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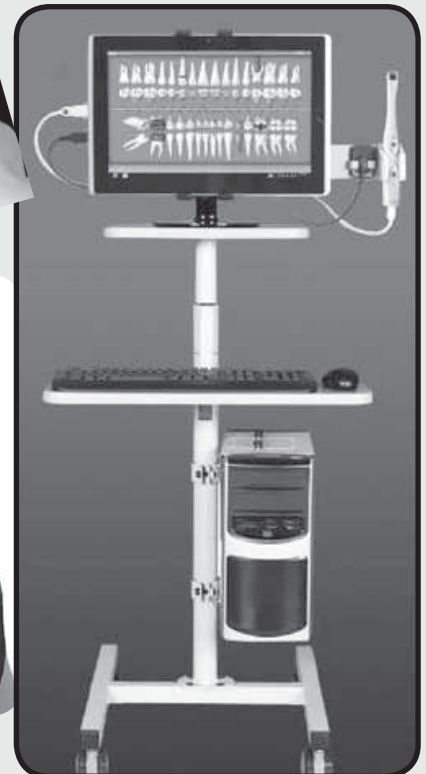
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### KERN COUNTY

**BAKERSFIELD #29** - (4) op comput. G.P. (3) ops eqt'd, (4th) plumbed. Located in a free stand bldg. Cash/Ins/PPO/HMO pts. Digital x-rays. Annual Gross Collect \$300K+ on a part time schedule. Seller is moving and is motivated. **NEW**

**So. KERN COUNTY** - (6) op comput. G.P. located in a Bakersfield suburb in a small strip ctr. with exposure/visibility. Pano eqt'd. Limited competition. Cash/Ins/PPO/HMO Denti-Cal pts. Annual Gross Collect. approx \$350K part time. Seller is moving and is motivated. **NEW**

### LOS ANGELES COUNTY

**CANOGA PARK** - (5) op comput. G.P. located in a strip center with exposure/visibility/signage. (4) ops eqt'd/5th plumbed. Cash/Ins/PPO patient base. Presently taking no Denti-Cal. Practice is located in an area of high Denti-Cal usage & could be added to significantly increase Gross Collections. 2014 Projected Gross Collections of \$250K+. Dentrix s/w. Digital x-rays - Dexis. Seasoned staff. Seller Retiring. **SOLD**

**ENCINO** - (3) op comput. G.P. located in a prof. bldg on a main thoroughfare. Part time practice w older eqt'd. Cash/Ins/PPO pts. Annual Gross Collect \$164K+. Below market Lease. Beautiful Valley views from ops. Great starter pract., part time pract., buy & combine pract. or satellite office. Seller retiring.

**LANCASTER** - (5) op computerized G.P. and single use free standing bldg. located on a main thoroughfare with exposure/visibility and parking. Be your own Landlord! (3) ops eqt'd (2) add. plumbed. Digital x-rays, Easy Dental s/w. Pano eqt'd. 39 years of goodwill. Cash/Ins/PPO pts. 2014 Gross Collect of approx. \$300K+ on a (2) day week! Total mos. payment of \$4K w \$30K down! WOW! Seller retiring but will assist w the transition.

**LA VERNE** - (7) op comput G.P. (3) ops eqt'd/(4) add. plumbed. Newer eqt'd. Located in a busy shop ctr. on a main thoroughfare w excell. exposure/visibility/signage & parking. Exhibiting healthy growth. 2014 Gross Collections of approx. \$390K. Digital x-rays. Cash/Ins/PPO pts. Seller moving.

**PASADENA** - Magnificent upscale, (3) op comput. turnkey office with included charts. (1) year old build out w newer Belmont eqt. On a main thoroughfare in a well known medical bldg next to the hospital. Only DDS in the bldg. Digital x-rays. Easy Dental s/w. Many built in referral sources. Seller to concentrate on other office.

**SHERMAN OAKS #4** - (3) op comput G.P. located in a well known medical/professional building on a main thoroughfare. Cash/Ins/PPO patient base. Annual Gross Collect of approx. \$180K on a (3) day week. Great starter, satellite or buy and combine opportunity. Seller retiring.

**VAN NUYS/SHERMAN OAKS - Bldg. & Practice** - (5) op comput. G.P. (4) ops eqt'd, (5th) op plumbed. Located in a free stand, single use bldg. on a main thoroughfare w excell. exposure, visibility & parking. 50+ years of Goodwill. 2013 Gross Collect \$425K+ on a (4) day week. Seller does no advertising. Cash/Ins/PPO pt base. No HMO & no Denti-Cal. Seller retiring. **SOLD**

**WEST SAN FERNANDO VALLEY** - (4) op comput G.P. Located in a smaller, well known, prof. bldg. on a main thoroughfare. Excell. signage & ample free parking in rear lot. Annual Gross Collect \$750K+ on a (4) day week. Digital x-rays & soft tissue laser. Cash/Ins/PPO pts. (10+) new pts/mos. Lower overhead office w excell. long term lease in place. Seasoned staff. **SOLD**

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### ORANGE COUNTY

**SANTA ANA** - Absentee owned (6) op fully equipped G.P. located in a smaller two story building on a main thoroughfare. First floor street frontage with exposure/visibility/signage & parking. Cash/Ins/PPO patient base with no HMO and no Denti-Cal. Computerized and Pano equipped. 2014 Gross Collections of \$549K+ on a (3 1/2) to (4) day Associate run week. **NEW**

**TUSTIN** - (4) op comput. G.P. (3) ops eqt'd/4th plumbed. Located in a busy Shop Ctr. w exposure/visibility & signage. Digital x-rays & CEREC. Cash/Ins/PPO pts. Annual Gross Collect \$460K+ on an easy (4 1/2) day wk. Growth potential.

### RIVERSIDE COUNTY

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### SAN BERNARDINO COUNTY

**RANCHO CUCAMONGA** - (4) op comput. G.P. (3) ops eqt'd/4th plumbed. Located in a strip center w exposure/visibility/signage & parking. Annual Gross Collect \$185K p.t. Cash/Ins/PPO pts. Averaging (7-9) new pts/mos. Seller does no advertising. Seller moving.

### SAN DIEGO COUNTY

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### TULARE COUNTY

**SAN JOAQUIN VALLEY** - (4) op comput. G.P. & Free Stand. Bldg. In a smaller town w limited competition. Cash/Ins/PPO pt base. Annual Gross Collect \$500K on 4 - 4 1/2 days/wk. 28+ years of Goodwill. 10-20 new pts/mos. Seller retiring. **REDUCED.**

### VENTURA COUNTY

**CAMARILLO** - (5) op comput G.P. located in a prof. bldg. with signage. 40+ years of Goodwill. 2013 Gross Collect \$525K+ on a (4) day week. Newer eqt. Digital x-rays, soft tissue laser & Pano. Cash/Ins/PPO pt base. No HMO & no Denti-Cal. Seller moving out of state. **SOLD**

**EAST VENTURA COUNTY #2 - Bldg. & Practice** - This is the one that you've been waiting for! (3) op computerized G.P. & single use bldg. 2013 Gross Collect \$560K+ & growing. Cash/Ins/PPO/HMO pts. Mos. Cap ck. \$2K+. Averaging (28) new pts/mos. Some newer eqt'd.

**SIMI VALLEY #3** - (4) op comput. G.P. located in a strip ctr. with excellent exposure/visibility and signage. Cash/Ins/PPO patient base. Annual Gross Collections of approx. \$600K. Digital X-Rays. Excellent Lease. Low Overhead.

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**Oral surgeon needed** private office 1-2 days per month. Owner is a prosthodontist. Cone-Beam and IV sedation set-up in place. City of Ventura. Must be willing to sign-up with HMO-PPO. Pay % of collections or fee per procedure. e-mail resume Venturadds@aol.com.

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**ARLETA:** Over 25+ years of Goodwill. Huge Upside. Seller works limited schedule.

