

THE Dental Trader

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So. Calif. Edition

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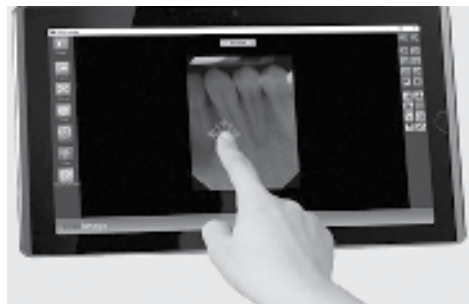
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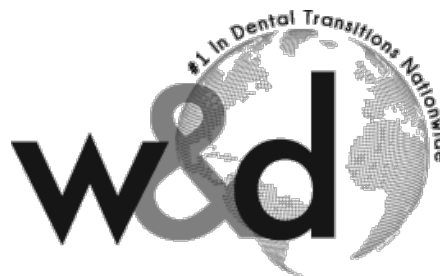
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Associateship opportunity in San diego Clairemont / Balboa Area, Please contact at 858-922-3762.

General dentist for Moreno Valley office P/T call Irene (951) 807-3078 icsmilesdental@yahoo.com

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FRESNO COUNTY

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KERN COUNTY

BAKERSFIELD #29 - (4) op computerized G.P./ (3) ops eqt'd (4th) plumbed. Cash/PPO/HMO/Denti-Cal Pt Base. Monthly Cap Ck. approx. \$3.5K. Digital X-Rays. Gross Collect. \$500K+. Refers out Ortho, Diff O.S., Diff Endo & Implant Placement. Seller does no advertising. Low Overhead, High Net. Seller retiring. **SOLD**

BAKERSFIELD #30 - (4) op comput. G.P. that practices full body health. Located on the highly desirable southwest side of Bakersfield, in a shop ctr. store front, on a main thoroughfare, w exposure/visibility/signage & parking. Boutique built out facilities & furnishings. (4) ops of newer equipt. w digital x-rays, Dentrax software, & Denta Max digital system. Cash/Ins/PPO pt. base. No HMO & No Denti-Cal. Annual Gross Collections \$525K to \$550K on an easy (3) day week. Seasoned staff and (20+) years of Goodwill. Refers out all Endo, O.S., Perio, Ortho, and Pedito. Does No Advertising. Adding Advertising, more hours, and keeping Specialty work in house will make this practice flourish. Seller retiring and is moving out of state, but will assist with a transition. **NEW**

L.A. - KERN COUNTY LINE - BE YOUR OWN LANDLORD!
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.

BELLEFLOWER - (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. \$2.1M in 2019 & has been slowly but steadily rebounding towards Pre-Pandemic numbers. Cash/PPO only. No HMO & No Denti-Cal. Newer equipt, 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. **SOLD**

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. Dentrax 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. **PENDING**

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.

PALMDALE - 4 op computerized G.P. with (25) years of Goodwill. Pt. base is Cash/Ins/PPO & kids Denti-Cal. Digital x-rays & Dental Soft 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. Motivated Seller is retiring, but will help transition. **NEW**

SAN FERNANDO VALLEY PERIO PRACTICE - Long established Periodontal Practice located in a higher end, centralized area of the San Fernando Valley. The Practice was established in (1968) & the present Periodontist has practiced there since (1988) first as an Associate & then as the Owner. The Practice is located in a well know Professional Bldg., on a major thoroughfare, with easy fwy access. There are (5) eqt'd ops, & the practice is eqt'd with digital x-rays. The Seller works an easy (4) day week and there are (5) days of Hygiene. 2021 Collections were \$725K+ with an Adjusted Net Income of \$445K+! Patients are Cash/Ins & PPO with No HMO & No Denti-Cal. The practice offers Implant Placement & various Periodontal Procedures & Surgeries. The lower overhead office has a seasoned staff. The Seller is retiring, but he is willing to stay on to mentor, introduce, and help with a smooth transition. **PENDING**

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- Medical/Dental Bldg. Sales & Leasing
- Practice & Equipment Financing
- Pre-Death and Disability Planning
- Locate & Negotiate Dental Lease Space
- Pre-Sale Planning

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 small amount of Denti-Cal. 2021 Collections were approx. \$500K. **BACK ON THE MARKET**

WOODLAND HILLS ORTHO/PEDO - (4) op Ortho/Pedo. Located on the 1st floor, end cap, with street frontage, exposure, & visibility. CASH/PPO/Denti-Cal. 2021 collect. \$369K+. Digital X-Rays & new Pano. Seller retiring but willing to stay to do Ortho and/or Mentor. **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

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RIVERSIDE COUNTY

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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.

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**

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Associate Dentist Needed in OC Orange County. Great compensation (Base + %). Send resume to: dentistsearch@gmail.com

Looking to buy GP office in LA. Preferrably with 7 + ops and over 1 M + in collections. Email implants90210@gmail.com

Dental office space for rent on Las Tunas Drive, Temple City. Flexible. Please call 626-818-0633 Dr. Chang

Granada hills 25 yrs dental office 4sale, good location, 2 operative rooms, low rent, ask \$70k, 818-363-6776

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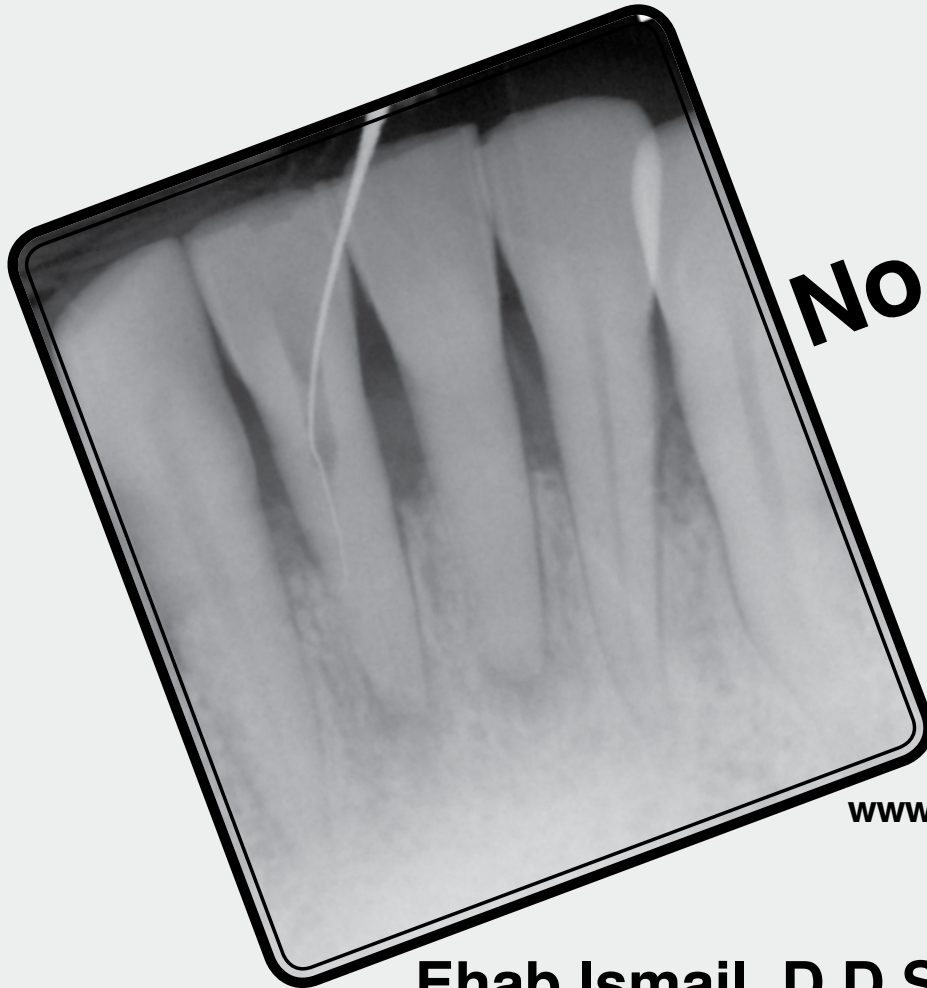
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DA/RDA Needed full time for West Covina office. Call 626-919-7707 to inquire. Email resume to gregrobinsdds@gmail.com

FOR SALE IN WESTLAKE VILLAGE – GP w/ 5 eq. ops. in 2 story med/dent plaza. Projecting \$758K in 2021. Contact California Practice Sales at 714-639-2775.

KEEP WISDOM TEETH/IMPLANT SURGERY IN-HOUSE Spanish speaking Denti-Cal USC GP will bring everything. Molar9Q@gmail.com

CENTRAL COAST GP FOR SALE - 8 Ops, Digital, Paperless, Pano, Laser. 2021 GR \$2.4M. HSDPT- Ben Sapir 310-596-0961 #CA3157 <https://dentalpracticetransitions.henryschein.com/listing/ca3157/>

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Los Angeles County

Canyon Country: Collections ~ \$232K

- Seller Retires. Mostly Cash/PPO.
- Strip mall. 2 eq.ops + 1. Low Rent.
- 1 doctor + 1-2 staffs. Low Overhead.

Cerritos – Excellent location.

- 2022 Projections ~ \$265K
- Large shopping center. 3 equipped ops.
- Insurance: PPO/Cash/Cap/Denti-Cal

Cerritos – Reduced Pricing!

- **Asking \$85K (\$105K) or Best Offer!**
- Equipment and Leasehold only
- Retail ctr off CA- 91 w/anchor stores.
- 1,000 sq.ft., 4 eq. ops. Fair rent.

Diamond Bar: Grossed ~\$737K

- Long term pt base. All Cash/PPO
- Doctor does mostly bread & butter dentistry w/ hygienist.
- Doctor sees 8-10 pts/day.
- Professional suite. 6 eq.ops.

Inglewood – 2022 Projections ~ \$900K

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

Long Beach: Gross ~ \$350K

- High quality general & cosmetic dentistry
- Denti-Cal ~ 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.
- Beautiful & spacious office. 6 ops.

Van Nuys: Gross ~ \$269K. ALL Cash/PPO

- Large strip mall at a corner lot.
- Off Freeway-405, 2 ops. + 1 plumbed
- Reasonable Rent. Potential for growth

South Whittier: Price Reduction!

- **Asking \$90K (\$125K)**
- Starter practice with bonus of pts.
- Strip mall. Corner lot. Low rent
- Beautiful office. 5 equipped ops.

Stanislaus County

Stanislaus County: New Listing!

- In the vicinity of Ceres, Modesto, Oakdale, Riverbank and etc...
- Grosses \$1.5 M mostly Cash/PPO
- Associate Run Practice
- Large retail center. 7 - 9 ops.
- Long term staff and many years of goodwill.

Orange County

Anaheim - Grosses ~ \$290 - \$300K

- Strip mall, close to Knott Berry Farm
- 3 eq. ops. + 2 add'l plumbed.
- ~ 50% DentiCal, ~ 50 % Cash/FFS
- Nice staff. Fair Rent. Low overhead.

