW LISTING - 4 Ops+Real Estate with 60+ years Goodwill. Dentrix, digital, soft tissue laser, and CEREC. Dentrix reports 1,100+ active patients in past 18 months, average 5-6 NP/mo. with 4.5 days hyg./wk. Room for growth with specialty procedures. 2019 GR \$632K on a 32-hour workweek. Not Delta Premier office. #CA2809- Jay Harter 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2809/>

GREATER FAIRFIELD AREA - GP practice+RE with an Associate in place. 4 Ops (with a possible 5th Op) in a desirable and growing area. 32+ years Goodwill, Paperless with Dentrix, digital x-ray, and intra-oral cameras. Seller reports over 1,200 active patients in the past 18 months, average of ~10 NP/mo. in past 12 months. 4-5 days of Hyg./wk. booked 6+ mo. in advance. Room for growth with specialties. 2019 GR \$714K, 2020 GR was \$566K, and 2021 is projected to produce ~\$610K. This practice does NOT participate with Delta Premier insurance and is a majority of PPO and out-of-pocket reimbursement practice. #CA2955- Jay Harter 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2955/>

GREATER LAKE TAHOE AREA - Outstanding general practice in growing resort community. 37+ years of goodwill, 1590 sq ft with 4 fully equipped ops, Softdent PM software at all workstations, fiber optics, Dexis Platinum digital sensors, IO cams, Adec and Pelton equip. 5 days of hygiene, 12-15 new patients per month. Opportunity to grow as most specialties currently referred out. 2019 Gross \$760K with even stronger post-Covid rebound. Real estate also available to purchase. #CA1715- Jay Harter 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA1715/>

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, Dentrix, 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 <http://dentalpracticetransitions.henryschein.com/listing/CA1713/>

LAKE TAHOE AREA - Wonderful resort area GP dental practice in an attractive building overlooking Lake Tahoe. 43 years Goodwill, 5 Ops (with a 6th plumbed), good opportunity to grow endo, implant, and ortho. 2019 GR \$600K on 22 hours/wk. #CA608- Jay Harter 916-812-0500

MILLBRAE - This great practice in the heart of the Peninsula has over 60 years of goodwill, 40 with the current owner. 2019 revenues of \$1,077,000 and recovered from COVID on pace for a record year. Strong cash flow and 6 days of Hygiene on a 4 day workweek. Datacom PMS with 8 workstations, Digital X-Ray, Film Based Panoramic and Waterlase Laser. Professionally designed interior with 5 Ops in ~1,600 sq. ft. Owner is willing to work back for a short period to insure a smooth transition. Only owner/operators need apply. #CA1139- Jim Engel - 925-330-2207 <http://dentalpracticetransitions.henryschein.com/listing/CA1139/>

NAPA COUNTY - NEW LISTING - General Practice located in a beautiful wine country town in Napa County. 7 Ops in a 2,088 sq. ft., stand-alone building. An inviting, warm, and friendly atmosphere with modern touches has seen generations of families in the community for over 37 years. GR \$1M+ with 7 Days of hygiene. Computerized throughout with Dentrix, Dexis Digital X-ray, including Sordex Digital/Ceph Pano. Out of network with Delta Dental! A C&B with a strong hygiene program and 12-16 NP/month. Highly desirable foundation, including the opportunity to grow keeping specialty work in-house. #CA2912- Gina Miller - 707-391-7048 <http://dentalpracticetransitions.henryschein.com/listing/CA2912/>

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, Dentrix 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 <http://dentalpracticetransitions.henryschein.com/listing/CA1745/>

OAKLAND - Incredible Goodwill of over 45 years in this Pill Hill area of Oakland, within walking distance of BART. 2019 Revenue of \$473K on a 4 day work week with Post-Covid recovery to \$590K in 12 months since reopening. 3 Ops in a 1,500 sq. ft. with Digital X-Rays and Digital Panoramic. Carestream PMS with 6 workstations, Intraoral Camera & Fiberoptics. Seller owns the stand-alone building and offering a great long-term lease. #CA2839- Jim Engel - 925-330-2207

PLEASANTON - NEW LISTING - Great location and beautiful office in the heart of this highly desirable community. 2019 Revenues of \$1.3M+ with 7 Ops, 5 equipped in ~3,200 sq. ft. with Dentrix PMS, Digital X-Ray, Digital Pan and Diode Laser. No need to add \$\$, this practice has everything! This won't last long, so apologies in advance if you miss out. #CA2891- Jim Engel - 925-330-2207 <http://dentalpracticetransitions.henryschein.com/listing/CA2891/>

REDDING AREA - Modern GP Practice in a busy part of town with 7+ years of Goodwill. 5 Ops, 4 equipped, Dentrix, 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. 5 days of hygiene/week. Most Specialties are referred out. 2019 GR \$558K on a 32-hour work week. 2021 on track to produce over \$620K. Seller can work back P/T if needed. #CA1742- Jay Harter - 916-812-0500

ROCKLIN/GRANITE BAY AREA - Impressive high-end 4 Op GP & Cosmetic (with emphasis on full-mouth cosmetic cases) practice in a desirable/affluent area. Great décor and open layout space in ~1,400 sq. ft. beautiful Condo suite, which is to be purchased with practice. 30+ years Goodwill in this paperless practice, Dentrix, digital x-ray, intra-oral cameras, CariVu system, iTero Scanner, and soft tissue laser. Dentrix reports 1,650+ active pts. in past 18 months, averaged 21+ NP/mo. in past 12 months, 8.25 days Hyg./wk. Room for growth in Endo, Perio, and Implant Placement procedures. 2019 GR \$1.6M+, 2020 GR was \$1.5M+ (2020 COVID year prod. was ~91% of 2019 prod., and 2021 is projected to have a record year at \$2M+prod.), all on a 36 hour workweek in which, in addition to Seller Dentist, an Associate also works 2 days per week. #CA2793- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2793/>

