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- Partnership Agreements
- Leases
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- Associate Agreements
- Corporate Formations/Dissolutions
- Partnership Disputes
- Estate Planning

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FRESNO COUNTY

**FRESNO COUNTY #1** - (3) op G.P. located in smaller town. Only private dentist in town. 2004 gross collections $375K+ on 3 1/2-4 days/wk. Cash/Ins/PPO/Denti-Cal. Low overhead/high net income. **PRICE REDUCTION**


KERN COUNTY

**BAKERSFIELD SUBURB** - (2) op computerized G.P. & Duplex Bldg. for sale. Annual Gross Collections $160K+ on 3 days/wk. Cash/Ins/PPO Patents.

LOS ANGELES COUNTY

**ARLETA** - (2) op G.P. located in a store front with pole signage. Gross collections $150K+ part time. Cash/Ins/PPO/Denti-Cal patient base. Low overhead (52%). High net (48%). Great starter practice or satellite office. Seller is selling due to health reasons.

**ENCINO** - (4) op computerized G.P. located in a professional bldg. Annual Gross Collections $400K+ on (4) day week. Cash/Ins/PPO/Capitation and very small amount of Denti-Cal. Monthly Cap Check approx. $2,000/mos.


**LOS ANGELES #3** - (2) op computerized G.P. and Condo for sale. Cash/Ins/PPO & small amount of Denti-Cal. 2004 Gross Collect approx. $180K on two days/wk. 2005 Projection is $190K-$200K on two associate run days per week. Can easily increase production/collections if owner operated and more days.


**LA VERNE** - (3) op computerized G.P. located in a shop ctr. with exposure/visibility/signage. Cash/Ins/PPO. Panorex and Intra-oral Camera system with docking stations. 2004 gross collect $578K+ on (4) day wk. Seller retiring.

**MISSION HILLS** - (5) op computerized G.P. Located in a prof. bldg. Cash/Ins/PPO only. (4) year w’d average Gross Collect $1,065M/ year. Seller retiring. **PRICE REDUCTION**

**MOUNTAIN RESORT AREA** - (2) op computerized G.P. less than (2) hrs from L.A. 2005 Gross Collect, projected at $225K+ on (2) days/week. Start up/Expand/Semi Retire?


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**ORANGE COUNTY**

**SOLD OUT** - Room for the next Orange County seller available.

**RIVERSIDE COUNTY**

**SOUTHWEST RIVERSIDE COUNTY** - Several Medical/Dental Bldg. & condo listings available. Call for specifics.

**SANTA BARBARA COUNTY**

**SANTA BARBARA** - beautiful (2) op turnkey office. Everything you need to see patients. Priced less than build out costs.

**CENTRAL COAST #1** - (4) op computerized G.P. for sale. Located in Prof. Bldg. Annual gross collections approx. $350K on 3 1/2 days per week. Cash/Ins/PPO.

**CENTRAL COAST #2** - (3) op computerized G.P. for sale. (2) ops eq’d. Located in Prof. Bldg. Mostly Cash/Ins w/small amount of PPO. Ave. Gross Collections $500K+/yr.

**SAN BERNARDINO COUNTY**

**VICTORVILLE** - (3) op G.P./Prosthodontic office located in a one story professional bldg. Ave. annual gross collect. $334K on (3) day week. Cash/Ins. patient base.

**SAN DIEGO COUNTY**

**CHULA VISTA** - (3) op G.P. Located in store front with visibility/exposure. Cash/Ins/PPO/CAP. Gross Collections $440K+/yr.

**NORTH SAN DIEGO CTRY** - Hi-Tech, state of the art. Fee for Service G.P. office. (4) ops/2 Eqt. Excellent growth area.

**SAN MARCOS** - A Dentist’s Dream! Build to Suit duplex building for sale. Corner lot location with signage, visibility, and parking. Build out your dental office in one unit & lease out the other.

**SAN LUIS OBISPO**


**SAN LUIS OBISPO** - Great place to work and play. (4) op computerized G.P. (3) ops eq’d. 2004 Gross Collections $409K on (3) day week. Cash/Ins/PPO. 35-40 new patients per month. Located on main street in freestanding bldg. with excellent exposure/visibility.

**VENTURA COUNTY**


**WESTLAKE VILLAGE** - (4) op computerized G.P. located on the first floor of a professional bldg. with visibility. (3) ops eq’d (1) op plumbed not eq’d. Cash/Ins/PPO patients. Annual Gross Collections $450K+. Like new equipment with digital x-rays.

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**Fresno County** #3 South County location. General Practice & condo for sale. (4) op computerized office, nice equipt, mixed patient base, gross $500K+yr. Seller retiring. D&M Practice Sales (818) 591-1401.

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**West L.A. Fee for Service Practice for Sale** Collects $2.0 million per year, nets over $1.0 million per year. 9 days of hygiene. Asking $2,000,000. Kurt Skarin 818-991-6552.
San Diego Practice Sales

• represents Sellers and Buyers • exclusively in San Diego County
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SAN DIEGO-DEL MAR-JUST LISTED!! - Outstanding LOCATION and very attractive GENERAL + Specialty Practice situated in Professional Bldg. 3 fully-equipped Ops. with potential for 2 more. Approximately 50% HMO & 50% PPO/Private. High income area. Newer equipment including Panorex and Microscope! Offered for $385K!