**BAKERSFIELD:** Low Price. Low Expenses. 20+ years of Goodwill.

**BEVERLY HILLS:** Over 15 years ~~SOLD~~ Goodwill. Private Only.

**DELANO:** Single user building. Absentee owner. Huge growth potential. Bldg Available.

**DIAMOND BAR:** Shopping Center. Super Look 4 Ops. Retiree. Big upside.

**ENCINO:** 20+ years of Goodwill. Private Only. Prof Bldg. Revenues over \$45k/mo.

**ENCINITAS:** Shopping Center. Beautiful Facility. Revenues \$35k/mo. Absentee Owner.

**FONTANA:** Busy Office. Busy ~~SOLD~~ Large Sign

**GOLETA:** 40+ years Goodwill. Pre-Approved for 100% Bank Financing.

**LOS ANGELES (West):** Private Practice. Seller Retiring. Low Overhead.

**NORTH HOLLYWOOD:** Shopping Center. Signage. Visibility. Walk-ins.

**PALMDALE:** Retiree. 20+ years of Goodwill. HMO income of \$5K/mo. Priced Right.

**PALM DESERT:** Implant practice. 25 years of Goodwill. Revenues over \$50k/mo.

**REDLANDS:** Private Practice. Over 40 years of Goodwill. Ideal Starter Practice

**RESEDA:** Turnkey opportunity. Ground Floor. Super Location. Must See.

**SANTA ANA:** Visibility. Over 10 years of Goodwill. 3 Ops. Excellent opportunity.

**SF VALLEY (North):** 1st Floor. Long Established. Absentee Owner.

**SYLMAR:** Turnkey opportunity. Strip Center Location. Visible. Low Price.

**VAN NUYS:** 30 years of Goodwill. Busy walk-in area.

**VICTORVILLE:** Retiree. Quality Oriented. Transition.

**VENTURA:** Retiree. Super Low Overhead. Net Revenues over \$200k!

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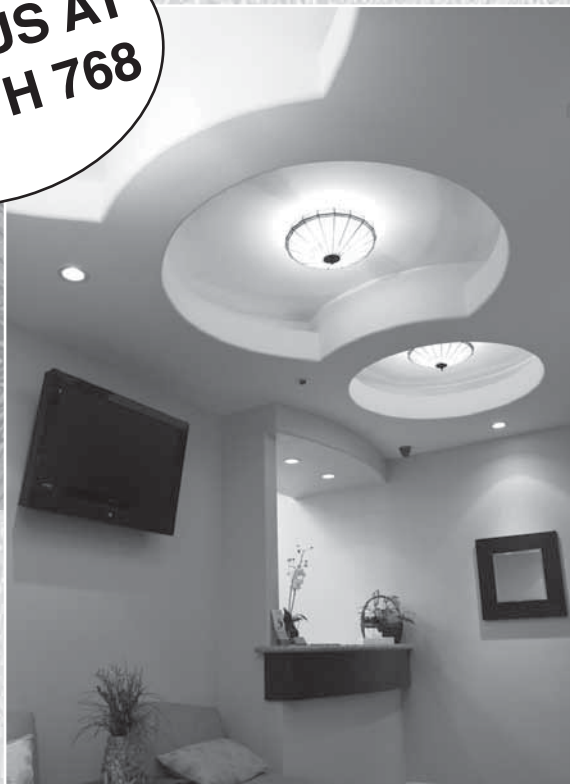
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# Practices For Sale In San Diego

**DEL MAR SAN DIEGO PRACTICE FOR SALE:** High quality GP practice. Affluent and highly sought after North County coastal location. Limited advertising being done. 50% private pay patients. Doctor retiring after 40 years. Nice ground level medical building.

**NORTH PARK SAN DIEGO PRACTICE FOR SALE:** Recent build out – only 4 years old. 3 fully equipped Ops with room to expand. Invisalign can be added. Older retiring dentist who owns the building and offers future purchase option. Located in very affluent neighborhood in the heart of San Diego.

**ESCONDIDO ENDODONTIC PRACTICE FOR SALE:** Very nice State-of-the-Art practice. Phenomenal growth potential. 4 Ops. Must see to appreciate.

**CHULA VISTA/EASTLAKE SAN DIEGO PRACTICE FOR SALE WITH OFFICE CONDO:** Great location in professional medical building. 20 years of goodwill. Mainly PPO and Fee for Service, no HMO. Beautifully appointed office.

**VISTA PRACTICE FOR SALE:** Large dental space with 7 ops. Mostly PPO. No marketing being done (website only). Equipment includes: pano, intraoral camera, laser, cerec and digital radiography.

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**PRACTICE FOR SALE** Fallbrook. GP estab 18 yrs. Single story Prof Bldg on main road. SDPS: 760-599-7828.

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# Practices for Sale

## Los Angeles

**Dr retiring** after 44 years in private practice - beautiful, modern 3 operator practice with digital x-rays and ScanX system - very high tech - grosses \$400,000 on 4 easy days/week.

## San Fernando Valley Ortho

**Orthodontic Practice- for sale** -- 4 operatories in 1500 sq ft. – grosses over \$17,000/month on 6 days/month – very modern with computers in each operator and Pano/Ceph - contracts receivable over \$155,000 – priced for quick sale.

## Cypress

**Private practice for sale** - 4 operatories plus 1 x-ray room in 1200 sq ft - Dr retiring from private practice – office in existence for 40 years – grosses over \$400,000 on 3 1/2 days/week – great hygiene production from hygienist.

## Mission Viejo Ortho

**Private practice for sale** - 3+ operatories in Professional Bldg – Dr retiring after 20 years in same location – collects over \$13,000/mo on 2 easy days per week – Contracts Receivable of \$67,000 included.

## Cypress

**Great 5 operator private practice** in shopping center - Dr retiring after 34 years in area - Grosses over \$1 million/year on 3 1/2 days/week - low overhead with huge net profit.

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**BEVERLY HILLS** General Dentistry boutique office w/valet parking. 2 Ops, 1 equipped. OpenDental, Digital, paperless. 2014 GR \$120K. FFS and PPO only. Mario Molina-HSPPT 323-974-4592 #CA215.

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**Rancho Cucamonga** Seeking PT/FT Front desk with experience in insurance billing. bilingual a plus. email resume [dental-smilecare@yahoo.com](mailto:dental-smilecare@yahoo.com).

**BAKERSFIELD #29** (4) op comput. G.P. for sale. (3) ops eq't'd (4th) plumbed. On a main thoroughfare in a free stand bldg. Digital x-rays. Cash/Ins/PPO pts. Annual Gross Collect \$300K+ on a (2) day wk. Seller moving and is motivated. D&M Practice Sales 818.591.1401.

**MODERN BEVERLY HILLS OFFICE SPACE TO SHARE.** Available daily 2 operatories. Large open space. ADEC CHAIRS. Rent negotiable. 424-666-1188.

**THOUSAND OAKS practice for sale: Brand new 5 op, 1900 sq ft exquisite office. Retail space, major road and highway visibility. Email: [socal4salenow@gmail.com](mailto:socal4salenow@gmail.com).**

**DANA POINT HEALTH FORCES SALE** 5 Ops gr between 60 to 90 per month Seller will assist in transfer Estb 20 plus years Full price \$775k Call PPS 714-832-0230.

**General dentist** needed in San Fernando 1 day/week. Must be Dentical provider. Need 2-3 years experience. Submit resume to [jeley012@gmail.com](mailto:jeley012@gmail.com).

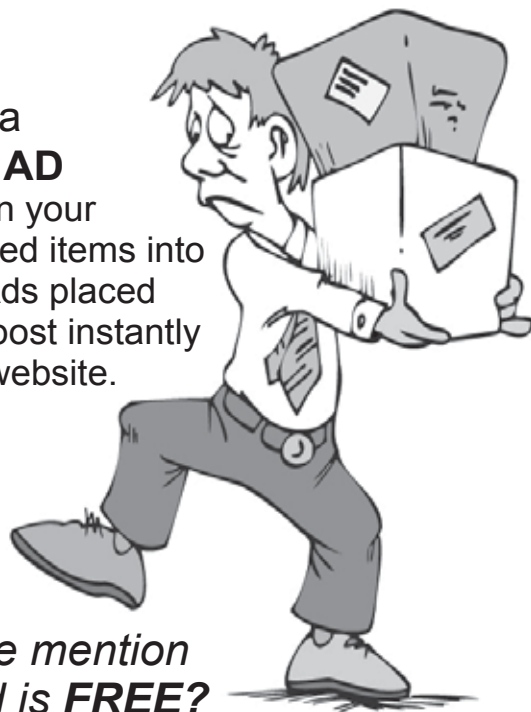
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**2014 Colorado Graduate** looking for part-time Associate position Thursday-Sunday. TMJ training at USC and Implant training at LLU. [Joeseph.m.potter@gmail.com](mailto:Joeseph.m.potter@gmail.com).

**DENTAL ASSISTANT NEEDED** Spanish speaker. Van Nuys Office. Experienced with x-rays and temporaries. Send resume to [dentaloffice52@yahoo.com](mailto:dentaloffice52@yahoo.com).

**DENTAL PRACTICE WANTED** in Orange County & LA County. Serious Buyers seeking for an existing with 4+ ops, PPO/ Cash, long term staff, 500+ yearly production. Seller please call Loc Pham, Broker at LCF Financial, Inc. (714) 550-7494 or [practice@lcfinc.com](mailto:practice@lcfinc.com) | [LCFpracticesales.com](http://LCFpracticesales.com).

**S. ORANGE COUNTY** General Dentistry, 5 Ops, 2013 GR \$393K, Adj. Net of \$136K on 3 day a week schedule. Kerri McCullough-HSPPT 949-300-0312 #CA192.

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**Glendale** general practice collects \$550,000 with a 50% net profit. 4.25 days of hygiene/week. 4 ops with room for expansion. Asking \$395,000. Kurt Skarin 805-777-7707.

# When it Comes to the Sale

## DENTAL PRACTICES FOR SALE

**PRACTICES FOR SALE IN THE FOLLOWING AREAS:** Arcadia, Anaheim, Burbank, Camarillo, Glendale, Long Beach, Los Angeles, Rancho Mirage, Simi Valley, Torrance, Thousand Oaks, Tujunga, Westchester and Woodland Hills.

**TORRANCE FEE FOR SERVICE GENERAL PRACTICE FOR SALE:** Established fee for service practice collects \$640,000-650,000/year consistently with an equally consistent net income of \$330,000/year. Seller refers all endo, all oral surgery, all perio and all ortho. Over 50% of the practice production is from hygiene and exams/x-rays. 3 1/2 days of hygiene per week. No PPO's, no HMO's, no advertising, no evenings, no weekends. New leasehold improvements. Fully computerized with digital x-rays. Very clean practice. Asking \$500,000.

**GLENDALE GENERAL PRACTICE FOR SALE:** Thirty-five years of goodwill! The practice collected \$550,000 for the past four years with a net income of just over 50%. 4 1/4 days of hygiene per week. Hygiene, exams and x-rays equal 50.5% of the total production. Lots of upside potential. No HMO, no Denti-Cal and no advertising. Seller refers molar endo, perio surgery, most oral surgery and all ortho. Four equipped operatories with ample room for expansion. Located in a smaller professional building. Asking \$395,000.