ROSEVILLE/CITRUS HTS. AREA - NEW LISTING - High retail and drive-by traffic 4 Op practice with 18 years Goodwill. Nice layout in ~1,600 sf professional & retail exposure building. MOGO Practice Management Software, digital x-ray, intra-oral cameras, and soft tissue laser. Software reports 1,300+ active patients in past 18 months, averaged 13 NP/mo., 5 days Hyg/wk., scheduled out 4 weeks in advance. Room for growth in hygiene and with most specialties referred out. 2019 GR \$613K, 2020 GR was \$600K (which represents approximately 98% of non-COVID year's GR), and on track to hit a practice record \$775K in 2021... on a 5 day work week. Seller will assist Buyer in transition. #CA2897- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2897/>

ROSEVILLE/CITRUS HTS. AREA - Highly established 6 Op practice in a high-traffic retail area. Efficient space layout in ~2,250 sq. ft. professional & dental office building, 13 years of Goodwill, SoftDent, digital x-ray, intra-oral cameras, and soft tissue lasers. Seller reports over 1,100 active patients in the past 18 months, averaged 26 NP/mo., 5 days of Hygiene per week, with Dr. scheduled out 2 to 3 weeks in advance. Room for growth with most specialties referred out. 2019 GR \$667K and 2020 GR was \$669K (in excess of prior non-COVID year), all on a short 21 hour work week. Seller will work back for up to 1 year to transition. #CA2749- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2749/>

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ROSEVILLE/ROCKLIN AREA - NEW LISTING

High production, high-end, 7 Op GP practice in a highly-desirable sustained growth area. Efficient space layout with plenty of glass/windows for a bright & cheerful space in ~2,700 sf office suite. 32+ years of Goodwill, Dextrix, Dexis digital x-ray, intra-oral cameras, Pano, Planmeca CAD/CAM System, and 3 soft tissue lasers. Dextrix reports 4,100+ active pts in last 18 months, averaged 44 NP/mo., 10-12 days of Hygiene/wk. (accounts for ~30% of total production). 2019 GR \$2.3M+, 2020 GR was \$2.2M+ (2020 COVID year production was ~96% of 2019 GR, and 2021 is projected at \$2.5M+ production), all on a 35-40 hour work week. Seller may work-back to assist Buyer, possible Lease with Purchase Option of the ~5,100 sq. ft. building with cash-flow tenant in place. #CA2770- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2770/>

SAN FRANCISCO PEDO - NEW LISTING

This drop dead beautiful office boasts 7 treatment chairs in 1,950 sq. ft. with 2019 revenues of \$953K and steady recovery since Covid shutdown. Practice Works PMS with 12 workstations, Digital X-Ray, Digital Pan & Nitrous Sedation. Average age of equipment is 10 years and even our best photos don't do justice to this beautiful office and seller willing to stay on for a smooth transition! #CA2953- Jim Engel - 925-330-2207 <http://dentalpracticetransitions.henryschein.com/listing/CA2953/>

SAN FRANCISCO - NEW LISTING

Beautiful Financial District practice with over 15 years of goodwill. 4 treatment rooms housed in 1,744 sq. ft. with Softdent PMS, Digital X-Ray, Digital Pan & IO Camera. 2019 FFS & PPO Revenue of over \$1.6M but declining since Covid shutdown. This is a Delta PPO office so no gap in revenue. Over 70 new patients per month will drive this practice to new heights with a motivated new owner. #CA2934- Jim Engel - 925-330-2207 <http://dentalpracticetransitions.henryschein.com/listing/CA2934/>

SAN JOSE - Beautiful West Valley practice established for over 35 years.

2019 GR of \$1.3M+ with Adjusted Net of 38%. 6 fully equipped Ops housed in 1,850 well-decorated square feet. Paperless Charts, Digital X-Ray, Digital Pan, CAD/CAM, and Diode Laser. Upscale Multi-Tenant office building near major shopping complex. Seller will stay on part-time if needed, but will work towards a very smooth transition. #CA1140- Jim Engel - 925-330-2207 <http://dentalpracticetransitions.henryschein.com/listing/CA1140/>

SAN MATEO - NEWLY ADJUSTED PRICE IMPROVEMENT!

This gorgeous family practice has been established for over 30 years in a densely populated, desirable location. Average \$1.4 M in Gross Revenue on a 4 day work week. This turn-key practice is fully equipped with state-of-the-art technology, including CEREC, Digital 2D/3D Pan, Digital X-ray, I-Tero Scan, Microscope, Laser, intra-oral camera, and Paperless with Dextrix. Spacious 2,226 sq. ft. suite with 5 Large Ops, dedicated long-term staff and patients. Seller owns the stand-alone building with patient parking and will offer a lease. COVID Safety updates include negative air intake in each roomy Op. Don't miss out on capitalizing on this full-service positive energy vibe practice. Retiring dentist is offering a smooth transition. #CA2596- Gina Miller - 707-391-7048 <http://dentalpracticetransitions.henryschein.com/listing/CA2596/>