SAN DIEGO-ESCONDIDO-GENERAL - Practice situated in single story Professional Bldg. 3 fully-equipped Ops in 1000 sq.ft. Digital Radiography, ZOOM Whitening, Computerized. Practice established 35 years, current owner 5 years. Owner moving out of state. Collections of 250K on 3-day week. Offered for only 195K for quick sale!!

SAN DIEGO-ESCONDIDO-GENERAL PRACTICE and BUILDING!! GENERAL PRACTICE - 5 fully-equipped Ops in 2200 sq.ft. (room for additional Ops.). Equipment average age of 7 yrs. Panorex, Global Microscope, IntraOral Camera, Rotary Endo Instrumentation. Collections 950K to 1mil. Approx 60% HMO, 30% PPO, 10% Cash. 50-60 new Patients per month. Offered for $785K! (Practice can be purchased without building).

BUILDING - Completely restored/remodeled historic Craftsman located in the heart of "Old Escondido." Situated on highly visible corner lot on major thoroughfare. State-of-the-Art woodwork, carpeting, wood flooring and trim. Outstanding interior design for patient/staff flow and esthetic appeal. Parking on site and immediately adjacent on street. Available for $850K!

SAN DIEGO-HILLCREST - Seller relocating to another state. Highly profitable PROSTHODONTIC Practice. Situated in well-known Medical-Dental Bldg. in "Pill Hill" area of Hillcrest. Excellent LOCATION with off-street parking. Established 22 years. 3 fully-equipped Ops in approx 1700 sq.ft. (room to add Operatories!) ACCEPTED OFFER

SAN DIEGO - (i-15 at Mercy Rd) - 3 years NEW! Owner selling this second office. 5 Ops. (3 equipped) in approx. 1700 sq.ft. Situated in strip mall. Asking 350K. ACCEPTED OFFER

SAN DIEGO-RANCHO SANTA FE - VERY Unique Opportunity for a special practitioner to acquire a very high end, adult restorative/reconstructive practice in one of the most affluent communities in the country! Established 15 years, this cash/fee-for-service is situated in the heart of the historic Village. 3 Ops. in approx 650 sq.ft. Collections 550-600+K on only 2 days per week. Offered for $575K.

SAN DIEGO-LA JOLLA - Fee-for-Service GENERAL Practice located in prestigious area, established in 1984. 9 Ops in approx 3000 sq.ft. Very efficient practice with outstanding staff. 2005 collections of 1.26 mil. Seller desires to become part-time associate.

SAN DIEGO-LA MESA - Patient base comprised of private and PPO. GENERAL Practice established in 1978, situated in busy strip mall. 4 Ops in 1075 sq.ft. Offered for $580K.

for updates, please visit us at: WWW.SDPRACTICESALES.COM

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**Practice for Sale** #1098 - South Bay - Korean male or female DDSs possible to gross $80,000 per month first year. Beautiful office. High identity. F.P. $595,000. Call Professional Practice Sales, Inc., (714) 832-0230.
ANAHEIM-Are you looking for (1) a very busy center with walk-in traffic; (2) Hispanic area; (3) a first floor location; (4) corner location with a sign; (5) ample parking; (6) revenues over $40k/month on part-time schedule; (7) over $5k/month in capitation revenues - then call us immediately, before this one sells.

BEVERLY HILLS-Tremendous opportunity for right buyer. Long established/quality oriented private practice with 30+ years of goodwill. Annual revenues exceed $600k without external advertising. Seller retiring, but willing to assist in transfer. Large active patient count. Stable revenues. Must see!

FONTANA-This one has it all! Single-user/free standing building. Ample parking. Large sign. Very busy street. Growth area. State-of-the-Art equipment (digital x-ray; intraoral camera; panoramic x-ray unit; monitors in each room). 8+ op facility. Revenues exceed $100k/month. Owner works limited schedule. Serious buyers only!

LOS ANGELES-This one is perfect if you are a conservative planner and wish to grow your practice. First floor location on busy street with proximity to Alvarado. Large sign and excellent visibility. Ample parking. Medical clinic next door. 3 ops. Low rent and overhead. Seller does no advertising and works limited sched.

LOS ANGELES-Private practice with 30+ years of goodwill. Current owner since 1998. 4 fully equipped ops in upscale professional building. Seller collects $240k annual working 2 1/2 days/week. Low fixed expenses. No Denti-cal or HMO. Excellent merger opportunity as well. Priced way below market value to sell quickly.


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Steve’s performance was outstanding and professional. His logical approach and reasoning are unbeatable.

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I have retained Mr. McNamara’s services in the past and have found him to be very thorough, responsive and focused to your needs. Great Attorney!

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#202 Glendale - Start your own practice in retail center. 3 ops fully equipped. Neighbors include dental lab, travel agency, jeweler, and more!

#203 Sherman Oaks - Great fee for service and cash office. Nice office. 4 ops in 1600 SF.

#207 El Sereno/Alhambra - G.P. NEW RETAIL CENTER & PRACTICE. 4 OPS, 1450 SF. BUY REAL ESTATE AND GET PRACTICE!

#214 Torrance - G.P. 18 ops, 7 x-rays, 3-4 hygiene chairs, pano, 3 int. cam. & software in approx. 5000 SF. Coll. $13 mil in 2005. Many yrs. goodwill.

#215 Sunland - G.P/HMO. Corner visibility, super signage. Coll.$50/55K mo. 5 ops, 2 x-rays, int. cam. & Easy Dental. Seller motivated for health reasons.