Anaheim – Equipment and Leasehold

- Asking \$135K or best offer!
- Strip mall, minutes away from I-5
- ~2,200 sq.ft. 5 eq. ops. + 1 plumbed

La Habra – Grosses ~ \$271K.

- Seller retires. All PPO/Cash
- Refers out RCT, implant placements, OS and advanced perio.
- Corner lot on main street.
- 4 equipped ops. Reasonable Rent

Santa Ana – Price Reduction!

- **Asking \$99K (\$125K) or best offer!**
- Annual collections ~ \$230K
- Strip mall. 5 equipped ops.
- All PPO/Cash. Associate Run

Orange – 2022 Projections ~ \$460K

- Excellent location: Large shopping plz.
- 3 equipped ops., ~ 1,200 sq.ft.
- Long term patient base/staff.
- Mostly PPO/FFS.

Westminster – Projections ~ \$600K

- Shopping Plaza in the heart of Westminster, close to Fountain Valley.
- Mostly PPO/Denti-Cal
- Associate Run. 4 eq. ops.

Riverside County

Murrieta – Grosses ~ \$911K.

- Seller retires. High profit margin.
- ~ 70% PPO, ~ 30% Denti-Cal.
- Production from 1 doctor & hygienists.
- Professional suite. 5 eq. ops.

Norco – Equipment and Leasehold

- **Asking \$85K!**
- Beautiful shopping ctr, close to I-15
- Just built ~ 5 yrs ago. ~ 4 eq. ops.
- Equipment include chairs/CBTC, etc.

Imperial County:

El Centro - general & specialty practice

- ~50% Denti-Cal & 50% PPO/Cash
- Ideal for large corporations/ government funded establishments

Practices Wanted:

High production PPO/Cash Practices
 Practices in Diamond Bar & Upland
 Pediatric Practices
 Starter Practices at Good Locations

Northern California

Daily City – Collections ~ \$410K

- 4 equipped ops. Reasonable rent
- Single standing bldg. on main street.

East Bay Area – Pediatric Practice

- **Grosses ~ \$750K**
- Surrounding areas include Castro Valley, San Leandro, Oakland ...
- Mixed Insurance. Many Denti-Cal pts.
- Front street location. 5 eq. ops.

Livermore: Asking \$270K

- Selling for family/health reasons
- Well run practice w/+20 yrs goodwill
- **Grosses ~ \$369K. FFS/PPO Only**
- Strip mall. 4 eq. ops.

Milpitas – New Listing!

- Seller retires. Grosses ~ \$278K
- Part time practice.
- Mostly Cash/PPO
- Shopping plaza. 3 eq. ops. +1

San Bruno – Collections ~ \$1.5 M

- Seller retiring. High profit margin
- Long term patients.
- Corner lot w/private parking spaces.
- Just renovated. 6 eq. ops. Low Rent.

San Jose – Grosses ~ \$255K

- Doctor does mostly general dentistry
- Close to Freeway - 680. 3 ops.
- Opens 3 days/wk with 2 staffs.
- A Spanish speaking doctor will be at an advantage at this office.

San Jose – Price Reduction!

- **Asking \$50K (\$70K)**
- **Equipment and Leasehold Only**
- Large shopping plaza off CA -130.
- 3 ops. Equipment in good condition

San Jose – 2 practices for sale

- Office #1 - Collections ~\$390K
- Retail Center - 5 ops. Rent ~\$4,800
- Office #2 - Collections ~ \$608K
- Retail Center - 5 ops. Rent ~\$8,300
- Both are ~50% Denti-Cal; ~50% Others
- Close to East San Jose & Vietnam town.

San Rafael - Grossed ~ \$600K

- Mostly PPO/FFS. Opens 4 days/wk
- Family practice & quality dentistry
- Fair Rent. 3 eq. ops.
- Seller willing to negotiate price!

Santa Rosa – Price Reduction!

- **Asking \$250K (\$350K)**
- Grossed ~ \$592K
- Seller retires. ~95% PPO/CASH
- Close to downtown. 3 Ops.
- **Potential for Real Estate Sale**

Stockton –Practice & Real Estate

- **Grossed ~ \$865K.**
- High profit margin.
- Doctor Retires. 3 eq. ops.
- ~60% Denti-Cal, 30% PPO
- Single standing bldg. w/parking lot

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-James H.I. Bicher, M.D., Oncologist,
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
Southern California	INQUIRE	Highly lucrative dental sleep medicine practice. Seller needs to sell due to health issues. 70-80 new patients per month with less than 50 percent overhead so highly profitable. Training for these procedures are easily attainable. Please call for more information.
Central San Diego	\$1,200,000	Unrivaled unique potential barely being tapped! Grossing \$1.7 mil, netting \$700,000. A business minded operator's dream. Awesome marketing system in place.
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.
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.
Fallbrook	\$775,000	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.
San Diego	\$859,000	Perio practice. 5 ops. Gross Collections \$1.1 Million. Centrally located in one of San Diego's top communities. Averaging 32 new patients per month. Seller willing to associate back to help with transition with a strong active referral base.
East County	\$375,000	ORTHO practice. Located in a prime retail shopping center location. Plenty of parking. 6 chairs with room for more. Brand new paint and carpet has this office looking like new. Come see one of the top locations with very affordable rent with a well negotiated lease. 40 year of goodwill!
San Diego Inland	\$475,000	GP practice with opportunity to purchase the real estate! Beautifully appointed modern buildout in great location. The buildout on this is second to none with spacious well equipped ops with lots of natural light and views from the chair. A must see and a rare opportunity to also purchase the real estate in a coveted central San Diego community.
Temecula	\$424,000	GP practice. 5 ops. Relatively new equipment in prime location with easy access and plenty of parking. Motivated seller who loves the practice but has another 60 miles away that will become his focus. Seller financing might be available. Definitely come see this one!
Kearny Mesa	\$379,000	GP practice. 4 ops. Seller retiring and moving out of state. Practice located in the heart of San Diego, adjacent to Sharp Memorial hospital and Children's hospital (could be converted to Peds or family office.) Easily accessible (located at the intersection of 3 main San Diego freeways) with plenty of parking. A lot of upside as seller refers out many procedures.

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Mission Viejo

Private General Practice - one doctor office grosses over \$700,000/yr on 3 days/week - 4 operatories in 1200 sq ft in strip shopping center - huge net of over \$400,000 - insurance, cash, and some Denticall

Bakersfield

Private General Practice - 4 operatories in professional building with good exposure - expected gross this year approx. \$600,000 on 4 days/week

San Diego and/or Poway

General Practice with some Ortho - 2 GP ops and 3 ortho ops in open bay Dr retiring after 35 years - good 2nd practice or for a new grad - grosses \$250,000 with \$120,000 net - can be purchased with or without Poway

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



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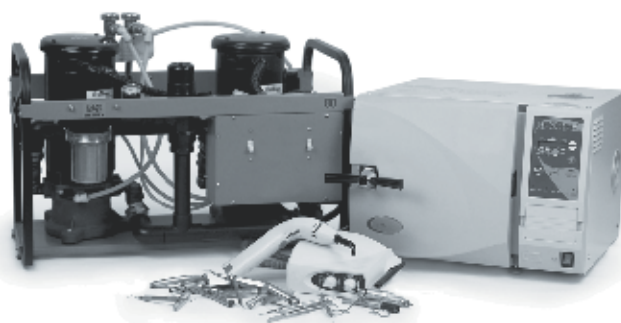
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DENTAL PRACTICES FOR SALE

██████████ Brentwood, Beverly Hills, Burbank, Calabasas, Encino, Huntington Beach, Los Angeles, Oak Park, Santa Clarita, West Los Angeles, and Woodland Hills.

██████████ Located in Oak Park, this practice is one of the oldest practices in the area having been established in 1978. The practice is located in an affluent family-oriented neighborhood. The practice has historically collected over \$1.2M per year and collected \$1,115,000 in 2021 and \$603,000 for the first six months of this year with a net income last year of \$385,000 and \$241,000 for the first six months of this year. The seller works four days per week with seven days of hygiene per week (should be 8 but they have not been able to find another hygienist). 44% of the practice production is from hygiene, exams and x-rays. Seller refers all endo, all oral surgery, all perio surgery, all implant placement and all ortho. Tons of upside potential in the referred work. Seller is retiring. Asking \$950,000.

██████████ Great starter practice or practice to merge. The office collected \$178,000 last year on one day per week. Collecting less this year due to minimal seller time. This practice has always done significantly better in the past, but the seller's other practice which is 30 miles away has grown substantially in the last two years and this office has received less attention as a result. The office has four equipped operatories, two with new dental chairs. It is computerized with digital x-rays. All cash and insurance, no Denti-Cal or HMO. Asking \$90,000.

██████████ Established referral based oral surgery practice receives at least five new patient referrals per year from over 50 professional referral sources. Practice collects \$1,150,000 with a net income of over \$450,000 per year on four days per week. The office is located in a high-income area and has 4 equipped operatories with digital x-rays and a CBCT scanner. Seller is retiring. Asking \$550,000.

██████████ This practice focuses on implant-based restorations. The office has three equipped operatories with a CT scanner, digital x-rays, and Dentrux software. The practice collected over \$620,000 last year on four days per week. Seller refers all endo and oral surgery other than implant placements, which is done by a specialist. The practice averages 7-10 new patients per month. Located in a prestigious building in the Golden Triangle area of Beverly Hills. Asking \$400,000. - SOLD

██████████ Consistent history of collections over \$700,000 per year with a good net income. Located in a smaller professional building, the practice has four equipped operatories with digital x-rays and panoramic. Very nicely done leasehold improvements. Four days of hygiene. 33% of the production is from hygiene, exams and x-rays.

██████████ Well established PPO practice collected \$980,000 last year and \$828,000 in each of 2019 and 2020 on four days per week with five days of hygiene coverage per week. Collected over \$800,000 in the first six months of this year due in large part to implants placed by the in-house periodontist. Seller refers almost all endo and pedo. The office is in a professional building on Ventura Blvd with easy access. The office has five equipped operatories with digital x-rays, Dentrux software and two lasers. The practice averages 22 new patients per month. Asking \$700,000.

██████████ Well equipped office with four equipped operatories and two additional ops that are plumbed but not currently equipped. The office has five digital x-ray machines and a digital pan/ceph. Pre-pandemic, the office collected \$375,000 per year on four days per week. In 2021, the collections were \$272,000, but for the first six months of 2022 the collections were \$209,394 or back to pre-pandemic levels. The practice averages 15 new patients per month. Seller is retiring due to health issues. Asking \$275,000.

██████████ 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 Dentrux software and digital x-rays. Asking \$1,650,000. - SOLD

██████████ 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 operatory 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

██████████ 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



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WHY DO SOME PRACTICES SELL AND OTHERS LANGUISH ON THE MARKET?