SONOMA COUNTY - Priced below Market Value,

3-year historical consistency- Above \$1M Gross Revenue. Established location and Goodwill for over 30 years. Bread and butter practice referring specialty work out. Pre-booked-5 Days of Hygiene, digital X-rays, computerized throughout with Softdent, and Digital Pano. Working in 4 garden view Ops, approx. 1,155 sq. ft. with an opportunity to expand and join adjacent space (previously a dental office) approx. 1,580 sq. ft., 4+ plumbed Ops. Overall rent and expenses are low. Seller owns both suites with options to lease or purchase. Priced to sell quickly. The seller is available for support and a smooth transition. #CA2790- Gina Miller - 707-391-7048 <http://dentalpracticetransitions.henryschein.com/listing/CA2790/>

SONOMA COUNTY - 4 Ops in a spacious layout

located in the heart of the area off a main highway. Est. 22 years with 5-star Google reviews. Paperless with CEREC, Surgical Microscope, Soft tissue laser, and more. 2019 GR of \$782K with 6 days of Hygiene, 2020 production has normalized nicely post-COVID. Retiring seller, offering smooth transition and negotiable rent of seller-owned property. #CA2594- Gina Miller - 707-391-7048 <http://dentalpracticetransitions.henryschein.com/listing/CA2594/>

SONOMA COUNTY - NEW PRICE ADJUSTMENT!

Fabulous Family Practice serving the community with 32+ years Goodwill. Solo dentist owner with In-house specialists. 2019 GR \$2.3M+. Free-standing building 3,000 sq. ft. prime RE, highly visible located 1 hour N. of San Francisco. Averages 72 NP/mo. and 10 days of Hygiene/wk. 6 modern and high tech Ops with every amenity: Pano, Dexis Sensors, Intra-oral cameras, Laser, and Fully Paperless utilizing Dextrix. Expansive 20 room building, updated design and built by owner dentist. RE for Sale or Lease with practice purchase. Dr. is ready to retire and work back for a smooth transition. #CA544- Gina Miller - 707-391-7048 <http://dentalpracticetransitions.henryschein.com/listing/CA544/>

SONORA AREA - Loyal patient base and a long-term,

knowledgeable staff in this 5 Op practice in a desirable growth area. Over 74 years Goodwill in this partial-paperless practice, Carestream PMS, digital x-ray, intra-oral cameras, soft tissue laser, and a digital pano. 1,300+ active patients in the past 18 mo., averaged 14 NP/mo. in the past 12 mo., 8 to 10 days of Hyg/wk. (accounts for ~17% of total 2020 prod.) and the practice is booked out 6 weeks. The Hygienists have been laser-trained and certified. Room for growth in the Hygiene and keeping Ortho in-house. 2019 GR \$825K, 2020 GR \$659K (2020 COVID year production was ~80% of 2019 production, and 2021 is projected to have a record year with production thru 7/15/2021 reported at \$720K), on a 32-hour week. Building for sale with practice purchase. #CA2850- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2850/>

S. SACRAMENTO (GREENHAVEN) AREA -

Nice producing GP practice with Associate in place to assist in growth of this ~1,581 sq. ft., 4 Op practice in a professional building in a desirable socio-economic area. Over 32 years Goodwill in this paperless practice that includes Curve PMS, digital x-ray, intra-oral cameras, soft tissue laser, and a digital Pano/Cone Beam unit. Seller reports 1,200+ active patients in the past 18 mo., averaged ~10 NP/mo. in the past 12 months, 4 days of Hyg./wk., the practice is booked 6 months in advance. Room for growth with most specialty procedures being referred out. 2019 GR \$678K, 2020 GR was \$615K (2020 COVID year production was over 90% of 2019 production), and 2021 is projected to have a record year with production slated at over \$800K, all on a 32 to 40-hour workweek. This practice does NOT participate in Delta Premier insurance. #CA2741- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2741/>

VACAVILLE AREA - Highly established 3 Op practice

with 4th Op plumbed but not equipped. Attractive and efficient space layout in approximately 1,086 sq. ft. in a multi-tenant professional and dental office building, 45 years of practice Goodwill, Dextrix with 5 workstations, digital x-ray, intra-oral cameras, electric handpieces, all in a paperless office. Seller reports over 1,260 active patients in the past 18 months, averaged 5.5 new patients per month, room for Hygiene growth (Dr. completes his own Hygiene), and most specialties referred out. 2019 GR \$723K and 2020 GR was \$609K (approximately 84% of prior non-COVID year) on a 30 hour work week. Seller will work back to assist Buyer in transition. #CA2748- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2748/>

OUTSIDE OF CALIFORNIA

BIG ISLAND, HAWAII - 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 building. Excellent opportunity for growth. #HI1929- Russell Okihara - 619-694-7077

PORTLAND, OREGON - NEW LISTING

Great location and visibility on a major Portland thoroughfare. Solid practice with 20 years of goodwill, nestled within a Professional building. Office is sparkling clean, turn-key, and ready for a new buyer. Seller is available to assist with transition. 4 spacious ops with 1 add'l plumbed, currently used as storage. Dextrix, Cliniview, Panoramic X-ray, Laser, Digital X-rays, and IO camera. GR \$646K in 2019 with 50% Medicaid. #OR2757- Jessica Burbon - 503-332-6462 <http://dentalpracticetransitions.henryschein.com/listing/OR2757/>

SEATTLE ORTHO/PEDO - NEW LISTING

Looking for a high energy and entrepreneurial spirited buyer for this Ortho +Pedo practice located in a high-end neighborhood of Seattle. Office features a 2,240 sf fully equipped with 1 private, 1 semi-private and 2 open bay chairs. (this would be considered by a bank to be a modified start up). Equipment is from 2014 and is in great condition. Seller willing to stay on (long term or short term). Collected \$200K in 2020 on 2 working days a week. As of 9/21: Practice Collected \$346K. #WA2863 Jessica Burbon - 503-332-6462 <http://dentalpracticetransitions.henryschein.com/listing/WA2863/>