#217 Valencia - G.P. Lowe’s shopping center location. 3 ops in 1900 SF. Newly built out.

#220 South Gate - G.P. Super “First Practice”. Coll. $377K can do more. 5 ops, 3 x-rays, int. cam. & software. 1500 SF. Seller wants an offer now!

#223 Tarzana - 5 ops, x-rays, intraoral camera and software. Collections $600K+ in 2005.

#224 Westchester/Culver City - G.P. Collections $430 in ’05. Well located practice.

#225 Maywood - Newly opened office w/ referrals from neighbor medical clinic. Easy start up!

#226 Gardena - G.P. Seller wants an offer now! Coll. $616K, can do more!

#230 Los Angeles Downtown - HMO practice. Collects $300K+. Relocating, really needs to sell!

#232 L.A. Wilshire - G.P. DROP DEAD, GORGEOUS! 7 ops, x-rays, intraoral camera, pano.

#234 Torrance - G.P. Major center is a marketer’s dream for recruiting new patients. 5 ops, 2 digital x-rays, wireless camera & software. 1500 SF.

#236 Wilmington - G.P. Professional building. Coll. $253K. Super visible. Ready to be built on busy corner next to Northwoods Inn and soon to be new Kohls on same corner.

#239 Pasadena - 5 star corner with great visibility. Beautiful center w/ all retailers in the center will refer patients. Seller will sell or partner. Super loc.


#245 West Covina - G.P. Newly opened, street sign. Medical clinic neighbor will send new patients.

#246 Rancho Santa Margarita - G.P. RECENTLY SOLD.

San Diego County

#400 Ramona - G.P. Coll. $338K in ’05. 20 years goodwill. Best opportunity in San Diego. Seller retiring for health reasons. Submit your best offer.

#401 Alpine - G.P. Practice dentistry in great area. 3 ops, x-ray & software. Low rent means high net.

#410 El Cajon - G.P. Retail center on busy street. 3+ ops, x-rays & software. Coll. $20K+ per month.


#416 Clairemont/San Diego - G.P. Retail center w/ good signage. Super location on busy street. 2 ops, x-ray, pano & software. Great opportunity.


Thinking of Selling? Call Us First!

Orange County

#500 Huntington Beach - G.P/HMO practice. CAP/ck $20/23K mo. + supp. 6 ops, 5 x-rays, int. cam. & software. 1500 SF. ’06 proj. $1.3 Mil+.

#502 Tustin - G.P. Freestanding bldg. Coll $578K in 9 months. Proj. $800K for ’06. 5 ops, 1500 SF.

#503 Irvine - G.P. Dental consultant reported this office a great opportunity. 5 ops, x-rays & software in 1200 SF. Low, low rent for Irvine!

#504 Tustin - G.P/HMO. Super visibility, free standing bldg. Seller or G.P. Specialist w/ separate entrances. 5+ ops, x-rays & software.

#505 Irvine - G.P HMO Super opportunity to build a large practice. Well designed office w/ growing CAP check and PPO’s that produce new patients.

#506 Costa Mesa - G.P. 13 years goodwill, 4 operators, x-rays in 1200 SF. Collections $590K in 2005. New location on busy st. Seller retiring.

#512 Santa Ana - G.P. 4 ops, 2 x-rays, 1800 SF. Low rent can mean high net. Freestanding building on a busy street. Seller relocating out of area.

#514 Costa Mesa - G.P. Nice shopping center location. Collects $866K in 05. High tech office!

#530 Fullerton/La Habra - G.P. Nice retail center location. Collects $300K+. Nice office. Low rent.

#533 Santa Ana - G.P. Landlord is major clinic referring new patients. Great opportunity here. New office with great neighbor to send patients.

#535 Anaheim - G.P. Corner shop. ctr. 6 ops, 5000 SF. 20/30 new patients mo. w/ no advertising.

#537 Rancho Santa Margarita - G.P. REAL ESTATE & practice. 10 ops, 2000 SF. Bldg. $7400 SF w/ tenants. Buy both practice & rental property.

#549 Fountain Valley - G.P. Dental condo for sale. 4 ops, x-ray in 1500 SF. Great location.

Riverside/San Bernardino

#300 Chino - G.P. New, 7 ops/4 chairs, x-rays & software in shopping center. 2270 SF. Rent $3400.

#301 Rialto - G.P. Starter practice. 2 ops in 775 SF. Low rent. Coll. $1920K mo. Seller out of area.

#305 Temecula - G.P. Professional building. Coll. $356K & growing. 5 ops, x-rays and Easy Dental.

#308 San Dimas - G.P. 4 ops in 1800 SF.


#310 Palm Springs - G.P. 12 years goodwill. HMO. 100 new patients per mo. Coll. $329K. Seller relocating and very, very MOTIVATED.

#312 Rialto - G.P. Retail center. 4 ops, 2 x-rays, pano & more in 1200 SF. Seller relocating.

#314 Colton - G.P. Est. 1950. Freestanding building. Collections $1820K mo. on 3 days.

#316 Redlands - G.P. Shop. ctr. Coll. $988K in 05. 4 ops. x-rays & software. Associate run. Super opportunity for owner managing dentist.

#320 San Bernardino - G.P. Freestanding, highly visible corner location. Both practice & real estate for sale below comparables. $500K plus location.

#322 Moreno Valley - Specialist/G.P. Coll. $240K in ’04. Low overhead, near Sunnymede. Shop ctr.