**BURBANK GENERAL PRACTICE FOR SALE:** Smaller practice with gross collections of \$197,000 for the past two years. Seller works just 12 hours per week or three four-hour days per week. Two equipped operatories with tremendous full window wall views from each operatory. No marketing, no evenings and no weekends. Seller is retiring. Asking \$145,000. - **PENDING AT FULL PRICE**

**SIMI VALLEY PRACTICE FOR SALE:** Unique situation. Seller purchased the practice on July 31, 2014 and has maintained the gross collections and net income, but is finding that the commute, on a daily basis, is too much. Collections are averaging over \$52,000/month with a net income of \$26,000/month. Annualized collections are \$625,000/year. Practice has a three year history of collecting \$610,000-650,000/year. Four equipped operatories in a professional building. Seller is the only dentist in the building. Asking \$400,000.

**TUJUNGA GENERAL PRACTICE FOR SALE:** Well known practice with long history and good visibility in a shopping center location collects \$820,000/year with a net income of \$340,000/year. Seller works 4.5 days per week and has 4.5 days of hygiene per week. Seven equipped operatories plus one additional operatory that is plumbed but not presently equipped. Seller refers all endo, all perio surgery, difficult oral surgery and all ortho. No capitation and no Denti-Cal. Solid "bread and butter" practice in a relatively underserved community in Southern California. Asking \$799,000. - **PENDING AT FULL PRICE**

**LOS ANGELES PERIO PRACTICE FOR SALE:** Established in 1975, this practice has a very strong hygiene component with hygiene accounting for 48% of the total production. Seller works five days per week with eight days of hygiene per week. Seller does NOT place implants. Collected \$705,000 in 2014. Seven equipped operatories all with incredible city to ocean views. The office does not have digital x-rays. Asking \$250,000. - **PENDING**

**VENTURA COUNTY ENDODONTIC PRACTICE FOR SALE:** One of only two endodontic practices within a ten-mile radius. This practice collected \$400,000 in 2014. The practice receives 40 new patient referrals per month on average. The office has two fully equipped operatories with microscopes and digital x-rays plus a third operatory that is partially equipped. Recently renovated professional building with attractive rent. Seller is motivated. Best offer!

**LOS ANGELES GENERAL PRACTICE AND REAL ESTATE FOR SALE:** Established practice with six equipped operatories plus one additional operatory that is plumbed but not equipped in a free standing building collected \$443,000 this year with four days of hygiene per week. Digital x-rays and full computerization with Dentrix software. Seller refers all endo and almost all oral surgery. No Denti-Cal, no advertising, no evenings and no weekends. Practice gets 21 new patients per month. Predominantly Hispanic neighborhood. Practice is for sale for \$300,000 and the real estate is for sale for \$550,000. - **PENDING**

**ARCADIA GENERAL PRACTICE FOR SALE:** Prime location on the corner of a main boulevard in a free standing building. Seller has been in practice at this location for over 20 years. Practice collects over \$475,000/year consistently with a net income of \$185,000+ per year. Seller works 3 1/2 days per week with 4 days of hygiene per week. Seller refers all endo, all oral surgery, all perio and all ortho. No Denti-Cal, no HMO, no evenings, no weekends and no advertising. Potential to purchase a 50% interest in the real estate. Asking \$375,000 for the practice alone. - **PENDING AT FULL PRICE**

**LONG BEACH GENERAL PRACTICE FOR SALE:** Practice collects \$400,000/year on three and a half days per week with three days of hygiene per week. Hygienists produce 38% of the income. Seller refers most endo, most oral surgery, all perio surgery, all implant placement and all ortho. Located in a professional building with easy freeway access, the office has four operatories of older equipment. The office is computerized, but is not digital. Seller is motivated and retiring. Asking \$250,000.

**SAN FERNANDO VALLEY PERIO PRACTICE:** Established perio practice collected over \$894,000 in 2014 with a net income of \$285,000/year. Hygiene accounts for 25% of the revenue. Seller works 3 1/2 days per week. The office has five equipped operatories in a professional building. The practice receives referrals from over 30 different general dentists in the community. Seller will stay for a transition if requested. Asking \$575,000.

**RANCHO MIRAGE COSMETIC PRACTICE FOR SALE:** Brand new facility and equipment as of 2012. Very nice build out and quality equipment. Seller moved the practice from a nearby location where he had been in practice since 1991. The practice collects over \$790,000/year with a net income of \$300,000/year. Seller works 4 days per week with 2 days of hygiene per week. Seller refers all implant placement, all perio surgery, all ortho, most oral surgery and most endo. Four ops with full computerization, Dentrix software, digital x-rays, air abrasion and diode laser. Medical issues are forcing the sale. Asking \$425,000.

**ANAHEIM GENERAL PRACTICE FOR SALE:** Well designed and nicely equipped three operatory office is located in a one story professional complex. The practice has collected over \$175,000 per year until 2013 when the Seller was out with medical issues. In 2013, the practice collected \$122,000. Small fee for service patient base, no insurance plans, no marketing or promotion. Good opportunity for someone with patients in Anaheim to build upon. Asking \$50,000.

**CAMARILLO GENERAL PRACTICE FOR SALE:** Five equipped operatory practice collected \$765,000 in 2014 with a net income of \$240,000. Good upside potential with better management. Four days of hygiene per week. Fully computerized with Dentrix software, digital x-rays and panoramic x-ray machine. 20 new patients per month. Emergency sale. Asking \$330,000.

**VAN NUYS GENERAL PRACTICE FOR SALE:** Small practice collects \$175,000 on three days per week with no HMO and no Denti-Cal. Three equipped operatories with Eaglesoft software and digital x-rays. Seller has a new practice in downtown Los Angeles and cannot devote the necessary time to this practice. Motivated. Asking \$50,000.



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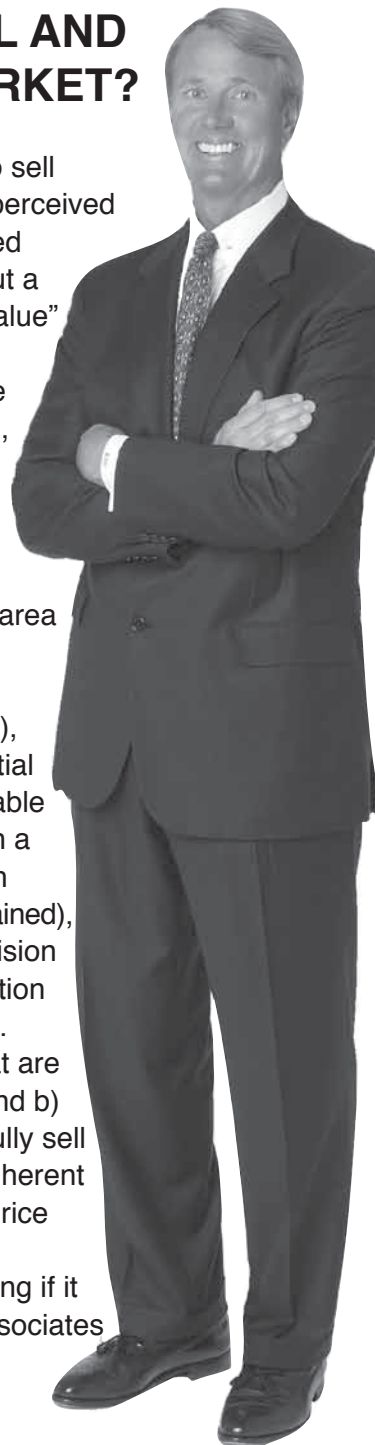
### WHY DO SOME PRACTICES SELL AND OTHERS LANGUISH ON THE MARKET?

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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### Dental Practice Listings Los Angeles County

**Covina** - Downtown Covina  
 ▪ Low Rent, Close to Fwy 10  
 ▪ 3 Equipped Ops, ~ 900 sq.ft.

**Downey** - Gross ~\$285K  
 ▪ Shopping center on busy street  
 ▪ Mostly Ins. Patients, ~3,400 sf  
 ▪ 7 Eq Ops + 1 add't plumbed

**Gardena** - Busy Intersections  
 ▪ Located in strip mall nearby  
 anchor stores and businesses  
 ▪ 4 Operatories, ~2100 sq.ft.

**Hawaiian Garden** - Shopping Ctr  
 ▪ Grossed ~\$275K on 4days/wk  
 ▪ Mostly CASH/PPO, 10+ yrs goodwill  
 ▪ 4 Equipped Ops., ~1,200 sq.ft.

**Long Beach** - 20+ yrs of Goodwill  
 ▪ Projected Collections ~\$510K  
 ▪ 5 Operatories, ~1,300 sq.ft.  
 ▪ Mixed Income & Patient Base

**Los Angeles** - Reduced \$79K  
 ▪ Highly visible on busy street  
 ▪ Good Signage, ~ 1,500 sq.ft.  
 ▪ 3 Eq Ops + 1 Add't Plumbed  
 ▪ Strip Mall ... (Call for detail)

**Los Angeles** - Collections ~\$356K  
 ▪ Well Known Medical Building  
 close to Retail/Shopping Center  
 ▪ 4 Operatories, ~ 1,397 sq.ft.

**Los Angeles** - Gross ~\$630K  
 ▪ Seller retiring, close to Downtown  
 ▪ 4 Operatories, ~ 1,397 sq.ft.

**Panorama City** - Gross ~\$257K  
 ▪ Busy street intersections in  
 strip mall with good visibility  
 ▪ 3 Operatories, ~970 sq.ft.

**Santa Monica** - Prime Location  
 ▪ Collections ~\$300K  
 ▪ 4 Operatories, ~ 1,397 sq.ft.

**Valencia** - Collections ~\$570K  
 ▪ Real Estate & Practice for Sale  
 ▪ 6 Operatories, ~ 2,200 sq.ft.  
 ▪ Mostly Cash/PPO

### Dental Practice Listings San Diego County

**Oceanside** - Reduced to \$129K!  
 ▪ Strip Mall, 10+ yrs of Goodwill  
 ▪ Mostly PPO/Cash, LOW RENT  
 ▪ 4 Operatories, ~ 1,200 sq.ft.