SEATTLE SUBURB ORTHO/PEDO - NEW LISTING

Stunning practice located in a beautiful building! Seller seeks motivated, energetic and entrepreneurial buyer who wants to take this practice and GROW! (Seller is open to bringing on an Associate, partner or a long term work back). Built out in 2014 with top of the line equipment, Paperless with Dextrix, and professionally designed. 2,915 sq. ft. with 4 open bay chairs, 1 surgical suite and 3 private Ops. Modified start-up. #WA2862- Jessica Burbon - 503-332-6462 <http://dentalpracticetransitions.henryschein.com/listing/WA2862/>

SOUTHERN OREGON - Beautiful and turn-key

office features all the bells and whistles. Located in a highly desirable area of Southern Oregon in a suburban growing community. Features 5 Ops, Paperless with EagleSoft, CEREC, Laser, and much more. Doctor is available to stay on for a mutually agreed upon transition prior if buyer desires. 2020 Collections \$1.5M. #OR2688- Jessica Burbon - 503-332-6462 <http://dentalpracticetransitions.henryschein.com/listing/OR2688/>

SOUTHERN OREGON - 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 <http://dentalpracticetransitions.henryschein.com/listing/OR2574/>

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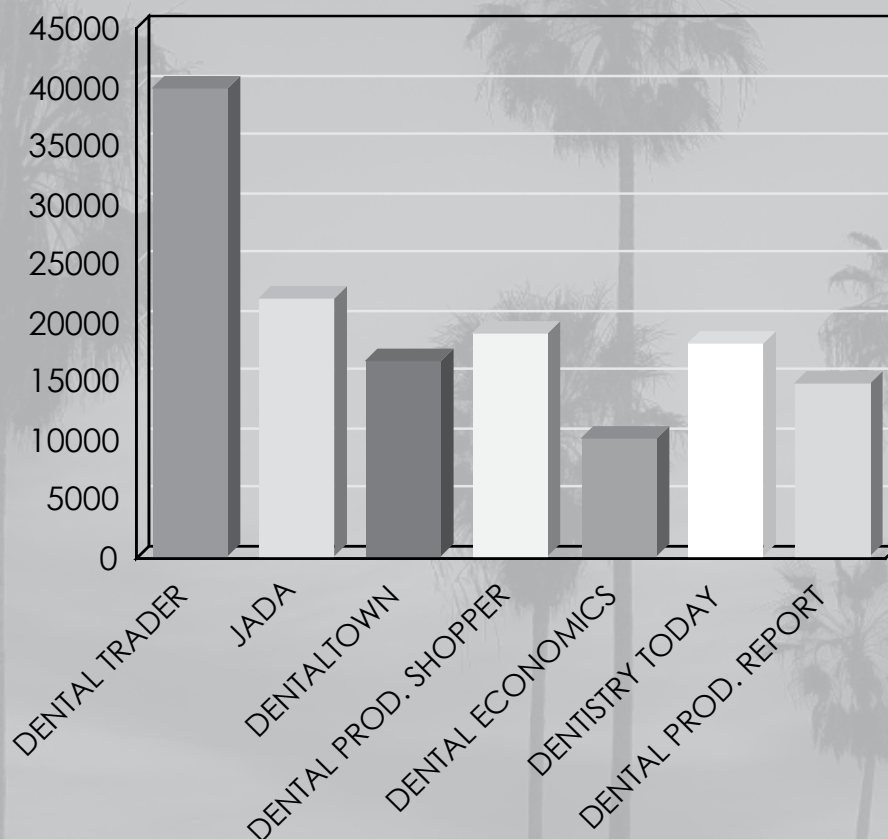
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Central Coast endodontic practice collects \$550,000/yr with a net income of \$350,000/yr. Strong referral base. 4 ops, digital, CBCT. Asking \$350,000. Call Kurt Skarin at 805-777-7707

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Successful dental practice for Sale. Recently remodeled with brand new equipment. Real estate also for sale. 5 operatories, a surgical room, upstairs laboratory, 20+ years of goodwill. Specialty (prosthodontics, implants and general practice. Located in North Upland on Foothill Blvd. Michael Makabeh -Peak Commercial 310-994-3564

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LOS ANGELES/VENTURA/KERN COUNTY



GLENDALE - NEW LISTING

PPO/Fee for Service - general dentist's practice that collected \$1,724,626 with a seller's net of \$651K in 2021. 4 eq. ops. in a 1,589 sq. ft. suite located in a professional medical building. 42 Years of community goodwill. Rent is \$5,536/month. Established & reliable staff. Bright, clean, streamline suite with large windows that offer 5th story views. 6 days a week of Hygiene between 3 hygienists. CBCT, Eaglesoft, Digital X-rays, & Intra Oral Cameras. This is the practice that you've been waiting for!