Associateship Purchase Financing

New Retail Centers & Leaseholds

#206 San Gabriel/Rosemead - G.P. New retail center to be built on busy corner next to Northwoods Inn and soon to be new Kohls on same corner.

#209 West Covina - G.P. Corner shopping center to be built in summer ’06. Anchor is Stater Bros.

#216 Valencia/Santa Clarita - G.P. Major shopping center. 4/5 ops in 1400 SF. Ready summer 2006

#219 Reseda - Leaseholds in freestanding building. 6 ops in 1650 SF. Rent low $2 per SF.

#221 Mission Hills - G.P. New retail center to be built close to the 405 fwy. 7/11 to be anchor. Close to residential areas and many businesses.

#222 El Monte - G.P. Newly opened. Office will get many new patient referrals from OBGYN & Pediatrician. Easy start-up, no marketing needed.

#227 Montebello - New retail center on busy corner. Neighbors include Banco Populair and other retail draws. Great location for a dental office.

#228 Montebello - New retail center. Heavy auto and foot traffic. Neighbors include check cashing service and mobile phone store.

#229 Norwalk - Shopping center, super visibility. 700-2100 SF. Available end unit. Neighbors include donut store, medical clinic, and more.

#234 San Pedro - 3 ops fully equipped available for lease. Well maintained and designed office. Seller may offer option on real estate to buyer.

#235 Gardena - Small retail center on busy corner with heavy auto and foot traffic. Neighbor is Yoshinoya restaurant.

#236 Wilmington - G.P. New retail center location with nail salon, wireless store, and pizza restaurant. Heavy auto and foot traffic.

#239 Pasadena - 5 star corner with great visibility. Beautiful center w/ all retailers in the center will refer patients. Seller will sell or partner. Super loc.

#241 San Gabriel/Huntington - G.P. New retail corner w/excellent visibility. Ready summer 2006.

#243 Long Beach - New retail center to be built on busy corner. Across from school and recreation center. Starbucks may be neighbor.

#246 Monterey Park - G.P. Newly opened office, street sign. Medical clinic neighbor will send new patients.


April 2006

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ORTHODONTIST needed to associate in PRIVATE orthodontic practice in Huntington Park. Excellent opportunity. Call (323)589-3438 or (310)994-3999.

CENTRAL COAST (4) op computerized G.P. for sale. Annual Gross Collections approx. $350K on 3 days per week. Cash/Ins/PPO. D&M PRACTICE SALES (818) 591-1401

SUBURBAN BAKERSFIELD Emergency sale of dental practice. Dr. is called for a missionary. 2 ops. no Medical, no HMO. (661)665-8519. After 7pm.

CONTINUING EDUCATION SEMINARS Indian Dental Association of California has been a provider for Continuing Education Seminars for over two decades. Our Seminars are held on Sundays, six seminars a year at Sheraton Cerritos Hotel, Cerritos. Call 951-532-2741 for more information.

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WINNETKA: 3 eq. ops. located in a single story medical building suite. Good location. Income stream is approximately 90% cash and 10% insurance (PPO). Projected $220,325 for 2005. TURN KEY LOCATION!

CORONA DEL MAR: 2 eq. ops. and 1 not eq. op. in an 1,100 sq. ft. suite located in a single story building. Good location, all digital and 7 computers. Income stream is approximately 70% cash, 20% insurance and 10% capitation. Doctor is currently working 4 days/week with one Hygienist working 2 days/week. Projecting $701,340 for 2006. BUYER’S NET OF $164,649.

MALIBU: 3 eq. ops. and 1 not eq. op. located in a 1,500 sq. ft. single story free standing building. Seller owns building. Building is not for sale. Practice is low volume, high fee, high quality dental care. All ops. are plumbed for N2O2. Income stream is currently 48% insurance and 52% cash. Doctor is currently working 3 days/week. There is one Hygienist working 3 days/week. Projected $704,652 for 2006. BUYER’S NET OF $128,488.
GREATER LOS ANGELES & VENTURA COUNTY

AGOURA HILLS-3 eq. ops. in a 1,200 sq. ft. single story free standing building located in a shopping mall. Income stream is approximately 40% Insurance (PPO), 30% cash, medi-cal 5% and capitation 25%. Leasehold improvements, equipment & patient charts included.

CAMARILLO-3 eq. ops. in a 1,200 sq. ft. suite located in a single story strip shopping center. Chairs, lights, deliveries and more included! Leasehold improvements & equipment only.

CLAREMONT-4 eq. ops. in a 1,400 sq. ft. suite located in a two story building. Income stream is approximately 60% Cash and 40% Insurance. Good location, good recall program, patients accept treatment plan & 50 years of Goodwill. Projected $815,011 for 2005. BUYER'S NET OF $255,852.

EAST LOS ANGELES-9 eq. ops. in a 3,750 sq. ft. single story free standing building. Income stream is currently 50% Insurance and 50% Cash. Approximately 10-14 patients are seen per day with approximately 15-25 new patients per month. Currently there is one associate working each week. Projecting $322,308 for 2006. BUYER'S NET OF $77,640.

ENCINO-3 eq. ops. and 1 not eq. op. in a 1,000 sq. ft. suite located in a multi story professional building. Computer system and software program included. Currently the office is configured to be an adult friendly Ortho office, would be excellent for a specialist or general practitioner with minor modification. Leasehold improvements and equipment only.