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

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

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

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



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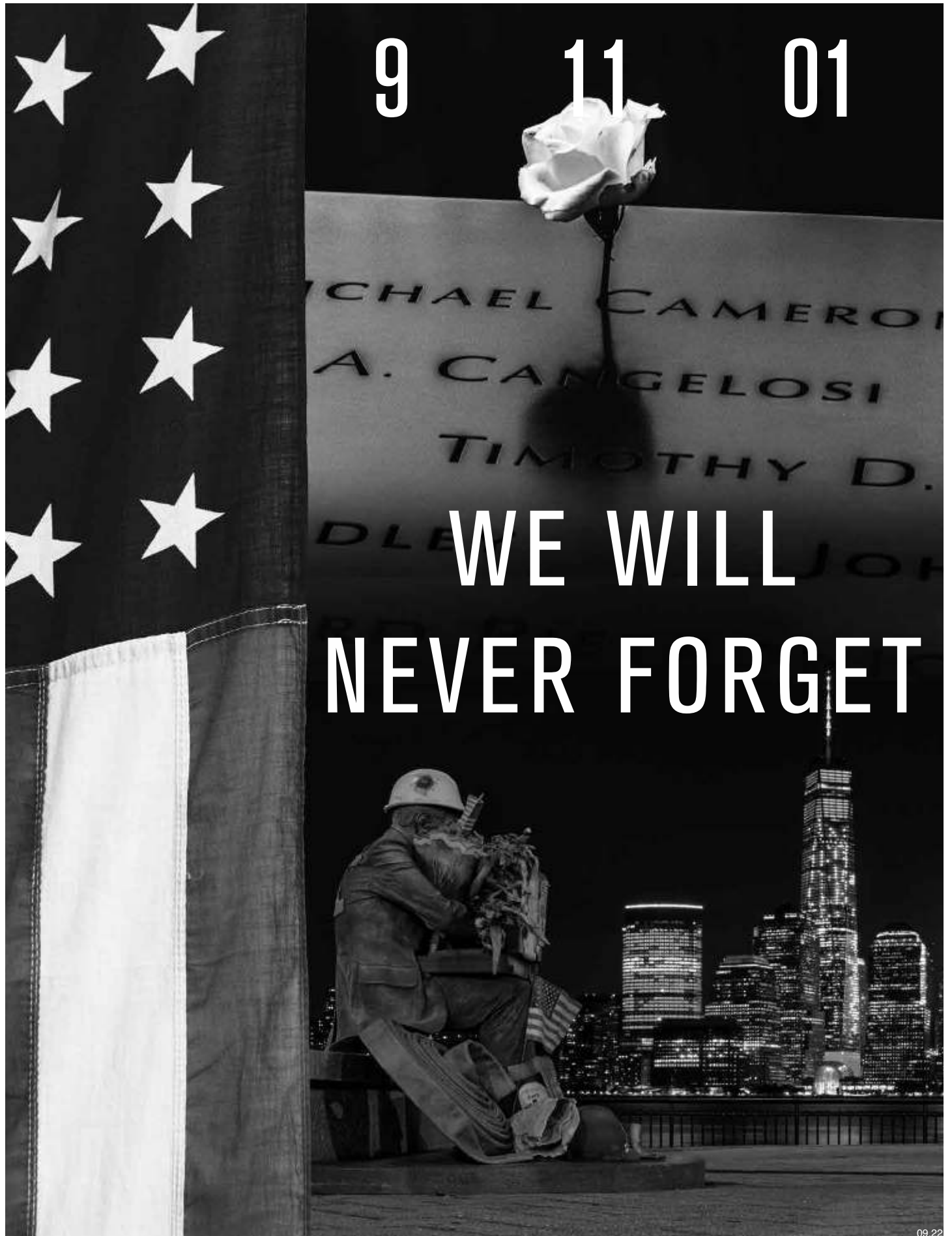
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I believe Dr. Maddox is the best lawyer! I've been working with him for more than 10 years. He is very reliable, quick and honest. I believe that he is the best in his profession because he has extensive knowledge regarding both the law and dental 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



A. Lee Maddox, DDS, Esq.

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WESTLAKE VILLAGE – Established in 2005, this beautiful general practice has 5 spacious equipped operatories in a 2-story medical/dental complex plaza. **It grossed approximately \$706K in 2021 & is projecting \$758K for 2022. Buyer's net of \$245K.** Income source is PPO and Cash Only. Seller sees approximately 9-11 new patients per month. It's computerized with Eaglesoft software. 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.**

FULLERTON – Well-established practice with over 66 years of goodwill in a single-story professional building complex. This 2,285 sq. ft. practice consists of 5 equipped operatories and Dentrix software. The seller currently works 4 days a week and has 4 days of hygiene per week. Sees approximately an average of 15-18 per day and an average of 7 new patients a month. **The practice grossed \$753K for 2021 & projecting \$769K for 2022. Buyer's Net of \$221K.** Does minimal advertising! Mainly patient referrals and 1 syndicated ad. Please contact your CPS Broker for more details. **Property ID #5392.**

MURRIETA – Well-established practice with 20+ years of goodwill is located in a 1,500 sq. ft. suite on the 2nd floor of a 2-story medical building. The practice is software with Eagle soft and is equipped with 4 spacious operatories that have window views and 1 plumbed not equipped operator. The seller currently works 3 days a week with 1 hygienist 3 days a week and 1 hygienist 2 times a month. **The practice grossed \$671K in 2021 & projecting \$777K for 2022. Buyer's Net of \$240K.** Please contact your CPS Brokers for more details. **Property ID #5389.**

IMPERIAL BEACH – Well-established general practice with 2 equipped operatories and 1 plumbed not equipped located in a busy one-story shopping center. Seller is currently working 2 days/wk with Associate 2 days/wk. Sees an average of 20-25 new patients per month. Computerized with Practice Works and Digital X-ray. Reasonable rent for the area. **Grossed \$558K for 2021. Buyer's Net of \$227K.** Please contact your CPS Broker for more information. **Property ID #5359.**

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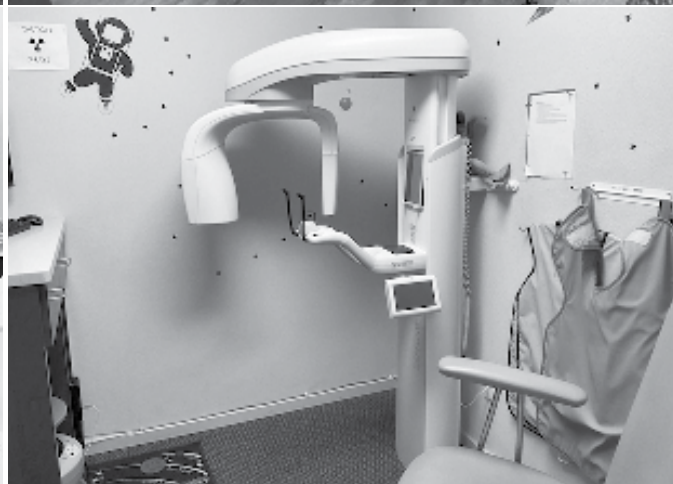
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GRANDA HILLS (GP) - With almost 50 years of goodwill to offer, the practice has been at this location since 1970. The practice has seen three generations of patients! The Seller has finally decided to retire after many years of success to focus on 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. **It's currently averaging \$26K/mo & projecting \$305K for 2022.** 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. The 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 an associate 1x/mo. See approximately 10-15 new patients/mo. 100% patient referral. **The practice grossed \$619K in 2020-2021. Buyer's Net of \$247K.** Please contact your CPS Broker for more information. **Property #5361.**

LOS ANGELES – General / Orthodontic practice established in 1986, located in a single-story building strip center with heavy traffic flow. Great street visibility and signage. Has extra parking in the rear. This practice consists of 10 equipped operatories in a 2,800 sq. ft. office. PPO/Cash/Denti-cal. **Grossed \$1.8M in 2021. Projecting \$1.824K for 2022. Buyer's net of \$477K.** Seller is currently working 5 days/wk with GP Associate 5 days/wk and Ortho 1x/mo. Patient and GP Referral. It's computerized with Easy Dental and Digital X-ray. Has excellent staff. Please contact your CPS Broker for more information. **Property ID #5387.**

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. **The practice grossed \$347K in 2021.** The Seller is moving out of state. Please contact your CPS Broker for more details. **Property ID #5377.**

TORRANCE – Turn-Key general practice located in a busy shopping center with plenty of parking. It's on a busy intersection. Seller is currently working 5 days/wk and sees approximately 11 new patients/mo. PPO / Cash / Medi-cal. 100% patient referral. The practice consists of 2 equipped spacious operatories with Digital x-ray and Easy Dental software. **In 2021 the practice grossed \$172K & is projecting \$181K for 2022.** Please contact your CPS for more details. **Property ID #5391.**

WESTLAKE VILLAGE – Established in 2005, this beautiful general practice has 5 spacious equipped operatories in a 2-story medical/dental complex plaza. **It grossed approximately \$706K in 2021 & is projecting \$758K for 2022. Buyer's net of \$245K.** Income source is PPO and Cash Only. Seller sees approximately 9-11 new patients per month. It's computerized with Eaglesoft software. 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 is 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 and 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. **This practice grossed 244K in 2021 & is projecting \$277K for 2022.** Please contact your CPS Broker for more information. **Property ID #5334.**

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Juana Dominguez
Transition Coordinator

ORANGE COUNTY LISTINGS

ANAHEIM HILLS – Established in 1996, this general practice is located in a busy 2-story retail building with great signage and plenty of parking. On one of the busiest intersections of Anaheim Hills. The seller is currently working 3 days/wk with 5 days/wk of hygiene. PPO & Cash. The office consists of 3 equipped operatories and it's computerized with Dentrix software and has digital x-ray. **Grossed \$519K for 2021 & is projecting \$590K for 2022.** Great opportunity. Please contact your CPS Broker for more details. **Property ID #5390.**

BREA - This practice is located right off the freeway on a major street in 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. Please contact your CPS Broker for more information. **Grossed \$306K in 2021 & projecting \$337K for 2022. Property ID #5356.**

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 a digital X-ray. The 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. **It grossed approximately \$817K for 2021 & projecting \$852K for 2022. Projected Buyer's Net of \$201K.** Reasonable rent for the area. Has excellent staff. Great location. Next to a residential area and retail shops. **Property ID #5285.** Please contact your CPS Broker for more details. **Property ID #5285.**

FULLERTON – Well-established practice with over 66 years of goodwill in a single-story professional building complex. This 2,285 sq. ft. practice consists of 5 equipped operatories and Dentrix software. The seller currently works 4 days a week and has 4 days of hygiene per week. Sees approximately an average of 15-18 per day and an average of 7 new patients a month. **The practice grossed \$753K for 2021 & projecting \$769K for 2022. Buyer's Net of \$221K.** Does minimal advertising! Mainly patient referrals and 1 syndicated ad. Please contact your CPS Broker for more details. **Property ID #5392**

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

IRVINE - General Practice + Specialty established in 2011 and located in a 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. **Grossed \$1.3M for 2021. Projected Buyer's net of \$409K.** Please contact your CPS Broker for more information. **Property ID #5352.**