HACIENDA HEIGHTS - UNDER OFFER, BACK UP OFFERS ENCOURAGED

3 eq. ops. and 1 plumbed not eq. op. in a 1,100 sq. ft. suite located in a two story, professional building on the corner of two very busy streets. Rent is very reasonable at \$3,000/mo. **60+ Years of Goodwill. Retiring Seller** that currently works 2.5 days a week w/ 2-3 days a week of hygiene. **High pride of ownership. Projecting \$316,062 for 2021. \$150,000!**

LA MIRADA

5 eq. ops. in a 1,365 sq. ft. suite located in a professional building on one of the busiest streets in the area. **Retiring seller** that currently works 4 days a week. Low Overhead; Rent is \$2,878/month and includes utilities. 17+ Years of Goodwill. **Stable practice** that does not have any advertising in place. Collected \$238,169 in 2019, \$228,710 in 2020, and is Projecting \$241,566 for 2021. **\$182,500**

LANCASTER - NEW LISTING

4 eq. ops. in a 1,470 sq. ft. suite located in a busy, single story, strip center with excellent visibility and signage. **24 Yrs of Community Goodwill.** Rent is only \$2,542/month - **Low Overhead!** Solid Patient Base. Projecting \$365,548 for 2021. **\$269,500**

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LOS ANGELES (90022) - NEW LISTING

4 eq. ops. in a 1,320 sq. ft. suite located in a single story, professional building convenient to the **60 freeway.** Established as a dental practice for 45 years. **Rent is only \$1,326/month. Retiring Seller** is an Endo but the practice has GP charts (included but not guaranteed). The practice has been closed since February 2020 due to covid. Office Manager and patients are ready to get back to the practice. **\$79,000!**

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LOS ANGELES (90048)

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 \$2,900/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 and has the potential to be open more. **Collected \$469,634 in 2019 and \$335,015 in 2020. \$199,500!**

MARINA DEL REY - NEW LISTING

4 eq. ops. in a 1,250 sq. ft. suite located in a two story, professional building with excellent visibility on a main street in the heart of Marina Del Rey. **Location established as a Dental Practice since 1994.** Rent is \$5,891/month. Leasehold Improvements and Equipment Only

TORRANCE - NEW PRICING

This is one of those "finds" in one of the prime areas of Los Angeles county. 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 of \$1.2M+.

TORRANCE GP & REAL ESTATE

7 eq. ops. in a 2,500 sq. ft. suite that offers charm and character. Great visibility, signage and curb appeal. **50+ Years of Community Goodwill.** Dentrix Software, Intra Oral Camera, Digital Xray, Hard/Soft Tissue Laser, and more... Long term staff in place that will assist with transitioning. **Retiring Seller.** Amazing growth potential!

SAN BERNARDINO COUNTY**RANCHO CUCAMONGA**

Seller was so successful at this busy location that he outgrew the space and needs to relocate. **3 eq. ops. in a 1,100 sq. ft. suite** located in a frequented, single story, **strip center off historic route 66.** Established as a Dental practice since 2018. **Rent is ~\$3,600/month** and the landlord is easy to work with. Dentrix Software, Digital Xray, Chairs that are ~1.5 years old, Deliveries, Compressor/ Vacuum, and more stays. Leasehold Improvements & Equipment Only

REDLANDS - UNDER OFFERS

7 eq. ops. in a 2,200 sq. ft., recently remodeled suite located in a single story building with excellent exposure and signage. Rent is \$3,000/month. 13 Years of Community Goodwill. Attracting on average 45 new patients/month. Dentrix Software, Digital Xray, Intra Oral Camera, and equipment that shows pride of ownership. Solid staff that will aid in transitioning to a new owner. **Projecting \$863,683 for 2021!**

SAN BERNARDINO - UNDER OFFER, BACK UP OFFERS ENCOURAGED

4 eq. ops. in a 1,500 sq. ft. suite located in a community established Medical building on the corner of two busy streets convenient to the 10 freeway. 37 Years of Goodwill. **Retiring seller** currently works 3.5 days/week. **Low Overhead!** Collected \$324,258 in 2019, ~\$275,000 in 2020 and is Projecting ~\$345,323 for 2021. **\$165,000 - Negotiable**

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ANAHEIM - UNDER OFFERS

3 eq. ops. & 2 plumbed not eq. ops. in a 1,431 sq. ft. suite located in a single story, medical plaza convenient to the 91 freeway. **Densely populated area.** 27 Years of Community Goodwill. **Retiring Seller** currently works 4 days/week. **PPO/CASH Income Stream.** Dentrix Software, Intra Oral Camera, and Digital Xray. **Suite shows great pride of ownership! Low Overhead.**

HUNTINGTON BEACH - NEW LISTING

4 eq. ops. in a 1,200 sq. ft. suite located in an extremely busy, single story, strip center. **39 Years of Community Goodwill.** Seller has **exclusive in the lease.** **Retiring Seller** currently works 5 days/week with 3 days/week of hygiene. Long term staff in place. Easy Dental Software, Intra Oral Camera, Digital Xray+ **Projecting \$384,857 for 2021.**

NEWPORT BEACH - UNDER OFFER, BACK UP OFFERS ENCOURAGED

3 eq. ops. in a 1,200 sq. ft., efficiently designed, bright, clean suite located in a two story professional complex close to the beach and all the **amazing amenities that Newport Beach has to offer.** Landlord is easy to work with and the rent is currently **\$2,200/month.** A true must see to appreciate! Leasehold Improvements & Equipment Only.

ORANGE

3 eq. ops., 4 plumbed not eq. ops., and a plumbed open bay that can accommodate 3 chairs in a 2,775 sq. ft. suite located in a single story, free standing building with 12 parking spaces. **Retiring seller** will offer the 1st right of refusal on the building and negotiate a new lease ~\$5,400/month. Suite was remodeled in 2005 and has Open Dental Software, Digital Xray, Intra Oral Camera, and more. Approximately 200 patient charts included but not guaranteed. Untapped potential, Room for growth and would make a great multi-specialty practice!