LAWNDALE-6 eq. ops. in a 1,750 sq. ft. suit located in a single story strip shopping center. Income stream is currently approximately 67% insurance, 17% cash, 2% medi-cal & 14% Capitation. Doctor is on a 3 days/week work schedule and has an associate working 2 days/week. Approximately 15-16 patients are seen per day with approximately 30 new patients per month. Projecting $431,052 for 2006. BUYER'S NET OF $190,884.

LOS ANGELES-2 eq. ops. and 2 not eq. ops. in a 1,000 sq. ft. suite located in a single story building in a strip shopping center. 100% Hispanic, many years of Goodwill and family oriented office. Income stream is approximately 25% insurance, 50% cash & 25% Medi-cal. Doctor is currently working 2 days/week. Leasehold Improvements, equipment and some patient charts included.

MALIBU-3 eq. ops. and 1 not eq. op. located in a 1,500 sq. ft. single story free standing building. Seller owns building. Building is not for sale. Practice is low volume, high fee, high quality dental care. All ops. are plumbed for N2O2. Income stream is currently 48% insurance and 52% Cash. Doctor is currently working 3 days/week. There is one Hygienist working 3 days/week. Projecting $704,652 for 2006. BUYER'S NET OF $128,488.

NEWBURY PARK-5 eq. ops. in a 1,545 sq. ft. suite located in a two story dental building. Doctor is working on a 4 1/2 Days/Week work schedule and currently seeing approximately 10-12 patients per day with approximately 15-16 new patients per month. Practice also has a Hygienist 3 days/week seeing approximately 8 patients each day. Income stream is approximately 80% insurance, 19% cash & 1% Medi-cal. Projected $452,692 for 2005. BUYER'S NET OF $91,104.

REMINDE: Net Income is Buyer’s Net Income after Debt Service
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ROSEMEAD-9 eq. ops. in 3,750 sq. ft. single story free standing building. Income stream is approximately 50% Insurance, 20% Cash and 30% Welfare. Currently there are Associates working 6 days/week and seeing approximately 13-14 patients per day with approximately 51-52 new patients per month. There is one Hygienist 1 day/week and there are approximately 8 hygiene patients seen each day once a week. Projecting $480,780 for 2006. BUYER'S NET OF $55,044.

ROSEMEAD-3 eq. ops. in a 900 sq. ft. suite located in a single story strip shopping center. Good location. Started from scratch in 1995. Office is currently open 4 days/week. Chairs, lights, deliveries and much more included. Leasehold improvements & equipment only.

VALENCIA-GROUP SOLO-4 eq. ops. and 2 not eq. ops. in a 2,000 sq. ft. single story free standing building. Building is not for sale. Chairs, lights, deliveries, biosonic laser and much more included! Leasehold improvements & equipment only.

WESTLAKE VILLAGE- TURN KEY location!-3 eq. ops. in a 1,050 sq. ft. suite located in a two story commercial plaza. Brand new state of the art equipment. Digital x-ray & electric hand pieces. Top quality build-out. Tract lights in all ops. Income stream is approximately 60% insurance & 40% cash. Doctor is currently working 2 days/week seeing approximately 2-8 patients per day with approximately 15-20 new patients per month. Leasehold improvements, equipment and all patient charts included.

WHITTIER-4 eq. ops. and 5 not eq. ops. in a 3,500 sq. ft. single story building. Good location, good opportunity to expand, part Ortho and other specialties. Office has once a month Pedo now. Income stream is approximately 35% insurance, 30% cash, 25% medi-cal & 10% capitation. Turn Key location! Leasehold improvements, equipment and all patient charts included!

WINNETKA-3 eq. ops. located in a single story medical building suite. Good location. Income stream is approximately 90% cash and 10% insurance (PPO). TURN KEY LOCATON!

ORANGE COUNTY

ALISO VIEJO-5 eq. ops. in a 1,750 sq. ft. suite located in a busy shopping center. Highly upgraded office with digital x-rays, chairs, lights, deliveries and much more included. Leasehold improvements & some equipment only.

ANAHEIM-4 eq. ops. in a 1,200 sq. ft. suite located in a single story strip shopping center. Practice is located off busy freeway; only dental office in the center & center is under new construction. Computer system & software program included. Leasehold improvements & equipment only.

CORONA DEL MAR-2 eq. ops. and 1 not eq. op. in an 1,100 sq. ft. suite located in a single story building. Good location, all digital and 7 computers. Income stream is approximately 70% cash, 20% insurance and 10% capitation. Doctor is currently working 4 days/week with one Hygienist working 2 days/week. Projecting $701,340 for 2006. BUYER'S NET OF $164,649.

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COSTA MESA - 3 eq. ops. in a 1,200 sq. ft. single story free standing building. Income stream is approximately 70% insurance & 30% cash. Doctor is currently working 4 days/week, seeing approximately 6-10 patients each day. Good area of Costa Mesa with 31 years of Goodwill. Projecting $301,000 for 2006. BUYER’S NET OF $78,301.

COSTA MESA - TURN KEY LOCATION - 2 eq. ops. in a 980 sq. ft. suite located in a ranch style single story building. Castle lights, Ritter chairs, Ritter deliveries and much more included! Good location in Costa Mesa. Leasehold improvements, equipment and all patient charts included.