IRVINE – Established in 1975, this general practice is located on the first floor of a two-story medical-dental building. Retiring seller is currently working 4 days per week and sees approximately 25 new patients per month. PPO & Cash Only! Does minimal advertising. No HMO. The practice consists of 3 spacious equipped operatories in a 1,200 sq. ft. suite. It's computerized with Eaglesoft software. Has reasonable rent for the area. **Grossed \$434K in 2021.** Please contact your CPS Broker for more details. **Property ID #5388.**

LAGUNA HILLS - Is a well-established general practice with 5 fully equipped operatories and 3 plumbed not equipped on a 1,890 sq. ft. suite in a single-story shopping center. Seller is currently working 3 days/wk with a Hygienist 3 1/2 days/wk and sees approx. 20-25 new patients per month. It is computerized with Dentrix software and Pax-i 3D Pano. **The practice grossed \$1M in 2021. Buyer's net of \$379K.** Well maintained office with up-to-date modern look and equipment. Please contact your CPS Broker for more details. **Property ID #5394.**

LOS ALAMITOS – Well-established general practice located in a 2-story medical-dental building with great street visibility and signage in a highly desired area of Los Alamitos. The practice consists of 4 spacious eq. ops, in a 1,250 sq. ft. suite. The retiring seller is currently working 3 days/wk. with 4 days/wk. of hygiene. PPO and Cash Only! Has great rent for the area. **Grossed approximately \$377K in 2021.** Excellent staff. Plenty of parking. It's a great opportunity. Please contact your CPS Broker for more information. **Property ID #5382.**

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NEWPORT BEACH – This is a well-established General Practice with over 29 years of goodwill. The doctor currently works at the practice 4 ½ days a week and averages 15-22 patients a day with an average of 16-17 new patients a month. Located in a 7-story medical building on the 2nd floor, the practice consists of 2 equipped operatories in a 1,058 sq. ft. suite. **The practice grossed \$769K in 2021 & projecting \$833K for 2022. Buyer's Net of \$301K.** Please contact your CPS Broker for more details. **Property ID #5397.**

PLACENTIA – Well-established practice with over 35 years of goodwill. The 2,013 sq. ft. suite is in a 2-story medical building that is on the second floor. It consists of 4 equipped operatories with 2 digital x-ray and Softdent software. The retiring doctor currently works in the office 4 days a week with 1 hygienist working Monday & Tuesday and another hygienist working Wednesday and Thursday. The doctor currently sees 8-12 patients a day with an average of 8 hygiene patients a day and 8-10 new patients a month. **The practice grossed \$534K in 2021 & projecting \$592K for 2022. Buyer's Net of \$120K.** Please contact your CPS Broker for more details. **Property ID #5399**

RIVERSIDE & SAN BERNARDINO COUNTY LISTINGS

DESERT HOT SPRINGS (GP + REAL ESTATE) – Well-established general practice located in a one-story free-standing building. It's near the City Council, Police and Fire station. Practice consists of 3 equipped operatories in a 1,262 sq. ft. office. It's computerized with Eaglesoft software and digital x-ray. The seller sees an average of 10-12 new patients/mo. PPO and Cash Only. **Grossed \$469K for 2021 & current monthly revenue approximately 40K.** It's a great opportunity to buy the building for a reasonable price. Please contact your CPS Broker for more details. **Property ID #5384.**

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. The office is next to a residential area. The seller is currently working 4 days a week with 3 days/wk of hygiene. PPO & Cash Only. Seller does minimal advertising. The office consists of 4 equipped operatories, 2 hygiene rooms, and a digital X-ray. **It grossed approx. \$751K in 2021 & projecting \$791K for 2022. Buyer's net of \$206K.** Please contact your CPS Broker for more information. **Property ID #5375.**

GROUP SOLO IN RIVERSIDE COUNTY - 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 as well. **Please contact your CPS Broker for more information. Property ID #5373.**

LAKE ELSINORE – This general practice with 38 years of goodwill is located in a 2-story building in downtown Lake Elsinore and blocks from the lake. The practice consists of 3 equipped operatories in a 1,200 sq. ft. suite. The retiring seller is currently working 3 days per week and 3 days per week of hygiene. The seller sees an average of 8-10 new patients per month. PPO & Cash Only. 100% patient referral. **The office grossed approximately \$331K in 2021 & projecting \$324K for 2022.** Has great staff. Please contact your CPS Brokers for more details. **Property ID #5381.**

LOMA LINDA – Well established General practice located in a 2-story professional building plaza. The office consists of 3 equipped operatories in a 1,231 sq. ft. suite. The seller is currently working 4 days per week with 6 days per week of hygiene. Cash and PPO only. Seller sees an average of 15-20 new patients per month. **The practice grossed \$288K in 2021.** Please contact your CPS Broker for more details. **Property ID #5378.**

MURRIETA – Well-established practice with 20+ years of goodwill is located in a 1,500 sq. ft. suite on the 2nd floor of a 2-story medical building. The practice is software with Eagle soft and is equipped with 4 spacious operatories that have window views and 1 plumbed not equipped operator. The seller currently works 3 days a week with 1 hygienist 3 days a week and 1 hygienist 2 times a month. **The practice grossed \$671K in 2021 & projecting \$777K for 2022. Buyer's Net of \$240K.** Please contact your CPS Brokers for more details. **Property ID #5389.**

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PALM DESERT - General practice established circa 1992 and located in a 2-story professional building. This practice is an icon in the community and consists of 7 equipped operatories in an approx. 2,500 sq. ft. suite. It's computerized with Easy Dental software and digital x-ray. PPO / Cash / Some HMO. It's 100% patient referral. **It grossed \$1.5M in 2021 & projecting \$1.5M for 2022. Buyer's net of \$509K.** Sellers work 1 day each with GP Associate 3 days/wk., Endo and O.S. 1x/mo. **Property ID #5372.**

TEMECULA (Turn-Key) - General practice located in a professional building in a shopping plaza. It's right off the freeway on a 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.**

YUCCA VALLEY - (PEDO + Real Estate) practice is in a free-standing building with plenty of parking and frontage with excellent street visibility. The office was established in 2012 and consists of 3 chairs in open bay with 3 equipped operatories and 1 plumbed not equipped in an approximate 2,800 sq. ft. suite. **The practice grossed \$673K in 2021. Buyer's Net of \$403K. Property ID #5396.**

SAN DIEGO COUNTY LISTINGS

FALLBROOK - With over 30 years of goodwill, this general practice is located in a 2-story medical-dental building with 4 equipped operatories on a 1,565 sq. ft. suite. Next residential area and other professional buildings. It's computerized with Practice Works software and Digital X-ray. **Grossed \$332K for 2021.** Please contact your CPS Broker for more details. **Property ID #5386.**

IMPERIAL BEACH - Well-established general practice with 2 equipped operatories and 1 plumbed not equipped located in a busy one-story shopping center. Seller is currently working 2 days/wk with Associate 2 days/wk. Sees an average of 20-25 new patients per month. Computerized with Practice Works and Digital X-ray. Reasonable rent for the area. **Grossed \$558K for 2021. Buyer's Net of \$227K.** Please contact your CPS Broker for more information. **Property ID #5359.**

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 location just blocks from the ocean. The office is beautifully furnished and recently remodeled. Please contact your CPS Broker for more details. **Property #5380.**

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AGOURA HILLS / WESTLAKE VILLAGE / THOUSAND OAKS - NEW LISTING - High Quality fee-for-service dental office for sale. Practice is located in a highly desirable location in Southern California with 4 Ops plus 1 plumbed not equipped Doctor has practiced for 18 years in this same location and has never had to do any external marketing. Doctor is not contracted with any insurance companies. Healthy hygiene program with 5 total hygiene days a week with room to add more days. Office booked out 1-2 months in advance. #CA3085- Think Tran - 949-533-8308 <https://dentalpracticetransitions.henryschein.com/listing/ca3085/>

BAKERSFIELD - 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 and Eagleson Schick sensors, M11 and a Planmeca Digital Panorax unit. Doctor is highly motivated. #CA2945- Steve Caudill - 951-314-5542 <http://dentalpracticetransitions.henryschein.com/listing/CA2945/>

CENTRAL VALLEY - NEW LISTING - Rare and unbelievable opportunity to purchase a successful Pediatric practice. Ten (10) chair practice with 30+ years of goodwill, orthodontic and oral surgery services in-house. Digital x-rays, Digital Pan/Ceph. This is a great opportunity to purchase a thriving practice with an associate. The seller is willing to stay on for the transition period. This practice does well over \$2M/year. #CA2794 -Kaira Stewart-949-220-6216 <https://dentalpracticetransitions.henryschein.com/listing/ca2794/>

HESPERIA - NEW LISTING - Well-established General Practice in a free-standing building which is also for sale. Seller is retiring, great major street visibility, excess parking. Building is 2,176 sq. ft. with five (5) furnished Ops, Digital X-Ray, and Digital Pano. Office is open 4 days a week, fee for service practice (no Denti-Cal or HMO). 2021 average GR \$500K, Seller prefers to sell building and practice together. #CA1500 - Steve Caudill - 951-314-5542 <https://dentalpracticetransitions.henryschein.com/listing/ca1500/>

COASTAL ORANGE COUNTY - General practice with 5 Ops, 4 equipped, large doctor's private office area, digital x-rays, digital pano, and Open Dental software. The practice has room to grow and is located in a well-established neighborhood with restaurants and shopping across street. 2021 GR \$735K. #CA2787- Steve Caudill - 951-314-5542 <http://dentalpracticetransitions.henryschein.com/listing/CA2787/>

ORANGE - NEW LISTING - Doctor is ready to retire. Located in a professional building where you own the office the space! Beautifully decorated and no need for a remodel as it's well kept with 2,036 sq. feet. Could potentially add an operator. 4 equipped treatment rooms, desirable location in suburban area with specialty offices nearby. Heavy traffic area and close to mall and freeways. Clarix Dexcam intra-oral camera, TV screens in all the Ops, Dentrux software, digital x-rays. 2 hygiene days/wk. with room to add more days. Seller refers out all specialties. 2021 GR \$590K. #CA3143-Kaira Stewart-949-220-6216 <https://dentalpracticetransitions.henryschein.com/listing/ca3143/>

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 Dentrux and digital x-rays, with 8 days of hyg./week and 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/>

SAN BERNARDINO - 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 and a practice with short-term leases. Room to expand and provide specialty services. #CA2843- Steve Caudill - 951-314-5542 <http://dentalpracticetransitions.henryschein.com/listing/CA2843/>

SOUTH ORANGE COUNTY - NEW LISTING - Great practice opportunity located in an affluent area-shopping center-in South Orange County. There are six (6) fully equipped and operational operatories in a PPO/FFS-only practice. Every operator has a computer with access to Dentrux, digital x-rays, and intraoral camera equipment. Digital pano is present in the office. The practice has an iTero scanner to help sell aligner technology and record ortho records. The practice is open only 4 days a week--Monday through Thursday. There are 5 doctor days and 5 hygiene days and the office generates close to \$1M in revenue in 2021. There is room to grow with most specialty procedures referred out. The practice has over 25 years of goodwill. This is an amazing office! #CA3095- Ben Sapir - 310-596-0961 <https://dentalpracticetransitions.henryschein.com/listing/ca3095/>