ORANGE COUNTY FULL SERVICE LAB - NEW LISTING

Unique Opportunity to own a successful Full Service Dental Lab in Orange County. Excellent visibility and location. Well run, established Lab with a stable income stream. Approximately 150 referral sources. **\$500,000**

ORANGE COUNTY PROSTHODONTIST - NEW LISTING

Board-certified Prosth is seeking an equally capable board-certified Prosth to purchase his practice. Highly reputable practice. On-site removables lab technician. Candidates should have a high level of clinical capability in completing complex prosthodontic cases, placing implants and managing the periodontal health of patients. The buyer should also have a high degree of business acumen and highly capable of marketing to referring general dentists. 2 days of hygiene per week along with an established staff are also part of the business. Buyer will be generously rewarded by a high caliber staff, trusting patients / referring dentists and a highly profitable business.

PLACENTIA - UNDER OFFER, BACK UP OFFERS ENCOURAGED

4 eq. ops. in an immaculate, beautifully designed, 1,905 sq. ft. suite located in a single story, strip center with amazing visibility and monument signage on one of the busiest streets in Orange County. Rent is only \$3,310/month. **35+ Year of Community Goodwill.** Solid, Generational patient base that accepts suggested treatment plans. 5 Star Google and Yelp Reviews. **Retiring Seller** currently works 4 days/week. Collected \$680,684 in 2019, \$564,932 in 2020 (closed 2 mos) and is Projecting \$570,637 for 2021.

SAN CLEMENTE

3 eq. ops. in a spacious suite located in a community established Medical building. Convenient to the 5 freeway and local shops/restaurants. The suite offers plenty of natural light and Ocean Views! Seller currently works 4 days a week. Rent is only \$4,724/month! 80% Insurance and 20% Cash Income Stream. **Collected \$625,415 in 2019, \$554,683 in 2020, and Collected ~\$628,065 for 2021. \$500,000!**

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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 work space 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.**

RIVERSIDE COUNTY**LAKE ELSINORE - NEW LISTING**

3 eq. treatment rooms in a 1,800 sq. ft. suite located in a single story, retail center with phenomenal street exposure. 21 Years of Community Goodwill. PPO/CASH practice. Practice has the potential to grow with more Doctor days a week and advertising. Solid staff. \$130,000!

NORCO - NEW LISTING

2 eq. ops and 2 plumbed not eq. ops. in a well-appointed, 1,260 sq. ft. suite located in a single story, busy center on a major street with excellent visibility and plenty of parking. All treatment rooms are wired for digital. Established as a Dental practice for 15+ years in this growing, family oriented, traditional, community convenient to the 91 and 15 freeways. Low Overhead and a \$2,905/month exclusive lease. All major equipment and dental instruments included. Experienced office manager open to working with the new owner. Turn-Key! Leasehold Improvements and Equipment Only

SAN JACINTO - \$44,888!

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. **Seller will consider any reasonable offer.**

TEMECULA

4 ops. in a 1,800 sq. ft. suite located in a two story medical building convenient to the 15 freeway and close to all area amenities. **Beautiful area to live/work.** Rent is \$3,500/month. Digital. Same w/ Eaglesoft, Intra Oral Camera, Picasso Laser and more. **Retiring seller** that currently works 4 days a week. 19 years of community goodwill. Excellent online reviews. **PPO Insurance/ Cash Income stream.** Solid staff.

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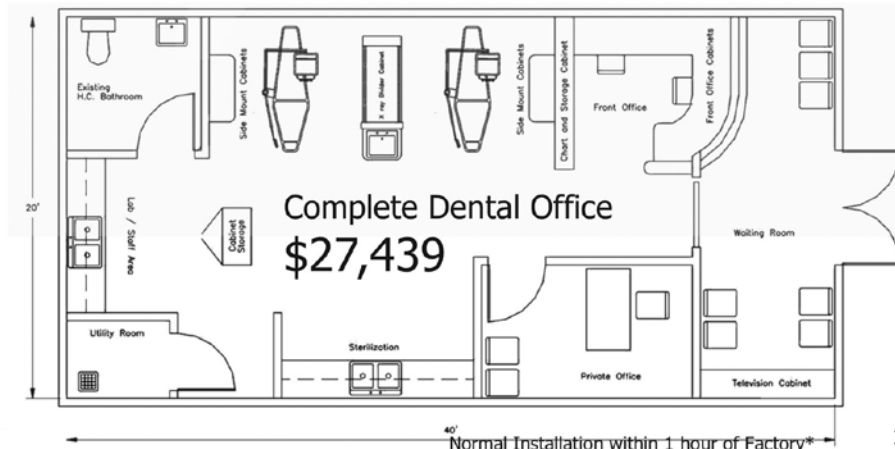
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RANCHO CUCAMONGA - Boutique PPO/FFS Practice. 3 Ops. Great reputation. Rev \$490K

LOMA LINDA - Family practice of retiring dentist. 5 Ops Rev \$491K

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Featured Practice **Beverly Hills - \$3,000,000**

This is your dream practice, Make over \$1M a year. Eaglesoft, Schick, Trios, CBCT, Microscope, Trios. Seller will teach you his special marketing secrets. This office has great view and hosts most specialties in-house.

West Covina: 35 year practice, fully digital in a retail strip center. Lots of activity, great parking room to grow. **Sold Sold Sold**

Orange County: Want to be next to Starbucks and McDonalds with great parking and an awesome office? This is the location. Its a great 4 op office with Eaglesoft/Schick and Cerec room for CBCT. Ground floor retail. Ready for sale now. **Price reduced.**

Valley Village: Well designed office in a great area of North Hollywood, located in a retail center with active business neighbors. 3 treatment rooms and digital sensors. Opportunity and Location.