**La Jolla** - Collections ~\$350K  
 ▪ Mostly PPO, Retail Center  
 ▪ 2 Operatories, ~ 1,200 sq.ft.

### Dental Practice Listings Orange County, CA

**Anaheim** - Freestanding Building  
 ▪ & Practice for Sale or Lease.  
 ▪ Busy street, excellent visibility.  
 ▪ 4 Operatories, ~ 1,200 sq.ft.  
 ▪ Mostly CASH/PPO

**Anaheim** - Retail Shopping Ctr  
 ▪ LOW RENT, Excellent visibility  
 ▪ 3 Equipped Ops, ~1,100 sq.ft.

**Garden Grove** - Featured Listing!  
 ▪ Real Estate Transaction  
 ▪ Medical/Dental Building for Sale  
 ▪ Located on Busiest Street Corner  
 ▪ 10 rentable units, 1 dental unit  
 ▪ Building ~15,600 sf, Lot ~1 Acres

**Garden Grove** - Shell Practice  
 ▪ Ideal Location, Heavy Traffic  
 ▪ Affordable Rent, ~2,600 sq.ft.  
 ▪ 3 Eq Ops + 5 add't plumbed ops

**Irvine** -Dental Leasehold Only  
 ▪ Take Over Space  
 ▪ 3 Plumbed Ops, ~1,050 sq.ft

**Mission Viejo** - Gross ~\$1.2 Mil  
 ▪ Main Street Visibility  
 ▪ Shopping center around plaza  
 ▪ 7 Operatories, ~2,700 sq.ft

**Newport Beach** - Good Location  
 ▪ Walking distance to Water Front  
 ▪ Front Street Location  
 ▪ 3 Operatories, ~1,100 sq.ft.

**Santa Ana** - New Listing!  
 ▪ **Projected Collections ~\$350K**  
 ▪ Main Street Downtown  
 ▪ High foot traffic, 2,392 sq.ft.  
 ▪ 5 Eq Ops + 2 Add't Plumbed

### Dental Practice Listings San Bernardino County

**Fontana** - Price Reduced, \$49K  
 ▪ Starter Practice in retail center  
 ▪ 4 Operatories, ~1350 sq.ft.  
 ▪ Close to Freeway 10

**Rancho Cucamonga** - Shopping Ctr  
 ▪ Over 10 years of Goodwill  
 ▪ 5 Operatories, ~2100 sq.ft.

**Rialto** - Featured Practice  
 ▪ **Collections ~ \$782K**  
 ▪ Practice in large retail center  
 ▪ Mostly Cash/PPO, 15+ years  
 ▪ 8 Operatories, ~3500 sq.ft.

### Dental Practice Listings Northern California

**Dublin** - New Listing!  
 ▪ Gross ~\$785K  
 ▪ Prime location: major shopping  
 center with large anchor stores  
 ▪ Approx. 50 new Patients/Month  
 with practically no marketing.  
 ▪ Mostly PPO/Cash Patients  
 ▪ Digital Office. New Equipment  
 ▪ 5 Operatories, ~1,800 sq.ft.

**Concord** - Gross ~\$140K  
 ▪ Freestanding building located  
 on main street, good visibility.  
 ▪ Affordable Rent ~1,500 sq.ft.  
 ▪ 2 Eq Ops, 2 Add'l plumbed

**Hayward** - LOW RENT!  
 ▪ Good Street Visibility  
 ▪ Cash/PPO, ~1,000 sq.ft.  
 ▪ 2 Eq Ops + 1 Add'l plumbed  
 ▪ Close to Freeway 580

**Hayward** - Gross ~\$438K  
 ▪ Mostly CASH/PPO, Strip Mall  
 ▪ 4 Equipped Ops, ~1,800 sq.ft.

**Modesto** - Gross ~\$615K  
 ▪ Located in Strip Mall, ~3200 sf  
 ▪ 7 Eq Ops + 1 Add'l plumbed

**Mountain View** -Gross ~\$400K  
 ▪ Busy shopping mall  
 ▪ 5 Operatories, ~ 1,500 sq.ft.

**San Francisco** -Newly Renovated  
 ▪ Dental Office & Condo Unit  
 ▪ Plumbed for 3 Operatories

**San Jose** - New Listing!  
 ▪ Asking \$49K.  
 ▪ Starter Practice with active  
 patient base for sale.  
 ▪ Stand alone building across  
 from retail center.  
 ▪ 5 Operatories, ~2,000 sq.ft.

**San Jose** - Price Reduced \$69K  
 ▪ Newly Remolded  
 ▪ Paperless Office. Low Rent!  
 ▪ 3 Operatories, ~1,048 sq.ft.

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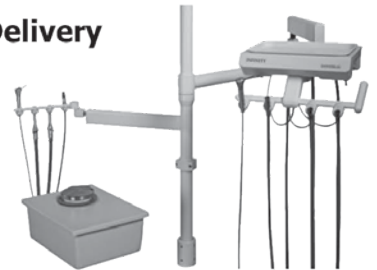
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**\*Hi Mr. Wood** Just want to drop a note to say thank you. You gave lots of great advice, and shared Many Pearls of Wisdom in Your Seminar I attended. Once again, thank you very much!" JULIE HSIEH, DDS, Tarzana, California WOOD & DELGADO www.dentalattorneys.com 800-499-1474.

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**GARDEN GROVE** – Well established general practice located in one story free standing building. Corner location with great street visibility on a major intersections of Garden Grove. Seller is currently working 5 days/wk and sees approximately 10-12 new patients/mo. There is currently 2 days/wk of hygiene. Insurance and cash only. NO HMO. Practice consists of 4 equipped operatories and 1 plumbed (not equipped) operatory in a 1,300 sq ft office. It's computerized with Dentrix software and digital x-ray. Seller grossed approximately \$436K in 2014 with monthly revenues of \$36K. Great opportunity. Please contact your CPS Agent for more details. **Property ID #5043.**

**SAN LUIS OBISPO COUNTY** – Beautiful well established practice located in a two story medical / dental building. Seller works approximately 4 days/wk, Endo 2x/mo and with 8 days/wk of hygiene. Sees approximately 60 patients/mo. Insurance and cash only. The practice consists of 6 equipped operatories, lab room, lounge room, storage room, consultation room, large sterilization room, and large private office in a 2,626 sq ft suite. It's computerized with EagleSoft software and digital x-ray. Has monthly revenues of \$90K. Excellent opportunity. Please contact your CPS Agents for more information. **Property ID #5037.**

**TORRANCE** – General practice with over 30 years of goodwill located on 3 story medical / dental building. The practice consists of 5 equipped operatories, lab room, sterilization room, storage room and private room in a approximately 1,686 sq ft suite. It's computerized with Easy Dental software and digital X-ray. Does minimal advertising. Seller works approximately 4 days/wk with 2 days/wk of hygiene and sees approximately new 8-9 patients/day. Insurance and Cash only. Grossed approximately \$493K for 2014 with monthly revenues of \$40K. Great practice. Please contact your CPS Agent for more details. **Property ID #5036.**

**VENTURA (GP)** - This practice has 36 years of goodwill located in a 2 story professional building (1st floor w/ direct access). Modern designed practice with 4 fully equipped operatories in a 1,862 (+ free bonus room) sq ft suite. Every operatory has dual monitors and lights suspended from above making the operatories even more spacious than they already are. Each operatory has floor to ceiling windows for plenty of natural light with custom fit shades. Computerized with Dentrix software and digital x-ray. Equipment is approximately 2-15 years old. Seller is currently working 4 days/wk with 3 days/wk of hygiene. See approximately 14-16 patients/day. Insurance and cash only. Grossed approximately \$423K in 2014 with monthly revenues of \$35K. Great practice. Please contact your CPS Agent for more information. **Property ID #5039.**

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### LOS ANGELES COUNTY LISTINGS

**CANOGA PARK (GP)** – Price Reduced!! This turn-key practice is located in a 3 story medical dental building with ample parking. Established approximately 10 years ago. Seller is currently working 1 day/wk with ½ day of hygiene. Sees approximately 10 new patients/mo. The practice consists of 2 equipped operatories, x-ray room with chair, small lab room, sterilization room, and private office in an approximately 1,000 sq ft suite. Has some HMO plans. 100% patient referral. Grossed 147K in 2014. Excellent opportunity for a first time buyer or a second office. Please contact your CPS Agent for more details. Property ID #4357.

**CHATSWORTH (GP)** – Price Reduced!! Well established practice with 38 years of goodwill located in a single story busy strip mall. Great signage and visibility. Heavy traffic flow. Seller work 4 days/wk with Associate (mainly hygiene) 2 days/wk. Practice consists of 5 equipped operatories, lab room, storage room, Pano room, sterilization room, dark room, and private office in a 1,377 sq ft office with digital cameras. It's computerized with Dentrix software. Minimal advertising. Has reasonable rent payment. Income source is approximately 50% insurance, approximately 49% cash and approximately 1% capitation. Grossed \$918K in 2013. Projecting approx. \$948K for 2014. Buyer's net of \$398K. Great opportunity. Please contact your CPS Agent for more information. Property ID #4537.

**GLENDALE (GP)** - Corner location only minutes away from the Rose Bowl and the popular shopping mall, the Americana. The great location with excellent visibility and signage will help continue the growing trend of this practice. The practice consists of 3 equipped operatories with 1 plumbed not equipped in consultation room. It's computerized with Practice Management software and Digital X-ray. Seller works 4 days/wk and Associate 2 days/wk. Sees approximately, 10-16 patients/day. Insurance and cash only. No HMO. Does minimal advertising. Grossed approximately \$509,055 in 2014. Has monthly revenues of \$40K. Please contact your CPS Agent for more information. Property ID #5045.