RANCHO SANTA MARGARITA - NEW LISTING - Beautiful four (4) Operator practice in Rancho Santa Margarita! Over 30 years of goodwill in this light and bright office. Practice utilizes Dentrux, laser, digital sensors, and Pano. Strong hygiene program with over 3.5 days of hygiene per week. Modern design with large windows in the operatories. 2021 Gross Revenue over \$665K with room to grow. #CA3160 -Kaira Stewart-949-220-6216 <https://dentalpracticetransitions.henryschein.com/listing/ca3160/>

SOLD! TORRANCE - Shopping center location with 3 Ops and room for a 4th. Practice utilizes Dentrux 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 beach and over 100 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. 2021 Gross Receipts of \$263K 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/>

TORRANCE - NEW LISTING - This is the Dream Practice! This South Bay General Practice has over \$1.1M in collections. There are six (6) operatories and long-term dedicated staff. The practice has over 40 years of goodwill and an excellent reputation in the community. The seller is moving on and ready to retire. The practice has a great net of \$201,180 after debt service. There is a strong hygiene schedule and in-house perio and endo specialists, 2 days per month. The practice utilizes SoftDent, has Digital X-rays, Intraoral Cameras, and Lasers. The practice is beautifully appointed and very welcoming, the feel of walking into a lovely living room. This practice is a rare gem for the South Bay area. #3113 - Ben Sapir 310-596-0961 <https://dentalpracticetransitions.henryschein.com/listing/ca3113/>

WHITTIER - Amazing general practice with great visibility and signage. Located on a main street in Whittier. The 1,400 sq. ft. office has 3 equipped Ops, and 1 add'l plumbed with 30+ years of goodwill. The office has digital xrays/pano, Dentrux and Eagle laser. 2021 GR of \$683K on 3 doctor days per week. Dr. is ready to retire and work back for a smooth transition. This is an amazing opportunity to purchase a well-performing practice with huge growth potential in a wonderful community! #2788 - Ben Sapir 310-596-0961 <https://dentalpracticetransitions.henryschein.com/listing/ca2788/>

SOLD! WHITTIER - Retiring doctor is looking to sell the long-established FFS/PPO practice located on the corner of two busy streets in a wonderful community. It has great accessibility, parking, and 26 years of goodwill. The 1,500 sq. ft. charming and well-maintained practice has four (4) plumbed operatories, three (3) equipped. The office is paperless, utilizes Eaglesoft software, has digital x-rays, intraoral cameras, and lasers. 2021 GR of \$497K on only 2.5 doctor days a week. The practice has a great staff, strong hygiene program, and a consistent NP supply. The seller will assist to ensure a smooth transition. #3150 - Ben Sapir 310-596-0961 <https://dentalpracticetransitions.henryschein.com/listing/ca3150/>

SAN DIEGO

CARDIFF-BY-THE-SEA - Location, location, location! Have you always dreamed of owning a practice just blocks from the beach? Located in the charming, coastal town of Cardiff, this legacy practice is a mainstay and has been in business for over 60 years. Office has 4 closed door treatment rooms in a 900 sq. ft. space. Look no further, this well-established practice has a strong foundation, including the opportunity to grow revenue stream by bringing specialty work in-house. #CA2988- Christy Conway - 619-889-6492 <http://dentalpracticetransitions.henryschein.com/listing/CA2988/>

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30 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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CHULA VISTA - NEW LISTING - Rare opportunity in San Diego to purchase a practice with real estate. This spacious and bright 1,760 sq. ft. Medical Condo in Chula Vista has 6 equipped ops, with 2 more potential ops. Located near Sharp Hospital with 52 years of goodwill and 4.5 days of hygiene per week. 44% Fee for Service and 56% PPO. Gross receipts for 2021 of \$545K with average of 16 new patients each month. Look no further, this well-established practice has a strong foundation, including the opportunity to grow revenue stream by bringing specialty work in-house. #CA3195- Christy Conway - 619-889-6492 <http://dentalpracticetransitions.henryschein.com/listing/CA3195>

EL CAJON - NEW LISTING - Highly productive 4 OP practice. Modern facility and equipment. Digital X-Rays, Intraoral cameras, Easy Dental System, computerized in all OPs. Seller does Bread and Butter dentistry and refers out most specialty services. Parking is free. Excellent Opportunity to acquire a solid practice primed for future growth. #CA2975- Christy Conway - 619-889-6492 <http://dentalpracticetransitions.henryschein.com/listing/CA2975>

ENCINITAS - NEW LISTING - General Practice located in the highly desirable area of Encinitas on a busy 4 lane main drag. Office has six (6) bright operatories in a 2,000 sq ft. space with a private parking lot. Great Technology with a CBCT, 5 Microscopes, Scan X and SoftDent. 38 years of goodwill with 7 days of hygiene. Solid cash flow with only working 3 days per week. Look no further, this well-established practice has a strong foundation, including the opportunity to grow revenue stream by bringing specialty work in-house. This won't last long! #CA3152- Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3152/>

ESCONDIDO - Dental Real Estate for purchase with 5 fully equipped Ops. Unique opportunity to own a 2,200 sq. ft. Craftsman stand-alone building. Two of the Ops have brand new equipment! Located on a corner lot on a busy, four-lane street with private, gated parking. Recently renovated with a bright and spacious floor plan, new flooring, and paint. This won't last long! #CA3031- Christy Conway - 619-889-6492 <http://dentalpracticetransitions.henryschein.com/listing/CA3031>

LA JOLLA - NEW LISTING - Well-established general practice located in the Golden Triangle of La Jolla. Gross receipts of \$816K in 2021 with 9 hygiene days per week. Office has five (5) operatories in a 1,900 sq. ft. space. This practice is in a medical/dental building right off the freeway in the heart of San Diego's Biotech community with UCSD, Qualcomm and Scripps minutes away. Dentrax, Dexis, and soft tissue laser. Room for growth with most specialties referred out. Practice has been in this location for 35 years. This is your opportunity to take over a long-established practice with huge growth potential! #CA3190- Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3190/>

OCEANSIDE - NEW LISTING - Long established GP practice located blocks from the beach in the coastal city of Oceanside. Over 40 years of Goodwill in this 1,921 sq ft. office paperless practice. The office is plumbed for 7 Ops, 4 Equipped. 2021 GR \$691K with average of 15 new patients each month. Located in a free-standing building with ample parking in a private lot. #CA3151- Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3151/>

SAN DIEGO - NEW LISTING - Chart Sale. Seller retiring after 30 years in practice in the 92117-zip code. 400 patients seen in the last 18 months. 50% Cash, 50% PPO practice. No Delta Premier. #CA3188 - Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3188/>

SAN DIEGO - Long established GP practice plumbed for 6 Ops, with 4 equipped and primed for production. This attractive and recently updated 1,898 sq ft office includes SoftDent software, Digital PAN, 2 Microscopes, soft tissue laser, electric handpieces and I/O Camera. Many procedures are referred out of the practice leaving plenty of room for additional hours and dentistry. #CA3005- Christy Conway - 619-889-6492 <http://dentalpracticetransitions.henryschein.com/listing/CA3005>

SAN DIEGO - Rare opportunity to own a profitable Pediatric practice in central San Diego. This office features 2,600 sq feet with four (4) open bay chairs and three (3) closed rooms. Located right off a major freeway in a free-standing building with ample parking. Dentrax, ScanX Phosphor Plate, 5 Microscopes, 25% PPO, 15% FFS, 20% HMO & 40% Medicaid. Emergency Sale and looking for buyer immediately. #CA3140 - Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3140/>

SAN DIEGO - NEW LISTING - Don't miss this incredible opportunity to own a well-established Oral Surgery practice in San Diego. This great practice has a strong presence in the community of El Cajon, started in 1976 and acquired by present owner in 2006. The practice has two (2) surgical rooms, two (2) consult rooms. The practice is in a standalone building and has been in the same location for 46 years with a reliable referral base. #CA3115 - Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3115/>

SAN DIEGO NORTH COUNTY - NEW LISTING - North County Listing back on the market. Solid four (4) Op, 1,250 sq. ft. GP in a highly desirable location within a busy strip mall. Adjacent to a busy intersection between 2 major streets. Reasonable rent and strong cash flow. Practice operates with Dentrax and is fully digital. Clean and modern with an excellent layout. Collections of \$753K in 2021. 22 years of goodwill. #CA2961 - Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca2961/>

SAN YSIDRO FACILITY ONLY - NEW LISTING - Leasehold ready for immediate sale. Selling Doctor just built out 4 operatories (3 equipped and 1 used as an x-ray room) in a 1,330 sq ft. space. No patients. Corner unit of a busy strip mall on a high traffic road. Excellent visibility and close to the border. Newly equipped with Trios 3Shape, Handheld X-ray, Sensor and IntraOral Camera. Highly motivated seller who would like to close quickly! #3129 - Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3129/>

SCRIPPS RANCH - Beautiful General Practice located in the highly desirable area of Scripps Ranch in a busy strip mall, retail space. Bright, spacious office has 5 Ops with 3 equipped. 2 Adec Ops and 1 Sirona Intego Treatment Center. CEREC, CBCT, Dexis, soft tissue laser, Rotary Endo Equipment, Implant Motor, intra-oral camera, and more in a 1,970 sq. ft. space. Room for growth with most specialties referred out. This practice has everything you need and will not last long! #CA3054 - Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/ca3054/>

CENTRAL CALIFORNIA

GREATER MODESTO - 7 Ops+RE in a desirable area with over 16 years Goodwill. Dentrax, digital x-ray, I/O cameras, Nomad portable x-ray unit, soft tissue laser, and a digital Pano. Dentrax 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. #CA2795- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2795/>

SANTA CRUZ - 4 Ops in 1,250 sq. ft. located minutes from the beach! The office utilizes digital x-ray, I/O cameras, panoramic x-ray, Cerec CAD-CAM, Cone Beam CT Scan, and Dentrax 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- Gina Miller - 707-391-7048 <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- Gina Miller - 707-391-7048 <http://dentalpracticetransitions.henryschein.com/listing/CA2822/>

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NORTHERN CALIFORNIA

BRENTWOOD (NorCal) - Great location and goodwill in the center of this great community. 2019 GR of \$520K on a 2 1/2 day clinical week with solid recovery from Covid shutdown. Great upside potential for a full-time owner with 4 Ops in approx. 1,600 sq. ft. professionally designed office. Dentrax PMS, Paperless Charts, Digital X-Ray, Digital Pan, Diode Laser & IO Camera. #CA3008-Jim Engel - 925-330-2207 <http://dentalpracticetransitions.henryschein.com/listing/CA3008/>