Calabassas: Incredible upscale office with more than 2200 sqft. 5 Ops and with room for expansion to at least 7. Great private office. Newer equipment in modern building. Dentrix and Dexis. Just under \$900k in collections. Ground floor, and street signage gives you a great marketing boost. No L.A. City TAX.

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

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

Westlake Village: Real estate included. Perfect size 2300 sqft office with six well equipped treatment rooms. Fully digital CBCT(3D), Cerec, and many more high tech items, well respected, well rounded Dentist in this Georgios office. Over \$1.1M in collections. Adec and Midmark equipment.

Porter Ranch: Over 3000 sq ft of perfect office, you cant build this office for what you will pay. Over \$900K in collections. Adec equipment in a mixture of private and double entry treatment rooms. CadCam, digital, CBCT and more. Don't Snooze on this one.

Calabasas: 4 Treatment rooms in a newly renovated office, 3 equipped., Street exposure, tons of free parking. Close to food and much more. Open Dental, Dexis, Pano, NO L.A. city TAX. Electric hand piece, dual monitors and more.

West Hills: Ortho Office – Spacious, elegant office with great views. 5 treatment areas, two enclosed rooms, digital pan and Eaglesoft over \$350K on 1 day a week.

Encino: 4 treatment rooms, great view over-looking valley. Digital sensors. Great production and reasonable overhead.

Long Beach: 5 op's in stand alone building, room for more, over 2000 sq feet. All digital over 30 years and great rent, with high visibility.

Santa Clarita: 4 ops room for more fully digital in retail strip center. Easy dental software. Over 30 years at this location. **Sold Sold Sold**

Newbury Park: 4 Treatment rooms, Over 1500 sqft, fully digital, Dentrix software. Currently 2 days a week. Upscale office in a upscale building. First floor free parking.

New Listings

Marina Del Rey – 3 treatment rooms in upscale office with large private office in great building and great location. Eaglesoft software and great views

Camarillo – 5 Ops in a well laid out office, room for more. Great rent, digital sensors and Practice Works.

Valencia – Great revenue, Fully digital, Adec equipment, OWN YOUR OFFICE – No more rent. 5 treatment rooms. THIS WILL GO FAST!!!

Beverly Hills - 6 treatment rooms, retiring dentist, Fully digital. Great rent with Wilshire views. Great rent.

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Beverly Hills
Marina Del Rey
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West Hills - Ortho listing
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Southern California Listings:

Orange County / Brea - 5 Ops / 1200 Sq ft Office in Shopping Center with Major Anchors: Home Depot and Walmart. 24 Years Goodwill. 4 Dentist working days with **1 Associate** 2020 Gross - **\$600,000 PRICE \$520,000**

Orange County / Santa Ana - Major Shopping Center Location \$500,000 Collections, 5 Operatories 4 Equipped, 1570 Sq Ft

Los Angeles / Pico Rivera - SHOPPING STRIP LOCATION! Low rent seller on track to collect \$240,000 this year. 4 Ops in a busy shopping center **PRICE: \$165,000**

Los Angeles - Glendale / Montrose - 6 Ops / 3320 Sq Ft. PPO and Cash only office seller works only 2 Days a week. Fully Digital office 10 years goodwill. 2020 Gross \$431,000 **PRICE: \$275,000**

Los Angeles - Real Estate Whittier - 6 Operatories 2100 Sq Ft. Located on the busy strip of Whittier Blvd this office is open only 4 days a week with 1 associate collecting \$500,000. **Practice Price \$500,000 Real Estate Price \$1.5 Million**

Inland Empire / ASSOCIATE RUN! Rancho Cucamonga - 4 Ops / 3 Plumbed and Equipped. 2021 YTD Jan-Dec \$330,000. Great opportunity for any dentist! **Price - \$270,000**

Inland Empire / Fontana - Shopping Strip! Low Rent Fully up to date office with Implant, Endo, and Fully Digital Office. **PRICE \$120,000**

Inland Empire / Pomona - 3 Ops / 1020 Sq ft. 21 Years goodwill. Seller only working 4 days a week. Fully digital beautiful office. 2020 Net - \$101,534 / 2020 Gross \$245,534 **PRICE: \$165,000**

Inland Empire / Riverside - Hispanic Shopping Center Location, Beautiful office fully digital 4 Ops Grossing \$600,000 annually. Low rent and heavy foot traffic, a must see! **Price \$600,000**

San Diego / La Mesa - 4 Ops Seller only working 2 days a week. Shopping strip location / PREMIUM Location Cash and PPO office only. Fully digital **PRICE: \$260,000**

San Diego / Fallbrook - Cerec and Fully digital office seller Retiring NET TAKE HOME \$150,000 a year on 3 days a week **PRICE: \$350,000** Cash and PPO Office only!

Northern California Listings:

San Francisco - 4 Ops, 2100 Sq Ft, 700,000+ Gross Average. \$13,000 Cap Check! Seller looking to retire or help stay on for 2 - 3 Years. Low Rent, Great Office! **PRICE: \$475,000**

Fremont - Facility Only HOT Location with 4 OPS turn key ready to go, fully digital 1200 Sq Ft Low Rent **PRICE: \$120,000**

Fremont - Shopping Center Location, lots of traffic and close to schools! Low Rent - \$2499!! 3 Ops Seller Retiring **PRICE: \$175,000**

Hayward - 4 Operatories 4 X ray Machines state of the art office! Beautifully renovated office, Low Rent - \$3200 + NNN. **Price \$100,000**

Vacaville / Sacramento area - 2020 Gross - \$350,000 During Pandemic and closed 3 months. 2019 Gross - \$390,000. Great dental office fully digital with Seller currently has 2 associates working with them and is looking to retire. 17 years good will Office open 4-5 days a week. **Asking Price: \$300,000**