**LAWNDALE** – Well established general practice located in a single free standing building. The building is available to purchase. Practice consists of 5 equipped operatories, lab room (plumbed), small lounge room, storage/supply room, x-ray room, sterilization room (plumbed), and private office in approximate 2,100 sq ft office. It's computerized with Easy 2000 software. Minimal advertising. Grossed \$201K in 2013. Monthly revenues of approximately \$14K. Office is open 4 days/wk and sees approximately 8-10 new patients/mo. Some Denti-cal. No HMO. Please contact your CPS Agent for more information. Property ID #5025.

**LOS ANGELES Price Reduced!** – Leasehold Improvements & Equipment Only! General practice located in a multi story professional building. This modern designed practice consists of 3 equipped operatories, sterilization, and private office in approximately 824 sq ft suite. The office is computerized with Easy 2000 software and the equipment is approximately new to 5 years old. Has a long term lease. It's a great potential for a full time and right buyer. Seller will be focusing on primary practice. Please contact your CPS Agent for more information. Property ID #4467.

**LOS ANGELES** – Family owned General practice with approximately 65 years of goodwill is located in single story free standing building with private gated parking lot. Building is available for purchase. Practice consists of 3 equipped operatories, 3 plumbed not equipped, 2 adjustment labs, 3 storage rooms, sterilization room, 2 dark room (use for storage), and 1 private office in a 2,000 sq ft office. It's computerized with Computer Age Dentist software and has digital X-ray. Major equipment is approximately 5 to 13 years old. 100% patient referral. Seller works 5 days/wk and sees approximately 6-10 patients/day. Income source is approximately 90% insurance and 10% capitation (\$1396 in mo. Cap checks). Grossed approximately \$350K in 2013. Buyer's net of \$71K. Please contact your CPS Agent for more details. Property ID #5008.

**LOS ANGELES** - This practice with over 30 Years of goodwill, and approximately 60% of its income comes from capitation. The monthly capitation checks alone, more than covers the largest expenses the practice, being the rent and the staff. Given the demographics of the practice, it subscribes to the working class that has insurance, or pays cash for dental services. Located in a retail area with heavy foot traffic, it is less than 1/4 mile from the 101Freeway, and next to a LAUSD School, known to have excellent insurance for its staff. The Seller only purchased the last year, remodeled the location, put in digital radiography, and upgraded the computers. With the Seller having a life changing event, and moving out of state to Florida, you get to benefit from these upgrades, for less than what was invested. Property ID #5012.

**LOS ANGELES (GP)** - With over 35 years of goodwill this practice is located in a two story professional building on a busy main street. The practice consists of 3 equipped operatories with digital x-rays in a 1,000 sq ft. office. The reception area was recently remodeled. The Seller is working one day a week in addition to Saturdays as needed, and the associate works twice a week (half days). Grossed approximately \$277,130 in 2014. There is ample gated parking for patients adjacent to the building. Please contact your CPS Agent for more details. Property ID #5040.

**MISSION HILLS** - Leasehold Improvements & Equipment Only! Eight equipped operator office located in a two story professional building with side and rear parking available. Next to a residential area community. On a major street of Mission Hills with heavy traffic flow. The suite is approximately 2,541 sq ft. All utilities and janitorial service are included with rent. The major equipment is approximately 10 years old. This location has been a dental office since 1994. Seller is buying a building approximately 2 miles away. Please contact your CPS Agent for more details. Property ID #5014.



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Alice C. King, V.P.

**MONTEREY PARK (GP)** – Leasehold Improvements & Equipment Only! This practice is located in a good area of Monterey Park on a 3 story medical building. Seller is the only dentist in the facility. Surrounded by shopping centers and a Hospital. Office consists of 3 equipped operatories, reception room, business and sterilization/lab area in 2,117 sq ft suite. The equipment is approximately 10 years old. Has reasonable rent. Seller is moving his patients to his other office approximately 18 miles away. Price for an immediate sales. Please contact your CPS Agent for more information. **Property ID #4449.**

**PASADENA (GP)** - This practice consists of 3 equipped operatories and located in a 2 story professional building with parking structure. It's computerized with Dentrix software and digital x-ray. Suite is approximately 1,150 sq ft. Seller established practice in 2012 and currently working 2 days/wk and sees approximately 8-10 new patients/mo. Insurance and cash only. No HMO. Does minimal advertising. Grossed approximately \$335K for 2014. Great practice with good signage visibility. Near residential community and shopping plaza. Please contact your CPS for more details. **Property ID #5035.**

**RESEDA** – Well established general practice with over 50 years of goodwill. This family practice is located in a single story free standing building with ample parking. It's on a major street of Reseda with lots of heavy traffic and excellent street visibility. The practice consists of 3 equipped operatories (stand up dentistry), sterilization/lab combo, dark room, and private office in a approximately 950 sq ft office. Not computerized. Has older equipment. Seller works 4 days/wk and sees approximately 8-20 patients/day. Income source is approximately 30% insurance, 30% cash, 10% Denti-cal and 30% capitation. Projecting approximately \$292,796 for 2014 with monthly revenues of \$24K. Seller is retiring. Practice next to a residential community. Please contact your CPS Agent for more information. **Property ID#5017.**

**ROSEMEAD** – Established over 20 years ago. This general practice is located in a single story strip mall with tenants that included dry clean, Laundromat and restaurants that generate traffic for the plaza. Practice consists of 2 equipped operatories, lab/sterilization room, x-ray room, dark room and private office in a 790 sq ft suite. The practice is computerized with Open Dental software. Retiring seller is working in part time. Income source is approximately 30% insurance, 65% cash and 5% capitation. 100% patient referral. Projecting approximately \$119K for 2014. Low Sale Price! Please contact your CPS Agent for more details. **Property ID #5019.**

**SANTA CLARITA (GP)** – This turn-key practice is located in single corner location with heavy traffic flow and excellent street visibility. Practice consists of 3 fully equipped spacious operatories and 5 plumbed not equipped in a 2,600 sq ft office. Plumbed for Nitrous and H2O. It's computerized with Easy Dental software and digital x-ray. Has new equipment. Seller works 2 days/wk with 2 days/ of hygiene and sees approximately 10 new patients/mo. The income source is approximately 50% insurance and 50% cash. Reestablished the practice in September 2013. Has long term lease. Averaging \$18,000 per month on a part time schedule. Projecting approximately \$203,637 for 2014. Great opportunity for a 1st time buyer or second office. Please contact your CPS Agents for more information. **Property ID #5013.**

**SANTA MONICA (GP)** - While the Seller has 15 years of goodwill to offer, this location has been a dental practice approximately 35 years prior. Located in a modern multi story professional medical building with touch screen directories, the UCLA Medical Group Building is a landmark in Santa Monica. You can enjoy views of the Pacific Ocean, and Catalina Island. The practice has an all inclusive lease that even included janitorial and several months of free rent in the lease. Practice consists of 3 equipped operatories, lab/sterilization room, lounge room, and private office in a 1,212 sq ft suite. It's computerized with Eagle Soft software. No digital. 100% patient referral. Most specialized procedures are currently being referred out. Seller currently works 4 days/wk and sees approximately 5-10 patients/day. Insurance and cash office. No Denti-cal or HMO. Grossed \$265,485 in 2013 and projecting approximately \$265,796 for 2014. Buyer's net of \$73,936. Please contact your CPS Agent for more details. **Property ID #5022.**

**TORRANCE (GP) Price Reduced!** – Modern designed fee for service practice located in a two story professional building. Corner location with heavy traffic flow. Have over 44 years in goodwill. Practice consists of 3 equipped operatories, 1 plumbed not equipped for expansion, with digital x-ray and Eaglesoft software. Motivated seller works 4 days/wk with 1.5 days/wk of hygiene and sees approximately 12-15 new patients per month. Grossed \$314,250 in 2013. Have revenues of \$277,000. Buyer's net of \$84,995. Please contact your CPS Agent for more information about this great office. **Property ID #4375.**

**TORRANCE** – General practice located in a busy single story shopping center with lots of traffic. Practice consists of 3 equipped operatories, sterilization/lab combo, consultation room, lounge room, and private office in an approximately 1,046 sq ft suite. Computerized with digital x-ray. Seller works 4 days/wk and sees approximately 10-12 new patients/mo. No HMO. Grossed \$321,051 in 2013. Practice is averaging \$28K in monthly revenue. Great office. Please contact your CPS Agent for more details. **Property ID #4477.**

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**TORRANCE** – General practice with over 30 years of goodwill located on 3 story medical / dental building. The practice consists of 5 equipped operatories, lab room, sterilization room, storage room and private room in a approximately 1,686 sq ft suite. It's computerized with Easy Dental software and digital X-ray. Does minimal advertising. Seller works approximately 4 days/wk with 2 days/wk of hygiene and sees approximately new 8-9 patients/day. Insurance and Cash only. Grossed approximately \$493K for 2014 with monthly revenues of \$40K. Great practice. Please contact your CPS Agent for more details. **Property ID #5036.**

### ORANGE COUNTY LISTINGS

**ANAHEIM** – Leasehold Improvements & Equipment Only! Historical dental office since 1989 located in a single story building with private parking. In busy intersection and surrounded by shopping centers and residential areas. Great signage. Practice consists of 4 equipped operatories in a 1,680 sq ft office. It's computerized with Diamond Dental software. Motivated seller is the Landlord. Great opportunity for a GP. Please contact your CPS Agent for more details. **Property ID #4535.**