CENTRAL VALLEY COMMUNITY / MODESTO AREA - NEW LISTING - 8 Ops GP, high visibility retail, 20+ years Goodwill, Dentrax, digital, IO Cameras, soft/hard tissue lasers, 3,300+ active patients, 24+ new patients/month, 4 days/week Hygiene, 18.5 hour Dr. work week. 2021 GR \$999k. #CA2721 - Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca2721/>

CONCORD/WALNUT CREEK - 5 Ops in a beautiful setting with new-looking equipment, plus own the real estate! Manageable production with a loyal patient base in an affluent / established area with modern décor, plenty of windows, and a great layout in 1,650 sq. ft. 39 years of Goodwill and solid history. Dentrax G6, new server, fiber optic pieces, photo-phosphor plate digital x-ray, I/O cameras, CEREC, soft tissue laser, and Digital Pano. #CA2808- Jay Harter 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2808/>

DANVILLE - NEW LISTING - Beautiful Practice & Real Estate in this very desirable location. Over 80 years of Goodwill with over 44 years with present owner. 2021 Revenue of \$1,364,000 on a 4 day work week with 5 1/2 days of Hygiene. Four (4) updated treatment rooms housed in approx. 1,200 Sq. Ft with Digital X-Ray, Intraoral Camera, Fiber Optics & Dentrax PMS with 7 workstations. This area is in very high demand so don't wait to inquire on this opportunity. #CA3203- Jim Engel - 925-330-2207 <https://dentalpracticetransitions.henryschein.com/listing/ca3203/>

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 sq. ft. office with 7 Ops, Dentrax, Digital sensors, I/O cameras, Digital CBCT/Pano and average age of equipment less than 5 years. 1,000+ active patients, 23 -25 NP/mo., with 6 1/2 days Hygiene days/wk. Room for growth with specialties referred out. 2019 GR \$1.7M on a 36-hour work week and 2021 is on track to exceed \$1.75M. Seller may work back. #CA1824- Jay Harter 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA1824/>

FAIR OAKS/CITRUS HEIGHTS - Price drastically reduced... Seller highly motivated to retire! Successful GP Practice in desirable area with 38 years of Goodwill. Nice décor with 4 Ops in ~1,100 sq. ft. with I/O camera, Digital x-ray, and Easy Dental PMS. 6 days hyg/wk., booked for ~3 months. Growth potential with Ortho and Implants. 2019 GR \$970K on a 4 day / 32 hour average work week, and 2020 production was 80% of 2019 production. #CA656- Jay Harter 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA656/>

FAIRFIELD/VALLEJO AREA - NEW LISTING - Over 43 years of Goodwill in this 7 Op paperless practice in a high-traffic area in a professional retail and dental office building, Datacan PM Software, digital x-ray, CEREC, and digital Pano/ConeBeam unit. Avg. 19 NP/mo. over past year, and 5 hygiene days/wk. 2019 GR \$1.343M, 2020 GR was \$1.223M, and 2021 GR was \$1.522M, on a 48-hour workweek with Associates employed to boost production. Delta Premier is 35% of practice. Buyer can purchase a share of the Dental Real Estate. #CA3117- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3117/>

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, Pano, nitrous oxide & IV sedation equip. Carestream WIN/OMS Software with 10 computers and most paperless charts. 2019 GR \$548K on a 4 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 - 4 Ops+RE with 60+ years Goodwill. Dentrax, digital, soft tissue laser, and CEREC. Dentrax 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 LAKE TAHOE AREA - Outstanding general practice in growing resort community. 37+ years of goodwill, 1,590 sq ft with 4 fully equipped Ops, Softdent, Dexis Platinum digital sensors, I/O cams, Adec and Pelton equip. 5 days of hygiene, 12-15 NP/mo. Opportunity to grow as most specialties referred out. 2019 GR \$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/>

LAKE TAHOE AREA WITH LAKE VIEWS - High producing and well-established practice in the magical Lake Tahoe area with views of the Lake. 4 Op paperless practice with space to expand in a high-traffic retail area. with over 20 years of goodwill. Dentrax, digital x-ray, Digi-Doc intra-oral cameras, soft tissue lasers, Glidewell IO CAD/CAM Scanner, and digital Pano. Seller reports over 3,300 active patients in the past 18 months, averaged 55 NP/mo. in the past year, 2 days of Hygiene per week. Room for growth with all Endo and Implant Placements referred out. 2019 GR were \$1.59M, 2020 GR was \$1.69M (growth in COVID year), and 2021 GR was \$1.43M, all on a 34-hour work week. This is a Delta PPO practice with NO Delta Premier patients. Seller will work back to assist Buyer in transition. #CA3100- Jay Harter 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3100/>

NORTHERN CALIFORNIA PERIO - Periodontist in Northern Bay Area, CA established 33 years with consistent and stable Gross Revenue over \$1.4M with 4 days of Hygiene. Seller-owned Condo, 4 Ops, 1,532 sq. ft. Seller retiring with Real Estate available for sale. Seller supportive post-sale for a smooth transition. #3118 - Gina Miller - 707-391-7048 <https://dentalpracticetransitions.henryschein.com/listing/ca3118/>

PALO ALTO - Central Palo Alto with over 70 years of goodwill with 3 owners. 2021 Revenue of \$1,818,000 on a 4 day work week. 9 Ops housed in an updated 2,500 sq. ft. free-standing building with 6 1/2 days of Hygiene, Dentrax PMS, Paperless Charts, Digital X-Ray, Laser, IO Camera, and Digital Scanner. #CA3037- Jim Engel - 925-330-2207 <http://dentalpracticetransitions.henryschein.com/listing/CA3037/>

PLEASANTON - Great neighborhood practice with 24 years of goodwill. 2019 Revenue of \$470,000 with reduced workdays in the recent years. Softdent PMS with 5 workstations, paperless charts, digital X-Ray, and intra-oral camera. 6 Ops, 5 Equipped. Asking price is indicative of reduced days but don't miss this opportunity in this great community. #CA3023- Jim Engel - 925-330-2207 <http://dentalpracticetransitions.henryschein.com/listing/CA3023/>

RED BLUFF/CORNING/ORLAND AREA - NEW LISTING - Great Sacramento North Valley GP practice opportunity in an approximate 3,000 sq. ft. stand-alone Professional Office Building real estate also available for acquisition with dental practice. Six (6) Operatory practice in a desirable and growing valley community. Over 33 years of Goodwill in this paperless practice that includes Eaglesoft PM Software with 9 workstations, digital x-ray, soft tissue laser, and CAD/CAM. Seller reports over 1,600 active patients in the past 12 months, averaged approximately 22 new patients per month in the past 12 months, has 8 days of Hygiene per week, and the Dr. is booked out average of 3 weeks in advance. Room for practice growth with Ortho and Implant placement being referred out. 2021 GR \$826K, all on a 32-hour workweek. Impressive stucco and adobe style architecture single-occupant professional dental office building is also available for sale with the dental practice. #CA3161 - Jay Harter - 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3161/>

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, Dentrax, digital x-ray, I/O cameras, CariVu system, iTero Scanner, and soft tissue laser. Dentrax reports 1,650+ active pts. in past 18 months, averaged 21+ NP/mo. in past 12 months, 8.25 days Hyg./wk. Rm for growth with specialties. 2019 GR \$1.6M+, 2020 GR was \$1.5M+ and 2021 projected over \$2M Production. Selling Dentist and a 2 day/wk associate working in practice. #CA2793- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2793/>

ROSEVILLE/CITRUS HTS. AREA - High retail and drive-by traffic 4 Op practice with 18 years Goodwill. Nice layout in ~1,600 sf professional & retail exposure building. MOGO PMS, digital x-ray, I/O cameras, and soft tissue laser. Software reports 1,300+ active patients in past 18 mo., averaged 13 NP/mo., 5 days Hyg/wk., scheduled 4 wks. in advance. Room for growth in hygiene and specialties. 2019 GR \$613K, 2021 on track to hit \$775K. Seller will assist Buyer in transition. #CA2897- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2897/>

ROSEVILLE/CITRUS HTS. AREA - 6 Op practice in a high-traffic retail area. Efficient layout in ~2,250 sq. ft. professional & dental office building, 13 years of Goodwill, SoftDent, digital x-ray, I/O cameras, and soft tissue lasers. Seller reports over 1,000 active patients in the past 18 months, averaged 10 NP/mo., 5 days of Hygiene per week. Room for growth with most specialties referred out. 2019 GR \$667K and 2020 GR was \$669K, 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/>

SACRAMENTO METRO ORTHO - Rare opportunity Ortho practice available for purchase in a growing and stable area. Attractive design in ~2,000 sf office space along with well-trained dental team. Privatized Consultation area with an Open Office operatory area housing 5 dental chairs including Ortho Trac by Carestream PMS, paperless practice, digital X-ray sensors, and a Digi-Doc. Historically booked out 4-6 weeks, over 12 years of Goodwill, and Seller will assist in transition and referral-base introductions. 2019 GR \$541K, and 2021 GR was \$451K on a 24 to 30 Dr.-hour work week. #CA2986- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2986/>

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SAN MATEO COUNTY - General practice with 33 years goodwill in highly desirable city. 3 Ops, digital x-ray, and Easy Dental PM software. This a great opportunity with plenty of room for growth in a busy retail strip. With zero overhead they get about 11 new patients per month. 2021 GR \$381K. #CA3044- Gina Miller - 707-391-7048 <https://dentalpracticetransitions.henryschein.com/listing/ca3044/>

SONOMA COUNTY - NEW LISTING - General Fee for Service Practice refers out specialty work. \$1.6M Gross Revenue in 2021. Transferring 27 years of Goodwill, 8 days of Hygiene, on a 4-day work week. 1,700 sq. ft., 4 Ops, updated technology. A Practice like this is hard to come by! Seller retiring and offering both Practice and Real Estate for sale or lease. #CA3165- Gina Miller - 707-391-7048 <https://dentalpracticetransitions.henryschein.com/listing/ca3165/>

SONOMA COUNTY - 4 Ops in a spacious Covid-friendly 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 net of seller-owned property. #CA2594- Gina Miller - 707-391-7048 <https://dentalpracticetransitions.henryschein.com/listing/ca2594/>

SONOMA COUNTY - 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 Dentrax. 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 <https://dentalpracticetransitions.henryschein.com/listing/ca544/>

SONOMA COUNTY - Priced below Market Value, 3-year historical consistency- Above \$1M GR. 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 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/>

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, I/O 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. Room for growth in the Hygiene and keeping Ortho in-house. 2019 GR \$825K, 2020 GR \$659K, and 2021 is projected to have a record year with production thru 7/15/2021 reported at \$720K. Building for sale w/practice. #CA2850- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2850/>