HUNTINGTON BEACH - 3 eq. ops. and 1 not eq. op. in a 1,615 single story building in a large medical complex. Good location in Huntington Beach with tons of storage space. Income stream is approximately 80% insurance, 15% cash and 5% capitation. Leasehold improvements, equipment, supplies and some patient charts included.

IRVINE - 5 eq. ops. and 2 not eq. ops. in a 3,000 sq. ft. single story free standing building. Good location, good patients & good potential. All single ops plumbed for N2O2. Income stream is approximately 70% insurance, 20% cash & 10% capitation. Doctor is currently working 4 days/week with one associate working 3 1/2 days/week. Projecting $906,492 for 2006. BUYER’S NET OF $233,843.

MISSION VIEJO - 6 eq. ops. in a 2,200 sq. ft. single story free standing building. Seller owns building. Building is not for sale. Good location, good staff and office is set up for digital. Income stream is 70% Insurance and 30% Cash. Projecting $2,171,076 for 2006. BUYER’S NET OF $550,219.

TUSTIN - 3 eq. ops. in a 1,220 sq. ft. suite located in a two story shopping center complex. Good growing location in Tustin. Sony Intra Oral camera included. Income stream is approximately 100% cash. Doctor is working 3 days/week. Leasehold Improvements, equipment and some patient charts included.

YORBA LINDA - 5 eq. ops. in an 1,800 sq. ft. suite located in a single story medical/dental building. Good location, 3-station front office, full mouth reconstruction and does implant reconstruction using 90% porcelain fused to gold. Income stream is approximately 80% insurance & 20% cash. Doctor is currently working 4 days/week. Projected $778,657 for 2005. BUYER’S NET OF $159,664.

RIVERSIDE & SAN BERNARDINO COUNTIES

BIG BEAR CITY - 2 eq. ops. and 1 partially eq. op. Third op. is currently used as a private office. Doctor works 4 days/week and sees approximately 8-10 patients per day with approximately 5-6 new patients per month. Currently there is one Hygienist working 2 days/week seeing approximately 8 hygiene patients per day. Income stream is approximately 30% insurance and 70% cash. Projecting $547,932 for 2006. BUYER’S NET OF $252,288.

INDIO - 2 eq. ops in an 800 sq. ft. single story free standing building. Good 2 day/week practice, perfect for a retiring dentist who wants to work part time. Doctor currently has an associate working 1 day/week seeing approximately 6-8 patients per day with approximately 2-3 new patients per month. Income stream is currently 70% insurance & 30% cash. Leasehold improvements, equipment and some patient charts included.

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ONTARIO - 4 eq. ops. in a 1,200 sq. ft. suite located in a shopping center. Income stream is approximately 65% insurance, 20% cash, 15% Medi-cal & 10% capitation. Doctor is currently working 4 days/week seeing approximately 14-15 patients per day and attracting approximately 20-25 new patients per month. Projecting $510,696 for 2006. **BUYER'S NET OF $120,522.**

POMONA - 8 eq. ops. in a 3,100 sq. ft. duplex. Good location with good advertising. Seller will finish Ortho cases if Buyer wants. Income stream is approximately 25% insurance, 25% cash & 50% medi-cal. Doctor is currently working 5 days/week with one associate working 1 day/week. Projecting $441,168 for 2006. **BUYER'S NET OF $70,992.**

RIVERSIDE - 4 eq. ops. in a 2,000 sq. ft. single story free standing building. Building is for sale. Established location with plenty of parking available. Good area. One of a kind opportunity. Leasehold improvements and equipment only.

SAN DIEGO COUNTY

CHULA VISTA - 5 eq. ops. and 2 eq. ops. in a 2,400 sq. ft. suite located in a single story strip shopping center. Good location in a strip shopping center, across from College, good visibility and many walk-ins. Digital x-ray and Intra Oral camera included. Projected $605,359 for 2005. **BUYER'S NET OF $138,097.**

OCEANSIDE - 5 eq. ops. & 4 not eq. ops in a 2,240 sq. ft. suite located in a shopping center. Income Stream is approximately 80% Cash, 15% Insurance and 5% Capitation. Doctor currently works 5 days/week and has one Associate working 1 day/month. Projecting $720,000 for 2006. **BUYER'S NET OF $235,044.**

OCEANSIDE - 7 eq. ops. and 1 plumbed not eq. op. in a 1,992 sq. ft. free standing building located in a shopping center. Income stream is approximately 60% insurance, 30% cash and 10% capitation. Projected $1,488,370 for 2005. **BUYER'S NET OF $430,324.**

SAN DIEGO - 3 eq. ops. and 1 not eq. op. in a 1,550 sq. ft. single story building. Income Stream is approximately 40% Insurance & 60% Cash. Practice was started from scratch in 1999. Doctor is currently working 4 Days/Week with one Hygienist working 2 Days/week. Approximately 15 patients are seen per day with approximately 8 hygiene patients being seen per hygiene day. Projecting $460,068 for 2006. **BUYER'S NET OF $126,388.**

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Alice King - aking@calpracticesales.com
Greg Beamer - gbeamer@calpracticesales.com
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SAN FRANCISCO BAY AREA ORTHODONTIC PRACTICE FOR SALE: Collects $2,368,000 per year on three days per week with a net income of over $1,000,000 per year. Seller sees 160 patients per day, starts 30-40 patients per month. Six chairs in a bay arrangement with a single chair in a private exam room. Average fee per case is $4,500 with over 1,200 patients in bands. Must sell. Motivated. Asking $1,125,000.