**FULLERTON (GP)** – Modern design practice with 3 spacious equipped operatories, a conference room, built in sound system, a digital surveillance system, and even a unique built in tiled shower. Located in a free standing building with ample parking on one of the city's main thoroughfares, it is also backed right up against the California State University of Fullerton. Has excellent street visibility with heavy traffic flow, being located on one of the busiest streets in the city of Fullerton. Seller is currently working 2.5 days/wk and sees approximately 6-10 new patients/mo. The income source is approximately 30% insurance and 70% cash. Established in 2002. Computerized with Eaglesoft software. Projecting \$554K for 2014. Buyer's net of \$189K. Please contact your CPS Agent for more information. **Property ID #5010.**

**FULLERTON** – Leasehold Improvement and Equipment! General practice located in a busy shopping center. Lots of traffic. On one the busiest intersections of Fullerton. Good signage. Practice consists of 3 equipped operatories, sterilization/lab combo, 2 storage rooms, and a private office in a 1,240 sq ft suite. Major equipment is approximately new to 10 years old. Great practice. Low sales price. Some patient charts included. Please contact your CPS Agent for more details. **Property ID #5028.**

**GARDEN GROVE** – Well established general practice located in one story free standing building. Corner location with great street visibility on a major intersections of Garden Grove. Seller is currently working 5 days/wk and sees approximately 10-12 new patients/mo. There is currently 2 days/wk of hygiene. Insurance and cash only. NO HMO. Practice consists of 4 equipped operatories and 1 plumbed (not equipped) operator in a 1,300 sq ft office. It's computerized with Dentrix software and digital x-ray. Seller grossed approximately \$436K in 2014 with monthly revenues of \$36K. Great opportunity. Please contact your CPS Agent for more details. **Property ID #5043.**

**HUNTINGTON BEACH** - Leasehold Improvement and Equipment Only! This modern designed office is located in a 3 story professional building on a busy main street of Huntington Beach. Seller owns condo. It consists of 3 spacious equipped operatories, 1 plumbed not equipped, sterilization area and private office in a 1,059 sq ft suite. It's computerized with digital x-ray (1 sensor). Was built in June 2014. Seller will be focusing on mobile dentistry and eager to find a good long term tenant. Great opportunity for a GP or Specialist. Please contact your CPS Agent for more details. **Property ID #5032.**

**IRVINE** - Leasehold Improvement and Equipment! This spacious well laid out office is located in a two story free standing building next to the Orange County Airport with easy freeway access. It consists of 10 equipped operatories, lab / sterilization room, lounge room, 2 reception areas, 1 Pano x-ray room, and private office in a 3,059 sq ft suite. The major equipment is new to 7.5 years old. This is great opportunity for another practice that has outgrown its location or is looking to expand. Seller is taking the patients to other 5 locations. Please contact your CPS Agents for more information. **Property ID #5030.**

**LAGUNA HILLS** – Modern designed General Practice with over 15 years of goodwill located in a 5 story medical / dental building. This practice consists of 2 equipped operatories, sterilization/lab combo room and private office (plumbed) in a 1,107 sq ft suite. It's computerized with Eagle-Soft software and digital x-ray. Seller is currently working 2-3 days/wk and sees approximately 20-25 new patients/mo. Ins/Cash/Cap (~\$500/mo). Grossed approximately \$319,024 in 2014. Buyer's net of \$110,676. Seller will be focusing on family. Please contact your CPS Agent for more information. Great opportunity. **Property ID #5033.**

**ORANGE** – Leasehold Improvements and Equipment only! Great opportunity for a GP or Specialist. This office consists of 2 equipped operatories, 2 plumbed not equipped, sterilization room, lab room and private office in a 1,900 sq ft suite. It's located on a major street of Orange in a two story medical / dental building with ample parking. Has been a dental office for over 10 years. Don't miss this opportunity. Please contact your CPS Agent more details. **Property ID #5038.**



# CALIFORNIA

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Tina Ochoa, V.P.

**TUSTIN (GP)** - Leasehold Improvements and & Equipment Only! New beautiful state-of-the-art built out practice is located in a two story medical / dental building. This amazing practice consists of 3 operatories, 1 plumbed not equipped in private office, sterilization / lab combo area, and x-ray Pano room. Previously an Orthodontic practice with over 25 years and has been known as a landmark to the surrounding community. The office is ~1,448 sq. ft. Excellent opportunity for a start-up. Seller specializes in elite build outs. A must see!! Please contact your CPS Agent for more information. **Property ID #4493.**

### RIVERSIDE & SAN BERNARDINO COUNTY LISTINGS

**APPLE VALLEY (GP)** – Established in 1978 this, practice is located in one story building. It consists of 3 equipped operatories with EagleSoft software and digital x-ray in a 1,350 sq ft suite. Seller is currently working 4 days/wk and sees approximately 15-20 new patients/mo. There is 6 days/wk of hygiene. Insurance and cash only. Does minimal advertising. Remodeled the office in Feb 2014. Has monthly revenues of \$42K. Great practice. Please contact your CPS Agent more details. **Property ID #5044.**

**HESPERIA (GP)** – Located in a small strip plaza on a major street surrounded by shopping centers, this practice consists of 4 equipped operatories in an approximate 1,280 sq ft suite. It's computerized with Softdent software and digital x-ray. Seller works 3 days/wk with 3 days of hygiene and sees approximately 6-12 patients per day. The income source is approximately 60% insurance and 40% cash. No HMO. Has new to older equipment. Does minimal advertisement. Grossed approximately \$300K in 2014. Great practice. Please contact your CPS Agent for additional information. **Property ID #5007.**

**INDIAN WELLS** – Leasehold Improvements and Equipment Only!! Great opportunity for a TMJ, Sleep Apnea or GP. This modern designed practice consists of 4 equipped operatories, lab room, lounge room, Pano room, 2 consultation rooms, sterilization area, dark room and private office in a 2,850 sq ft office. Computerized with Intra oral camera. Major equipment is 10+ years old. Seller will be focusing on his primary offices. Located on a one story building near shopping plazas and residential community. Please contact your CPS Agent for more information. **Property ID #5041.**

**PALM DESERT Price Reduced!** – General Practice established in 1999 is located in one story building with ample parking and excellent signage. This modern designed office consists of 5 equipped operatories with digital x-ray and Practice Web software in a 1,665 sq ft suite. Seller works 3 days/wk with 3 days of hygiene. Sees approximately 12-14 new patients/mo. 100% patient referral. Have monthly revenues of approximately \$28K/mo. Motivated Seller will be focusing on primary office in L.A. area. Please contact your CPS Agent for more information. **Property ID #4331.**

**PALM SPRINGS** – General practice established in 2005 and located in a one story free standing building. Practice consists of 3 equipped operatories with Practice Web software and digital x-ray. Major equipment is approximately 2 years old. Suite is 1,200 sq ft. Seller is working 5 days/wk and sees approximately 8-10 patients/day. Income source is approximately 25% insurance, 65% cash and 10% Denti-cal. Does little advertising. Please contact your CPS Agent for more information. **Property ID #4487.**

**RIVERSIDE** – Six operatory General practice located in a one story building in a busy shopping center and next to a residential community. Easy freeway access to the 91. Established in 2000. It's computerized with Easy Dental software. Major equipment is approximately 5 years old. No Digital. Suite is approximately 3,000 sq ft. Retiring seller is working 3 days/wk, Associate 3 days/wk and Ortho 1x/mo. Income source is approximately 80% insurance and 20% cash. Projecting approximately \$550K for 2014. Buyer's net of \$136K. Please contact your CPS Agent for more details. **Property ID # 5006.**

### SAN DIEGO & IMPERIAL COUNTY LISTINGS

**EL CENTRO (GP)** – Well established family owned practice with over 60 years of goodwill. This practice is located in a single story building. Building is for sale. Practice consists of 5 equipped operatories, lab room, lounge room, storage, x-ray room, sterilization room, dark room, and 2 private offices in a 1,857 sq ft office. It's computerized with SoftDent software and digital x-ray. Seller is currently working approximately 4.5 days/wk and sees approximately 12-15 new patients/mo. Fee for service. Grossed approximately \$304K for 2014. Buyer's net of \$132K. Great practice. Please contact your CPS Agent for more details. **Property ID #5023.**

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**ESCONDIDO** – Well established general practice located in a corner one story free standing building with excellent street visibility on a major street with handicap access and ample parking. Practice consists of 5 equipped operatories in a 2,200 sq ft office. Plumbed for nitrous and oxygen. It's computerized with Delta Data software. Insurance/Cash/Cap office. There's 2 days/wk of GP, 1 day/mo of O.S. and 1 day/wk of Endo. See approximately 15-16 new patients/mo. No advertising. Grosses approximately \$375K for 2014. Have monthly revenues of \$31K. Near schools and residential area. Practice has growth potential to expand patient base and market specialist. Please contact your CPS Agent for more details. **Property ID #5046.**

**VISTA** - Well established general practice with 35 years of goodwill is located in a Medical / Dental building with ample parking. This practice consists of 4 fully computerized equipped operatories, with Dentrax software and Intra oral camera and digital x-ray in a ~1,608 sq ft suite. Fee for service practice. Seller will be moving out of area. Has monthly revenues of \$76K. Buyer's net of \$368K. Has excellent signage. Please contact your CPS Agent for more details. **Property ID #4507.**

### SAN LUIS OBISPO & VENTURA COUNTY

**SAN LUIS OBISPO COUNTY** – Beautiful well established practice located in a two story medical / dental building. Seller works approximately 4 days/wk, Endo 2x/mo and with 8 days/wk of hygiene. Sees approximately 60 patients/mo. Insurance and cash only. The practice consists of 6 equipped operatories, lab room, lounge room, storage room, consultation room, large sterilization room, and large private office in a 2,626 sq ft suite. It's computerized with EagleSoft software and digital x-ray. Has monthly revenues of \$90K. Excellent opportunity. Please contact your CPS Agents for more information. **Property ID #5037.**