S. SACRAMENTO / POCKET ROAD / ELK GROVE AREA - Great GP practice with very high retail exposure, high foot and car traffic in a high-growth area (nearby Delta Shores development to be adding 5K new single-family homes). Five (5) Ops in 1,623 sq. ft. retail space. Over 73 years of Goodwill in this paperless, perio-oriented practice with Practice-Web PM Software, 8 workstations, digital x-ray, soft tissue laser, Pano X-Ray, and CEREC system. Practice-Web reports over 1,050 active patients in the past 18 months, averaged 12-13 new patients per month in past 12 months, 7 days of Hygiene per week (accounts for approximately 37% of annual production). Room for growth as most specialty procedures are referred out. 2019 GR \$918K, 2020 GR \$696K, and 2021 GR \$803K, on a 38-hour workweek. Seller will work back to assist in transition. #CA3093- Jay Harter - 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3093/>

S. SACRAMENTO METRO - Great and rare opportunity to acquire an established "Invisalign Diamond Plus Provider" Ortho Specialty practice with high potential in a growing and desirable community. Attractive and modern-looking design in approximate 1,612 sf office space in a nice-exposure retail strip-mall building. Open Bay 5 Chair Operatory area with a Lab, includes paperless records, Cloud 9 PM Software, digital X-Ray sensors, and a Digital Pan-Ceph X-Ray unit. Historically booked out 20 weeks in advance, per Seller there are approximately 223 active patients in full treatment (with 187 Full-Banding and 36 Interceptive cases per year) with an average age of patients of 25 to 55 years of age. This practice has over 10 years of Goodwill established with a broad/diversified referral base, and the Seller is willing to assist in transition and with referral-base introductions. 2021 GR \$404K. #3149 <https://dentalpracticetransitions.henryschein.com/listing/ca3149/d/>

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, Dentrax with 5 workstations, digital x-ray, I/O 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, and most specialties referred out. 2019 GR \$723K and 2020 GR was \$609K. Seller will work back to assist Buyer in transition. #CA2748- Jay Harter - 916-812-0500 <http://dentalpracticetransitions.henryschein.com/listing/CA2748/>

WOODLAND / DAVIS / W. SACRAMENTO AREA - NEW LISTING - Seldom available opportunity to acquire an established Endodontic Specialty practice producing well, and with great growth potential in a growing, affluent, and highly desirable community/area. Modern décor in 2,250 sf office space in a professional multi-tenant office building. This practice has 12 years of Goodwill, 2 full Endo Operatories (3rd Op plumbed), and includes paperless records, TDO PM Endo Software, plumbed for nitrous, digital X-Ray sensors, Endo Microscope, and a Carestream Digital Pan-Ceph X-Ray unit. Historically booked out 3 weeks in advance, per Seller there are ~45 NP/mo. with a procedure mix of 85% Conventional Endodontic Therapy and 15% Surgical Endodontic Therapy. This practice has a broad and well-established referral base with only one other competitor in the area. 2020 Collections \$682K, 2021 Collections \$623K, and for Jan-March 2022, Collections \$196K on a 36 hour work-week. #3154 - Jay Harter - 916-812-0500 <https://dentalpracticetransitions.henryschein.com/listing/ca3154/>

OUTSIDE OF CALIFORNIA

LIHUE, KAUAI - NEW LISTING - Location, Location, Location. Have you always dreamed of owning a practice in paradise, where work-life balance happens every day? Located on the Garden Isle of Kauai, in the heart of Lihue's newest commercial development area, this standalone office is in a high visibility location with dedicated parking. This top of the line 2,700 sq ft office was built from scratch in 2015 with 7 fully equipped operatories. Dentrax, Dexis, iCAT CBCT, PlanScan, X-Guide, Zeiss Microscope and more! Collections of \$2.4 in 2021 and 11 days of hygiene per week. 50% PPO, 50% Cash. Look no further, this well-established practice with a respected reputation in the community has a strong foundation, including the huge opportunity to grow revenue stream by bringing specialty work in-house with little competition on the island. #HI3176 - Christy Conway - 619-889-6492 <https://dentalpracticetransitions.henryschein.com/listing/hi3176/>

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

PUGET SOUND ISLAND - NEW LISTING - Peaceful and Tranquil practice nestled within an affluent and popular Puget Sound Island. Features beautiful architecture, open and welcoming reception area, four (4) Ops, and one additional plumbed. Curve software, private office, new VAC and compressor. Approx. 25 new patients per month. 2020 collections: \$804K, 2021 collections: \$1.09M with an adjusted NI of \$429K. #WA3191 - Jessica Burbon - 503-332-6462 <https://dentalpracticetransitions.henryschein.com/listing/wa3191/>

SEATTLE ORTHO/PEDO - High-end neighborhood of Seattle, in 2,240 sq. ft with 1 private, 1 semi-private and 2 open bay chairs. (would be considered by a bank to be a modified start-up). Equipment is from 2014 and is in great condition and seller will stay on (long term or short term). As of 9/21: Practice Collected \$346K. #WA2863 Jessica Burbon - 503-332-6462 <http://dentalpracticetransitions.henryschein.com/listing/WA2863/>

SEATTLE SUBURB ORTHO/PEDO - 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 Dentrax, 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 desirable area of Southern Oregon with 5 Ops, Paperless, 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/>

SALEM - NEW LISTING - Turnkey and spacious Ortho Practice. Could be converted to specialty or remain as Ortho. 5 Ops with 1 add'l plumbed and ready. New flooring, beautiful setting, high visibility location surrounded by other GP referral sources. Close to downtown, hospital, and businesses. Doctor works 1 day per week. Greatly reduced price for quick sale. #OR3043- Jessica Burbon - 503-332-6462 <https://dentalpracticetransitions.henryschein.com/listing/OR3043/>

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SACRAMENTO AREA PRACTICE- GREAT OPPORTUNITY- \$750,000 Seller motivated !!! 5 ops practice in Sacramento suburbs. In the heart of Sierra Foothills. Lots of goodwill treating PPO and CASH patients. 2021 gross over 900K with only 3 days/week - 8hr schedule, high net, will assist in transition. Long term lease, first option to buy real estate. Send your interest to kulwinderjohl@yahoo.com .

San Pedro Practice For Sale \$349,000: 60 years goodwill at 3-operatory, Multi-Specialty office in popular medical center. info@integritypracticesales.com (855) 337-4337

www.DentalAttorneys.com Starting Fresh? Retiring? Call the transition experts. 800.499.1474

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So Calif. HIGHLY LUCRATIVE DENTAL SLEEP MEDICINE practice for sale. Training easily attainable. 70+ new patients/mo. Inconceivably wonderful practice. Call Ken Rubin Practice Sales (619) 299-6162

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6208 SAN LUIS OBISPO COUNTY OUT-OF-NETWORK Focus is to maintain a “work / life balance”. On Owner’s 23-hour week coupled with 2-months of vacation, 2021 stats were \$916,500 in Production, \$868,000 in Collections and \$355,000 in Available Profits. 2022 trending towards Production of \$1 Million. To learn more, go to www.PPSsellsDDS.com or call 415-899-8580.

5014 CULVER CITY Senior DDS grossed \$853K in 2019. Referred 148-cases. 5 Star DDS PPS Tom Fitterer 714-345-9659.

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

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AGOURA HILLS - \$85,000

3 eq. ops. in a 1,200 sq. ft. suite located in a busy retail center off the 101 freeway with excellent signage and visibility. 30 Years of Goodwill. Rent is \$3,520 per month. Retiring Seller that currently works 2-2.5 days a week. Patient Charts included but not guaranteed. Amazing potential to recapture referred out services, implement some advertising, and work more days a week. Turn-Key



BREA - \$850,000

7 eq. ops. in a spacious, bright, clean, organized, inviting, streamline, well equipped suite located on the main floor of a community established professional building with excellent exposure on a main street convenient to the 57 freeway. 33 Years of Goodwill. Excellent online reviews, and solid area reputation. Hygiene driven practice with potential for buyer to recapture services currently being referred out. Patients accept suggested treatment plans. Long-term, knowledgeable staff in place. Collected \$1,103,401 in 2021. Under multiple offers

SOLD

FULLERTON - \$245,000

2 eq. ops. with room to expand in an 850 sq. ft. suite that offers a nice, bright, clean, efficient layout. Excellent single-story location in a community established center near St Jude Hospital. 35 Years of Goodwill. Rent is very reasonable at \$3,734 per month. PPO/Fee for Service Practice. Projecting \$328,112 for 2022.



CARLSBAD-REAL ESTATE \$2,350,000

4 ops. located in a 1,456 sq. ft., free standing, single story building with excellent signage and visibility. Convenient to the 5 freeway and ocean. 7,023 sq. ft. lot with 10 on site parking spots. Established as a Community Dental Practice. Real Estate/ Leaseholds only-Equipment and Charts are not included.

HAWTHORNE - \$295,000

4 eq. ops. in a ~1,250 sq. ft. suite located in a single story, strip center with excellent exposure, signage, and traffic. Suite was remodeled in 2018. Rent is only \$4,200/month. 32 Years of Community Goodwill. Retiring Seller with long term staff in place. Buyer has the opportunity to increase revenue by implementing some advertising and working more days a week. Collected \$420,986 in 2021.

HIGHLAND - \$175,000

3 eq. ops. & 1 plumbed not eq. op. in a welcoming, warm, efficiently designed suite located in a busy shopping center with plenty of parking and exposure. 29 Years of Community Goodwill. Beautiful, affordable, growing area surrounded by the San Bernardino and San Gabriel mountains. Conservative, retiring dentist with a generational patient base that accepts suggested treatment plans. Low Overhead-Rent is only \$2,800/month! The practice has the potential to increase doctor days, implement some advertising, and expand into the vacant suite next door. Projecting \$268,583 for 2022 on a part-time schedule.



SCAN ME



Paul

Ellen

Greg

Greg Beamer, Dental Broker

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Paul Yuan

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GLENDAL - \$1,275,000

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. Implants, RCTs, Surgeries, and 4 days a week of Hygiene. CBCT, Eaglesoft, Digital X-rays, & Intra Oral Cameras. PPO/Fee for Service. Projecting \$1,497,671 for 2022.

HUNTINGTON PARK - \$1,100,000

4 eq. ops. in a spacious, well organized, systematic suite that is located in a free-standing building on a main street with prominent signage and exposure. Landlord has installed solar panels on the roof that can help to reduce your electric bill by up to 30%! 34 Years of Community Goodwill. Attracting 47+ new patients per month. Retiring Seller. PPO/Fee For Service Practice. Projecting \$1,732,598 for 2022!

IRVINE - \$399,000

3 eq. ops. in an efficiently designed, streamline, bright, clean, organized suite located in a busy shopping center. Attracting 30+ new patients per month. Excellent reviews and community reputation. PPO/Fee for Service practice that is projecting \$627,369 for 2022.



LA MIRADA - \$169,500

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 \$3,217/month and includes utilities. 18+ Years of Goodwill. CBCT X-ray package included and buyer to take over remaining balance. **Stable practice** that does not have any advertising in place. Collected \$238,169 in 2019, \$228,710 in 2020, and \$227,953 for 2021.