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SANTA BARBARA SOLO GROUP PRACTICE FOR SALE: Gross collections of $600,000 per year on four days per week with a net income of over $260,000 per year. No welfare or capitation. Six operatory office is shared with another general dentist. Practices are totally separate. Highly desired location. Motivated. Asking $495,000.

PERIO/IMPLANT PRACTICE FOR SALE: Located in east Los Angeles County. Gross collections have been $1,850,000 with a net income of more than $900,000 per year. Seven equipped operatories with 2 hygenists every day, five days per week. Solid referral base. Seller will consider staying for a transition. Make offer. Motivated! Asking $289,000.

LA MIRADA MANAGED CARE PRACTICE FOR SALE: Collects $1,125,000 per year on an absentee basis. Mostly managed care patients-HMO & PPO. Capitation checks are $9,500 per month. 35 patients per day, 60 new patients per month. Eleven operatories. Asking $900,000.

CANYON COUNTRY/SANTA CLARITA VALLEY PARTNERSHIP PRACTICE FOR SALE: Eight operatory facility located in a free standing professional building. Selling partner collects over $700,000 per year and nets over $350,000 per year on three and one-half days per week. No advertising, no capitation and no welfare. Seller refers molar endo, perio surgery and impactions. Asking $1,400,000. PENDING

MARINA DEL REY MANAGED CARE PRACTICE FOR SALE: Gross collections in excess of $2.9 million per year with no welfare. Strong net income and over 200 new patients per month. Seller works six months of the year with associates working in the practice six days per week. Three locations with a total of nineteen equipped operatories. No specialists. Asking $2,800,000. PENDING

LANCASTER MANAGED CARE PRACTICE FOR SALE: Practice collects over $1.2 million per year on an absentee basis with $20,000 per month in capitation checks. No Denti-Cal and no advertising. Seven equipped operatories. Motivated seller. Asking $975,000.

WOODLAND HILLS FEE FOR SERVICE PRACTICE FOR SALE: Long established private practice collects $395,000 per year on 3.5 days per week with 2.5 days per week of hygiene. 3 equipped operatories with a fourth that is plumbed but not equipped. Seller refers all endo, all perio, and all oral surgery. No Denti-Cal, no HMO, and no PPO patients. Located in a professional building. Asking $350,000. PENDING

INGLEWOOD CLINIC PRACTICE FOR SALE: Nine operatory office with excellent visibility collects over $1.4 million per year. Unique opportunity to never have an empty schedule due to exclusive agreements. Seller does not work in the practice except for management. Net income for an owner/operator of over $500,000/year. Asking $1,125,000. PENDING

SOUTH BAY AREA STARTER PERIO PRACTICE FOR SALE: Long established perio practice is the only periodontist within a ten mile radius. Two equipped operatories in a large professional complex. Seller does no implants and no marketing. Collects $85,000 per year. Asking $35,000.

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CARSON CITY, NEVADA: Both building and dental practice for immediate sale. One non-owner dentist is retiring and the other is selling but would like to come back as the associates in the new buyer for two or three days a week. The building can be purchased at no money down and the lenders will finance 100% of the dental practice loan. The building is attractive and has a basement. There are 6 operatories all with new dental chairs and delivery systems.

ORANGEVALE: For Sale or Available to merge into another office. Owner has worked in the satellite practice two days a week for twelve years. He is a senior dentist that is proficient in placing and restoring implants. Dr. would be willing to sell the practice or merge into another local practice. Owner willing to work for buyer if equitable for both parties.

REDDING: For Sale - General Dentistry Practice. 2004 Gross Receipts were $530K with less than 60% overhead. Office and building have a new modern appearance and is located on a major thoroughfare. 4 treatment rooms, 4 + days of hygiene, 1,400 sq. ft.

LAKE TAHOE: (South Shore) For Sale - How does it get better than this? A successful family oriented practice located in the heart of beautiful Lake Tahoe has gross receipts of over $530K in 2004 with low overhead. There are 4 operatories with 5 days of hygiene. If you ever wanted to locate in a resort community with extensive summer and winter sport activities and have a very successful dental practice at the same time you should consider this opportunity.

MODESTO: For Sale - Office with gross receipts for this practice was one million six hundred thousand. The practice was acquired in 1970 and has been in its present location for 27 years. There are 15 days of hygiene. The office has 7 treatment rooms in 2,200 sq. ft. Digital X-rays, Intraoral Camera. Owner would like to return as associate for two days a week.

S. FRESNO COMMUNITY: For Sale - General Dentistry Practice. This 6 operatory office has 5 days of hygiene, and has been at its present location for 32 years. 2004 gross receipts $1,006,577.00. Small community with high growth and new housing development. Doctor is retiring.

WILLITS: For Sale - Both dental practice and building are for sale in this beautiful rural community. 2004 gross receipts were $512K with 18/4K, adj. net income. This 1,200 sq ft office has 4 ops with 4 days of hygiene. The practice has been in the same location since 1971. Owner is retiring.

WATSONVILLE: For Sale - 2004 Gross Receipts were $229K with an adj. net income of $312K. There are 6 treatment rooms in 1,406 sq. ft. Practice has operated in its present location since 1983. Owner is willing to stay or consider an outright sale, or partnership leading to complete ownership.

HACIENDA HEIGHTS: For Sale: ORTHODONTIC PRACTICE. DOCTOR PASSED AWAY IN AUGUST. Practice needs to be sold immediately. 3 chair open bay and one lab/teaching room. 1,200 sq. ft. near major shopping center in a professional building with lots of parking.