Central California Listings:

Selma / Fresno - Shopping Center Location! 4 Operatories / 3 Plumbed and Equipped. One X Ray room. Large Digital office 2000 sq ft with low rent \$2587 Including NNN. Doctor only working 4 1/2 days a week. **Asking Price \$200,000**

Real Estate Bakersfield - DENTAL REAL ESTATE FOR SALE - Large Dental Building around 1500 Sq Ft. 8 parking spots. 4 Operatories, 3 Plumbed and equipped. Seller motivated to sell. **Asking Price \$420,000**

More listings on:

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- (B) LA near 405 /10 GP/SPECIALIST WANTED JOIN existing PEDO/ORTHO to, form NEW Group Capable to borrow 1.5 million each to join Pedro who now does one million plus to buy a Practice grossing near Two million (who refers out a ton of Specialist work) netting one million, Talented GP would own 2/3 of GP and Speciality other than Pedro/Ortho and Pedro would own 1/3 of general and specialty plus his own Pedro Ortho practice and give his GP patient to GP and moms and dads not referred by outside DDS who must be referred back to referring DDS. The plan is to join two practices grossing near \$3,00,000 Buying 4500 to 6000 sq ft Building with 3 doors one to GP, one to pedo/ortho and one to specialty/Prosthodontics/Endodontist. own 50 50 or if Specialist Prosthodontist/ Implantologist/Endodontist. wants to invest in costly 5 or 6000 sq ft building 1/3, 1/3 1, 3 near to 405 and 10 intersection Rainmaker/ Pedro/Ortho Either wants to own 1/3 to 1/2 of building current interest point .9% first yr; 3% yrs 2 to 10 and if not paid off by then 5% 11 yr to 20 yrs lowest in history. NDA required Financial Statement and Resume, Banking affiliation must give. \$500,000 down collateral by their share of practice Preferred Group members will have an existing practice near 405 and 10 --object to payoff building in 10 years and sell off 2/3 of practice and keep 1/3 until 75 to 80 working 2 to 3 day a week in comfortable Retirement or semi retirement. your ideas welcome CALL TOM FITTERER PPS**
- (C) REDLANDS PRACTICE AND REAL ESTATE** Grossing \$900,000 2.5 days/wk merge candidate for some one that does not like high rent. in Redlands. Modern Beautiful HI Visibility Office can do 2.5 to 3 million with right operator. Requires NDA RESUME Financial Capabilities--Practice room for 2 DDS's with 2 million Goal Real Estate mortgage 3800 plus easy balloon to pay in ten yrs. Best interest in history .9% 1st yr; 3% yrs 2 to 10; 5% - 11 to 20
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- (F) GOLD MINE KERN CTY RESORT CITY SHOPPING CTR GR 1.4 PPO refers M-Endo, OS, perio surg, Implants, Denti-Cal, Ortho.**
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- (I) Banning Retirement Seller does \$250,000 nets \$200,000**
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COVINA est 27 yrs. 14 ops, 9 equipped. 6 never used. Grossing near \$400k. 2,400 sq.ft. Seller refers as much as she does. Seller will work back. Low overhead. F.P. \$456,000.

CULVER CITY ESTB 1950, SELLER 1979, Gr 2019 853K, referred 148 cases incl 55 Endo; 28 perio; 60 OS & Implants five star DDS Merger candidate

KOREATOWN -- RETIREMENT Est 20 yrs 10,000 charts Lo overhead, No Denti-Cal PPO CASH BUS Gr 250,000 wk 5 days FP Only \$150,000.

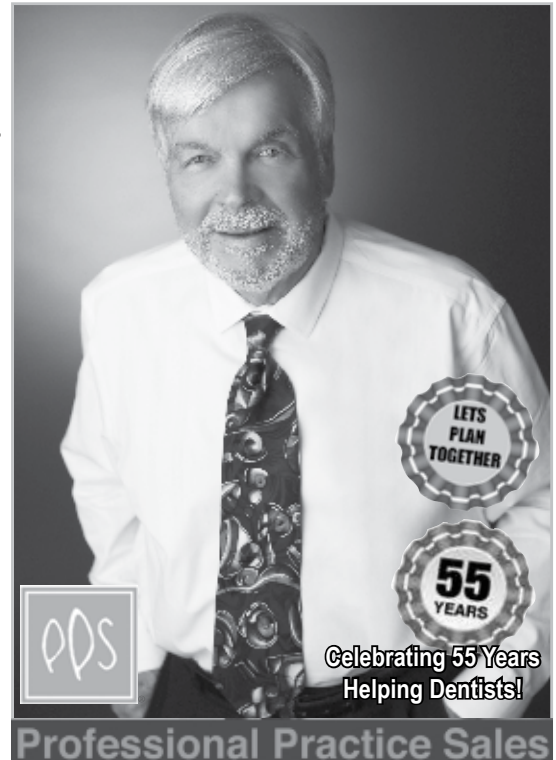
LADERA RANCH Beautiful 4 ops will do a million Shopping Center Reasonable

PALM DESERT SEMI RETIRE Hi identity on 111 Estb 2007 PT 2 days gr \$300k one terrif bi ling staff, low rent semi retire \$165,000 latino's, WOW RETIRE TO BEAUTIFUL DESERT (PALM DESERT) work an easy 3 days and Net \$150,000.

RIVERSIDE FREEWAY LOC #215 HI VIS REAL ESTATE VISIBLE "IMPLANT FAMILY DENTAL CENTER" 250,000 AUTOS PASS DAILY DENTAL OASIS

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