LANCASTER - \$248,500

The practice has 4 eq. ops. in a 1,470 sq. ft. suite located in a busy, single story, strip center with excellent visibility and signage. The practice was established in 1997 and has 25 Years of Goodwill. Seller prides herself on being active in the community through education and outreach. Rent is \$2,542/ month and the practice offers an overall low overhead. Solid Patient Base. Collected \$345,315 for 2021.

MONTCLAIR - \$252,500

3 eq. ops. in a 1,100 sq. ft. suite located in a busy, single story, strip center on a frequent street convenient to the 10 freeway. 9 years of Community Goodwill. Bright, well equipped, streamline, digital suite that shows pride of ownership. Rent is \$2,564/month. Collected \$345,097 in 2021 on a 2-day work week.

NEWPORT BEACH - \$550,000

5 eq. ops. in a recently remodeled, 1,800 sq. ft. suite located in a two story, multi-use, frequented center with excellent visibility and signage. 16 Years of Community Goodwill. Rent is \$7,000/month. Retiring Seller that currently works 4 days/week. All Digital and Newer Equipment. Collected \$650,822 in 2021. PPO/CASH Practice.

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ORANGE COUNTY PROSTHODONTIST - \$500,000

Board-certified Prosthodontist is seeking an equally capable board-certified Prosthodontist 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.

ORANGE COUNTY PEDIATRIC PRACTICE WITH REAL ESTATE - \$892,000

4 eq. ops. in a 1,000 sq. ft. suite located in a two-story professional building on one of the busiest streets in Orange County. Great location close to South Coast Plaza, John Wayne Airport, Segerstrom Center for the Arts, Beach, Area freeways, and more. Eaglesoft, Digital X-Ray, Intra Oral Camera, and Panoramic. Amazing opportunity to be your own landlord and grow this practice to its full potential.

RANCHO CUCAMONGA - \$330,000

4 eq. ops. in a spacious, bright, clean suite located in a community established professional building convenient to the 10 freeway. Excellent exposure, reasonable rent and free parking. Exceptional online reviews. Attracting 25+ New Patients/month. Projecting \$472,290 for 2022 on a part time schedule.



SAN DIEGO WITH REAL ESTATE FOR SALE - \$240,000 / RE \$1,131,300

4 ops. in a 1,342 sq. ft. main floor, suite located in a two story, Spanish colonial building. Excellent signage and exposure on a busy street. 50+ Years of Community Goodwill. PPO/Fee for service practice. Retiring seller that is willing to stay on 1-2 days a week to assist in transitioning. Buyer has the potential to recapture income from services that are currently referred out, implement a marketing plan, and be open 5 days a week. You will not have to worry about increasing lease rates and landlords. Collected \$326,986 in 2021 on a 3.5 day work week.

REDLANDS - \$550,000

3 eq. ops. in a serene, 1,023 sq. ft. suite located in a single story, busy, strip center with excellent exposure. All digital suite with Dentrix Software, Intra Oral Camera, Pano, and more. 28 Years of Community Goodwill. Attracting ~40 new patients per month. Collected \$681,183 in 2021 and Projecting \$973,971 for 2022.

SAN CLEMENTE - \$500,000

3 eq. ops. in a spacious suite convenient to the 5 freeway and local shops/restaurants. The practice is the only business on the 5th floor with potential to expand (approx. 2 more treatment rooms). The suite offers plenty of natural light and Ocean View. Seller currently works 4 days a week with the Seller's spouse working 1 day/ month doing Endo. 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 in 2021.

SHERMAN OAKS - \$440,000

4 eq. ops. in a 2,000 sq. ft., spacious, bright suite located in a single story, strip center with excellent exposure and visibility on a main street. Rent is \$5,519/month. 20+ Years of Goodwill. Dentrix Software, Intra Oral Camera, Digital Xray, Pano, and more. Projecting \$532,501 for 2022



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4 eq. ops. & 1 plumbed not eq. op. in an 1,800 sq. ft. suite located on the main floor of a busy professional building with plenty of free parking. Retiring Seller. 30 years of Community Goodwill. Rent is \$3,282/month. Delta PPO/CASH. Projecting \$518,708 for 2022 on a 3-day work week.

WEST COVINA - \$250,000

3 eq. ops. & 1 plumbed not eq. op. in a 1,200 sq. ft. suite located in a busy, single story, retail center. 30 Years of Goodwill. PPO/CASH practice with Low Overhead. Retiring Seller. Collected \$290,282 in 2021 and Projecting \$335,508 for 2022 on a 3.5 day work week.

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The media is affecting the behavior of many. We can't believe everything we hear and need to identify the life-altering truth that can and will impact us.

Successful dentists know you need to be smart about who you have involved in the sales process, either as a seller or a buyer. Having solid verifiable information about the office is critical, and we help build your marketing presentation. Our sellers tell us they are surprised at the responses they receive.

Our clients and our buyers have shared their appreciation of our experience, guidance, attention to detail and honesty. They value the way we move through the process in such a way that everyone knows where they are and what's next. We value everyone's time.

We get calls every day from sellers and buyers concerned about the future of dentistry. We have been blessed with smart and informed clients who realize the sky is NOT falling. They know dentistry is one of the most stable businesses in the US. It can't be outsourced and that is not going to change. The sheer number of mouths to be serviced is amazing in So Cal. There are over 10 million people just in LA County alone!

In our brokerage, we strive to provide solid listings by gathering and analyzing the documentation to establish a solid, fair and financeable pricing. We custom build our marketing to reflect your years of hard work.

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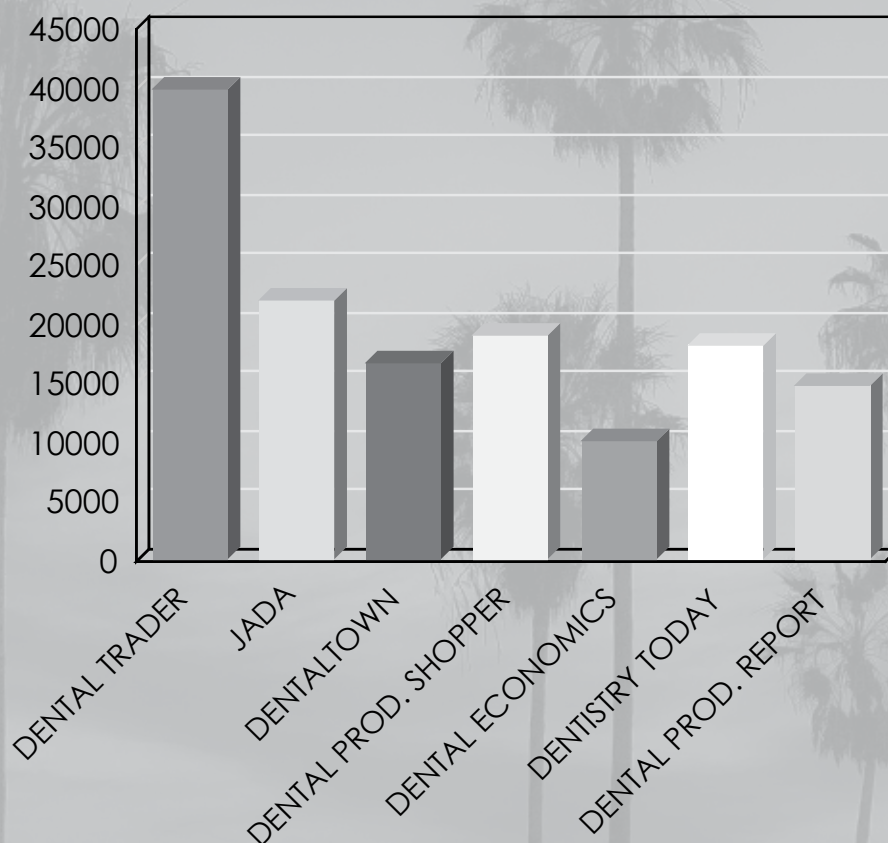
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Yucaipa Office + Real Estate - 3ops, 1,480 sq. ft. Gross 2021 \$142k+. Located in a stand alone building. Own Real Estate and stop paying for a lease today! Business for sale- \$100,000. Real estate \$475,000

San Bernardino - 7ops, 2170 sq. ft. Gross 2021 \$633k. Doctor only working 3 days a week! 2 hygienist working 3 days a week with one Associate one day a week. For sale- \$550,000

Escondido - Low Asking Price with high collections. 2021 gross \$420k. 3 ops, 1000 sq ft office with lots of street traffic. Seller has slowed down and is highly motivated to sell. For sale - \$150,000

La Habra - \$95,000 or best offer. Fully digital 4 Ops. 2 front work stations, managers office, sterilizing room.

Lake Elsinore - ASSOCIATE RUN! 4ops, 1,650 sq. ft. Gross 2021 \$493k+, net \$221k+. Rent \$3,500/month! For sale- \$450,000

San Diego - 4 ops, 1,200 sq. ft. 2000 active patients. 2021 gross \$311k+, net \$107k+. Seller only working for 2 days a week. Fully digital office with ADAC chairs. For sale- \$260,000

Fallbrook - 3 ops & 1 plumbed. 1,600 sq ft. Over 6,000 active patients since 2019. Strip mall location. Belmont chairs, Dexis digital x ray. 2021 gross \$379k+, net \$136k+ For sale - \$280,000

Anaheim - Band new digital office, Busy shopping intersection! 4 brand new ops with Belmont chairs, x-ray machines and sensors. With Endo Machine Sybron. 1,300 sq. ft. Newly build (less than a year) shell office! For sale- \$250,000 or best offer

Glendale - Spacious Digital 6 ops, 3,320 sq. ft. TV's in every room and fully digital x rays and intra oral cameras; individual one surgical room. For sale - \$150,000

Pasadena - 5 ops, Approx 1,100 sq ft. Seller working 2-3 days a week. 2021 gross \$257k+. For Sale - \$190,000

Norwalk - Retail Location! 3 ops, 1,100 sq. ft. 2021 gross \$229k+ Located in a strip mall. High traffic area. Seller retiring with 28 years of Goodwill. For sale - \$150,000

Bell - 4ops, 1,167sq. ft. Collecting 352k+ on only 2 days a week! Located in a strip mall, minimal marketing needed. For sale- \$200,000 OBO

Van Nuys - \$100,000 OBO - 3 ops, 900 sq ft. Located in a strip mall. Fully digital office with Dentrrix. Rent only \$1,600/month.

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San Jose - 2021 gross \$707k+, net \$223k+, 4 equipped ops, 1,100 sq. ft. Rent \$3,099/ month. Located in a professional building with multiple tenants. 2 hygienists on staff 4 days a week. For Sale - \$566,000.

San Francisco - 4 ops, 2,000 sq. ft. 2021 gross \$717k+, net - \$228k+. Rent \$4,500/month including NNN. Including large lab and doctor's office. One hygienist on staff. Located on a busy street near Walgreens, a theater and more. For sale - \$475,000

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Fresno - 4 ops, 3 equipped, 1,800 sq. ft. 2021 gross 284k+, net \$75k+. Rent \$2,587 Digital Office. Doctor working 3.5 days a week. For sale- \$180,000

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