MODESTO: ASSOC. WANTED: This busy practice has been doing over 1.4 million dollars a year in gross receipts. There are 10 operatories and 8 days of hygiene, Panoramic X-rays, Digital Radiography, and Digital Intraoral Camera. Owner looking for a long term associate to work 2 days a week. Ideal for the dentist looking to practice long term without ownership responsibilities, or an associate that wants to continue working 2 days a week.

LA PUENTE: This practice has been operating for 11 years at its present location out of a total of 26 years. Situated in a growing demographic area flourishing with new housing developments. 2004 gross receipts were $458K, with an overhead of only 60%. 5 treatment rooms, average age of equipment is a young 7 years. Easy Dental Software.

EL DORADO HILLS - FOLSOM AREA: For Sale: This practice was just listed. 2004 Gross receipts were 505K with a 143K adjusted net income. Owner wants to keep sale confidential. Call for details regarding this outstanding practice. Owner is retiring.

REDDING: For Sale: General Dentistry Practice; Owner is retiring practicing 27 years in same location. 2004 gross receipts were 512K with a 143K adjusted net income. There are 3 treatment rooms in 1,475 sq. ft. The building is being appraised and will also be for sale. Owner works 4 days a week.
REDDING: For Sale - General Dentistry Practice. This excellent dental practice had gross receipts of $922K in 2004 with $395K adjusted net income. The practice has increased its gross receipts yearly for the last 5 years we reviewed. There are 5 equipped treatment rooms in this beautiful 2,550 sq. ft. dental office. Specialized equipment includes LASER Intraoral Camera and Digital X-Rays. The view from each operatory is incredible.

FRESNO: For Sale - General Dentistry Practice. 2004 Gross Receipts were $545K with an adjusted net income of 178K. This 1,100 sq ft office has 3 treatment rooms, with 4 days of hygiene. It has been at its present location for 19 years. Dentrix software. Dentist is retiring.

FREMONT: For Sale - Owner is retiring after 36 years in same location. Three treatment rooms. All Endo Perio and Oral Surgery is routinely referred out. This practice is ideal for a new graduate or as a satellite practice. Very attractive lease available for the office space.

COTTONWOOD: For Sale - General Dentistry Practice. This small practice is ideally suited for the new graduate or a satellite practice. The building is also for sale. Gross Receipts in 2005 were 375K. The office has 2 TX rooms in 880 sq. ft. with room for expansion. Four thousand acres were recently purchased in Cottonwood for a new Del Webb retirement community set to break ground in early 2006. Owner is retiring after 27 years in the same location.

FRESNO: For Sale - Gross Receipts were 1M in 2004 with an adjusted net income of $343K. It has been at its present location for 22 years. This beautiful and spacious office has 8 days of hygiene, 3 treatment rooms equipped, Intra-Oral Cameras, Panograph, and Softdent software. Dr. would like to sell and come back 2-3 days a week. 22 new patients.

FOLSOM: For Sale - General Dentistry Practice. Well established practice in a new building. This beautiful 2600 sq. ft. office includes 8 equipped treatment rooms, Laser, and Panographic X-Ray, and Dentrix software. This practice has 13 days of hygiene/week. Gross Receipts for 2004 were 1.4 Million with an adjusted net income of $504K. Owner would like to sell and come back to work 2 days a week.

MINDEN, NEVADA: For Sale - This practice will do over 200K in revenue. The practice was acquired in 1987 and has been in its present location for 17 years. There are 31 new patients. This can be seen in this 5 op 2000 sq. ft. office. There are 6 days of hygiene. The building is also available for the new owner to expand.

TWAIN HARTE: For Sale - General Dentistry practice. Patient receipts were $501K in 2005. The owner occupied bldg sits on the corner of the major thoroughfare with high visibility. Practice was started in 1974. Four days of hygiene. Located just above Sonora. This mountain community offers fishing, hiking, and other recreational outdoor activities. 20 minutes from snow skiing resort. Owner willing to work back one or two days a week. Owner would consider selling bldg.

SAN RAMON: For Sale - General Dentistry Practice. Practice 2005 patient receipts were $1,250,000. Eight ops, 3 rooms, 3 utilized for hygiene. Approx. 50 new patients per mo. Intramural camera, Panoramic x-ray. Practice located in area for 25 yrs, 11 yrs. in present location. Large patient base of adults and children in very affluent and growing area. Owner retiring.

SAN RAFAEL: For Sale - Base for Sale: Owner was provided short notice that he would be losing his lease. Owner close to retirement but would be willing to work a day or two a week in the office of the buyer that purchased his patient base. Some equipment available.

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As a California licensed dentist, I agree to indemnify and hold harmless The Dental Trader and the MGM Grand Hotel, LLC, their respective parents, subsidiaries, affiliates and their respective officers, directors, employees and/or agents from any and all claims arising from my participation in this drawing. If I win, I understand the winning prize is a two night luxury MGM Grand Skyloft suite on October 16-17, 2006 (during the ADA national convention) which includes a $500.00 gratuity to be divided among the MGM’s concierge, butler & housekeeping staff. If I win, I further understand I am responsible for all purchases I make (meals, liquor, etc) during my stay. If for any reason I am unable to make use of the winning stay on October 16 & 17, 2006, I understand I forfeit all winnings and agree that The Dental Trader may select another winner.

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