**SIMI VALLEY** - Great opportunity to invest in a general practice and real estate. The property also includes a tenant in a separate detached building. The 1900 sq ft. practice consists of 4 equipped operatories with 2 that are plumbed but not equipped and digital x-rays. Computerized with Dentrax/Gendex software. Grossed approximately \$273,790.69 in 2014. Seller currently works 3 days/week with 2 hygiene days. With local business development in process, the potential for growth in the area and within the practice are very high. Please contact your CPS Agent for more details. **Property ID #5027.**

**VENTURA (GP)** - This practice has 36 years of goodwill located in a 2 story professional building (1st floor w/ direct access). Modern designed practice with 4 fully equipped operatories in a 1,862 (+ free bonus room) sq ft suite. Every operator has dual monitors and lights suspended from above making the operatories even more spacious than they already are. Each operator has floor to ceiling windows for plenty of natural light with custom fit shades. Computerized with Dentrax software and digital x-ray. Equipment is approximately 2-15 years old. Seller is currently working 4 days/wk with 3 days/wk of hygiene. See approximately 14-16 patients/day. Insurance and cash only. Grossed approximately \$423K in 2014 with monthly revenues of \$35K. Great practice. Please contact your CPS Agent for more information. **Property ID #5039.**

### SPECIALTY OFFICE LISTINGS

**ALISO VIEJO (Pedo)** – With over 20 years of goodwill this practice is located in a two story medical / dental professional building with free ample parking lot. Seller currently works 4 days/wk and sees approximately 6-10 new patients/mo. There is some HMO. Minimal advertising. Practice consists of 3 chairs in open bay with large window views, 1 plumbed not equipped op, lounge room, video game room, storage room, x-ray room, quiet room, sterilization room and private office in a 2,093 sq ft suite. It's computerized with SoftDent software with digital x-ray. Major equipment is new to older. Grossed approximately \$340K in 2014. Great practice. Nice staff. Kid friendly. Please contact your CPS Agent for more details. **Property ID #5031.**



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**HUNTINGTON BEACH** - Leasehold Improvements & Equipment Only! We are seeking a specialist for this location to complement the existing practices in the building, notably the landlord who is an Orthodontist located on the second floor, who's partner is a general practitioner. This initial marketing campaign is focused to attract the needed: Orthodontist, Periodontist, Endodontist or Oral Surgeon. The practice is located on the busiest street in Huntington Beach, with good signage, private parking and convenient freeway access. The seven chairs in open bay are equipped with drawer(s) of hand tools. Know the practice is priced to move, with a competitive lease, which is rare for this very desirable location. Please contact your CPS Agent for further details. **Property ID #5018.**

**ORANGE COUNTY PERIO** – Price Reduced Established in 2007 this practice is located in a 5 story dental / medical building. Great location in upscale community. Seller works 4 days/wk and sees approximately 15 patients/day and approximately 35-40 new patients/mo. Fee for service practice. NO HMO. Practice consists of 4 equipped operatories in a 2,086 sq ft suite. It's computerized with Perio Exec software and has Cat Scan X-ray, Biolase Laser and Centerfuse Laser. Projecting approximately \$1,016,000 for 2014 with a Buyer's net of \$260K. Please contact your CPS Agent for more details. **Property ID #5005.**

**PANORAMA CITY (ORTHO)** – Leasehold Improvements and Equipment Only! This dental office has been a landmark in the area for over 45 years. The new grade school next door and the high school directly behind this location are two untapped sources for new patients. There has been no prior marketing at these schools. The heavy foot traffic of the location presents a strong opportunity for a prospective Buyer for future advertising. Practice consists of 4 chairs in open bay, 1 plumbed not equipped, sterilization area, lounge room, lab area, dark room, private room and 2 storage room in a 1,200 sq ft office. The location is networked and set up to be completely paperless (Buyer to provide dental computers). There is ample free private parking, which is also gated for the building. Great opportunity. Please contact your CPS Agent for more details. **Property ID #5034.**

**REDLANDS (Pedo/Ortho)** – Leasehold Improvements and Equipment Only! Known as a landmark in the area for being a dental practice for over 25 years, this office is located in a redevelopment area for the city of Redlands. Mall directly across the street. Centered amongst a cluster of salons and spas, it is in one of the wealthiest neighborhoods in the Inland Empire. Practice consists of 7 chairs in an open bay in 2,500 sq ft suite. The Seller has outgrown this location. The new digital Pan-Ceph and X-ray with a 5 year warranty, computers and other digital equipment, could not be replaced for the asking price. With the aggressive pricing, move quickly or live with regrets. Please contact your CPS Agent for more information. **Property ID #5029.**

**SIMI VALLEY (Ortho)** - Practice consists of 6 chairs in open bay. It's computerized with Orthoware software. Seller works approximately 1 day/wk. Sees approximately 25-30 patients/day. Fee for service practice. Located in a 1,260 sq ft suite on a two story shopping center. Grossed approximately \$221K in 2014. Please contact your CPS Agent for more information. **Property ID #5003.**

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**\*Patrick and Jason Wood** your extraordinary efforts and dedication made this process appear seamless. That is a testament to your talents. Your work ethic and professionalism did not go unnoticed, nor is it unappreciated. Thank you all so very much! My best regards." PAUL GIMBY, DDS San Diego, California WOOD & DELGADO 800-499-1474.

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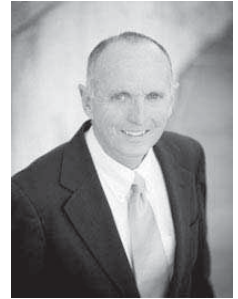
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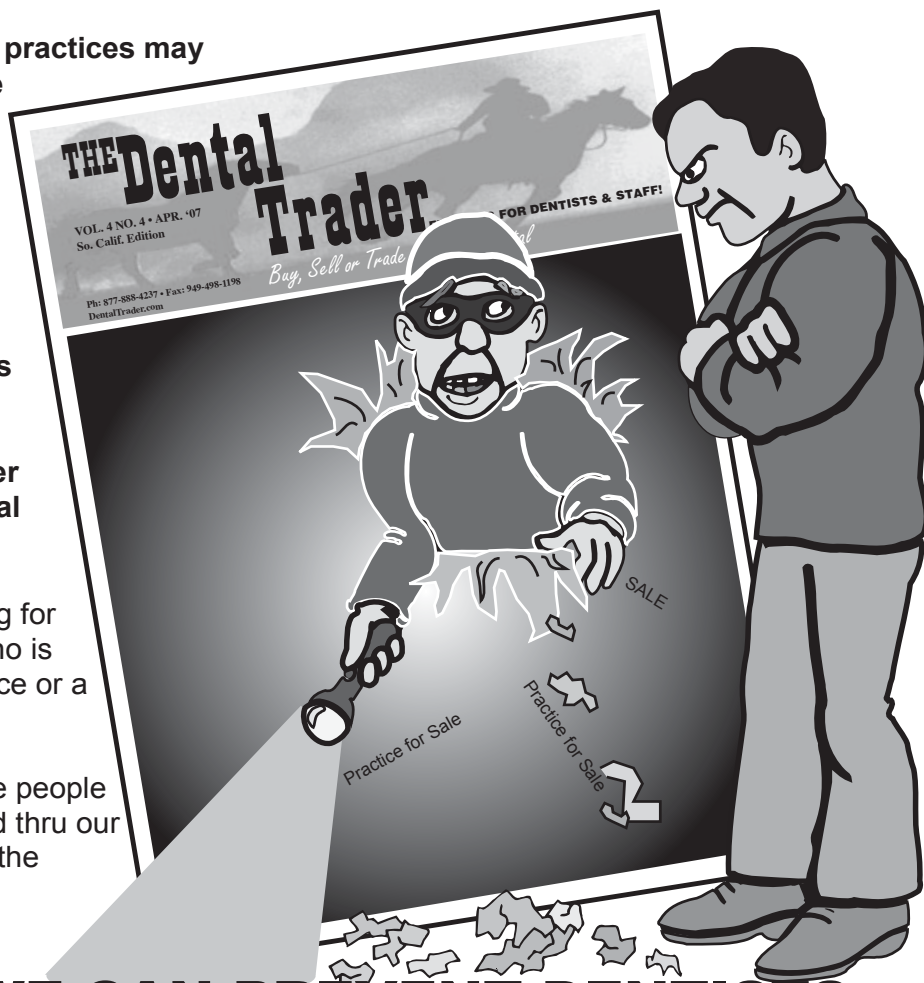


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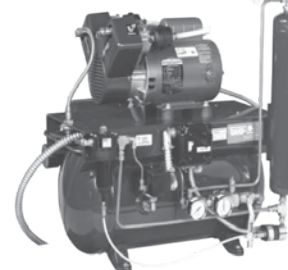
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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			<b>1</b>	2	<b>3</b>	4
			ALL FOOLS DAY		GOOD FRIDAY	
<b>5</b>	6	7	8	9	10	11
EASTER						
12	13	14	<b>15</b>	16	17	18
			TAX DAY			
19	20	21	22	23	24	25
26	27	28	29	<b>30</b>		
				ANAHEIM CONVENTION 4/30 - 5/2		

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**March**

S	M	T	W	T	F	S
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29	30	31				

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**May**

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

**APRIL 1: ALL FOOLS DAY**

**APRIL 3: GOOD FRIDAY**

**APRIL 5: EASTER**

**APRIL 15: TAX DAY ☹️**

**APRIL 30-MAY 2: ANAHEIM CONVENTION**

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**Dental equipment/supplies** for sale. office is closing. Also option to move in for start up. Cheap rent. contact: [molarapex1@gmail.com](mailto:molarapex1@gmail.com).

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### NORTHERN CALIFORNIA

**BAY AREA - Periodontal Practice.** Periodontal in leased office with 2,120 sq. ft., 6 Ops, Digital X-rays, Pulse Oximeter, Endoscope, Piezosurgery, and Dentrix software. 2013 GR \$1M. Open for almost 20 years. #CA167-Thomas Wagner - 916-812-3255.

**FOLSOM-NEW LISTING** - General Dentistry - Located in well-designed, 2,420 sq. ft. office with 5 Ops, Shick Digital X-rays, Pano (not digital), 8 days hygiene/wk, and Carestream/Sofident software. #CA235-Thomas Wagner - 916-812-3255.

**FOLSOM - FACILITY ONLY** - Well-designed, modern, fully equipped, 1,200 sq. ft. dental office with 3 Ops, digital x-rays, digital pan, computers & monitors in all ops, high & low speed handpieces, cavitrons, and Statim 5000. Nobel Vision TV, Danserau vacuum, and a new 2.5 hp compressor. Owner is willing to include about 400 HMO patients with the facility sale, if buyer is interested. #CA209-Thomas Wagner - 916-812-3255.

**FREMONT** - General Dentistry - 6 treatments rooms in 1,760 sq. ft., this well-designed office utilizes Digital X-ray, Panoramic, Laser, and CAD/CAM. 2013 GR of \$972,000 with Adj. Net of \$340,000 and 6 days of Hygiene per week. Practice started by current owner 40 years ago, 24 years at the present location. Owner willing to work back 2 or more days per week if needed. #CA225-In Escrow.-Jim Engel - 925-330-2207.

**FREMONT** - General Dentistry - Great location in a major shopping center with 10 Ops, Digital X-rays, digital Pan in 3,050 sq. ft. suite with 4,000 active patients. PPO/HMO with 2012 GR of \$1.2M with Adj. Net of over \$300K. Owner is downsizing multiple practices. #CA553-In Escrow.-Jim Engel - 925-330-2207.

**GREATER LINCOLN/ROSEVILLE** - General Practice. 2,150 sq. ft. suite in shopping center. 3 equip. Ops (2 add'l plumbed). Intra-Oral, Digital X-ray, Laser, Eaglesoft software. 2013 GR of \$528K. #CA165-Thomas Wagner - 916-812-3255.

**GREATER PITTSBURG AREA - PRICE REDUCED** by \$122,000 - General Dentistry. Est. for over 35 years, owner retiring. 7 Ops in 2,324 sq. ft. with Dental Mate software, Intra-Oral camera, Pano, and Digital X-rays. 2012 GR of \$885K with overhead under 70%. Building to be sold with Practice. #CA108 Thomas Wagner - 916-812-3255.

**GREATER ROSEVILLE/ROCKLIN/LOOMIS - NEW LISTING** - General Dentistry- Beautiful, vaulted ceiling 1,500 sq. ft. facility with 5 Ops (4 equipped). Fully digital, Dentrix G5, radiography with Dexis sensors and Optime plates systems. Well-equipped and highly-maintained office. Greatly organized business. Have it all, live and work in a phenomenal family-oriented community. Seller refers out molar endo, ortho, O.S., and perio. GR in 2014 was \$469K. Seller is retiring. #CA239-In Escrow.-Thomas Wagner - 916-812-3255.

**GREATER SACRAMENTO** - General Dentistry - Well-designed 3,079 sq. ft. office (shared w/2nd dentist - separate practices) in professional building. 7 ops w/Digital X-ray, Pano, and Datacon software. 2013 GR of \$947K w/low overhead. Owner retiring after 35+ years in same location. #CA140- Thomas Wagner - 916-812-3255.

**GREATER SACRAMENTO - NEW LISTING** - General Dentistry - Northern Sacramento Area practice, located in same location for 15 years. 6 Ops in approx. 2,100 sq. ft. with Dentrix software, fiber-optics, and X-rays in every op. 2013 combined GR of \$1.1M. #CA237- Thomas Wagner - 916-812-3255.

**GREATER SACRAMENTO** - General Dentistry - Well-est. GP in 1,600 sq. ft. office with 5 equipped ops (1 additional plumbed). Eaglesoft, CAD, Intra-Oral, and Pano. 9 days Hyg/week. 2012 fiscal year GR of \$888K+. Seller refers out most specialties. Owner retiring. #CA156-Thomas Wagner - 916-812-3255.

**GREATER SAN JOAQUIN COUNTY** - Pediatric Dentistry - This Pediatric practice has been located at the same location for over 20 years. Panoramic X-ray & Digital Sensors. Three chairs. 2014 GR were approx. \$700,000 with \$468,000 Adj. Net Income. Call for exact location and other information. #CA230 Dennis Hoover - 209-605-90395.

**GREATER SAN JOSE AREA** - Periodontal Practice - Receipts for fiscal year ending in Sept. 2014 were \$1.3M. Practice has been the same location for 28 years in a medical-dental complex on a busy thoroughfare. 5 Ops with the potential for 2 more. Equipped with Digital X-rays, Pano, Cone Beam, Laser, and Intra-Oral. Practice averages 35 new patients per month. Owner would like to work back 1-2 days per week. #CA219-Dennis Hoover - 209-605-9039.

**MARIN COUNTY** - General Dentistry- This rare Mill Valley charmer boasts 2013 GR of \$502K on 3 doctor days per week. Established for over 10 years utilizing Dentrix software, Digital X-ray, and Intra-Oral Camera. 3 equipped Ops and 1 additional plumbed in 1,260 sq. ft. Great location on a busy thoroughfare near shopping, schools, and senior retirement center. Owner has another practice outside the area so this is priced to sell in this idyllic family setting. #CA224-Jim Engel - 925-330-2207.

**MENDOCINO COAST** - General Dentistry - Stand-alone professional building and practice in a medical area on the beautiful Mendocino Coast. 2,376 sq. ft. with 4 equip Ops. Dentrix, Intra-Oral camera, CAD/CAM. 2013 GR of \$1.025M every year since 2007 on av. 15 days/mo. 4½ days hygiene, averaging 25 new patients per month. #CA181-Thomas Wagner - 916-812-3255.

**MILPITAS** - General Dentistry- Beautiful, updated office on main street in well-maintained professional building. 5 Ops in 1,650 sq. ft., Pano, Intra-Oral Camera, and Laser. 2013 GR of \$935K with 7 days of Hygiene. Owner retiring after 35 years in present location, 45 in the community. #CA180-Jim Engel - 925-330-2207.

**NORTH COAST - NEW LISTING** - Endodontic Practice - Humboldt County: Well-established, high performing practice boasts 6 Ops (5 equipped) in 3,300 sq. ft. with Digital X-ray, Microscopes, and EndoVision software. Average age of equipment is 10 years. Very low overhead with excellent referral base. Owner will help buyer with transition period as needed. Owner retiring after 38 years in the community. #CA214-Jim Engel - 925-330-2207.

**NORTH OF SACRAMENTO** - General Dentistry- 5 Op practice in 2,050 sq. ft. 2012 GR of \$1.2MM+ with overhead of only 54%. Dentrix, Intra-Oral Cameras, Digital X-rays, Imaging System, and Pano. Est. 15+ years. #CA106 Thomas Wagner - 916-812-3255.

**NORTHERN CALIFORNIA** - Periodontal Partnership Opportunity: One of two partners is retiring from a long-est., very successful Perio Practice. 1,500 sq. ft., 6 Ops, and Dentrix software. Owner financing with acceptable down payment. Sale to new partner is subject to approval by current partner. #CA168-Thomas Wagner - 916-812-3255.

**NORTHERN CALIFORNIA** - Endodontic Practice: Well-est. satellite endodontic practice with 3 ops (1 additional plumbed) in 1,200 sq. ft. Two microscopes, Digital. 2013 GR \$319K+. #CA158-In Escrow.-Thomas Wagner - 916-812-3255.

**NORTHERN CALIFORNIA** - Endodontic Practice: 1,021 sq. ft. with 4 equipped Ops, 1 add'l available. 3 surgical microscopes, Dentrix software. 2013 GR of \$337K, in current location for 30+ years, owner retiring. #CA169-Thomas Wagner - 916-812-3255.

**OAKLAND** - General Dentistry: Piedmont District - Well-established downtown charmer w/GR of \$453K. 3 treatment rooms in shared office totaling 1,600 sq. ft. Off-street parking w/5 days of hygiene, 8 new patients per month. Owner retiring after 27 years at this location. #CA217-In Escrow.-Jim Engel - 925-330-2207.

**PITTSBURG** - General Dentistry- Well-est. practice on city's busiest thoroughfare. 3 year avg. GR of \$236K w/60% overhead. 5 ops in 1,400 sq. ft. with Pano, Fiber Optics. 12 NP/ mo. and very favorable rent. Avg. age of equip. is 15 years. Owner is retiring. #CA133-Jim Engel - 925-330-2207.

**PLEASANTON - Facility Only Sale:** Former Endo office but also perfect for a GP startup in this high-demand neighborhood. 2 fully equipped Ops, Computers Microscope, 3rd Op plumbed and partially equipped. 975 sq. ft. in a Professional Complex with Perio, Ortho, and GPs. Below market rent and ready to move in. Call for photos and more details on this great location with almost new equipment! #CA195-Jim Engel - 925-330-2207.

**SACRAMENTO** - General Practice: 2,400 sq. ft. w/7 equipped Ops, 1 add'l plumbed. Located in one of Sacramento's historic, well-est. neighborhoods. Intra-Oral Camera, Digital X-ray, Pano, Sofident. 2013 GR \$711K. Owner retiring. #CA182-Thomas Wagner - 916-812-3255.

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**SACRAMENTO** – General Practice: **PRICE REDUCED!** 4 Op, 1,177 sq. ft. well-designed office in two-story professional building with shopping center nearby. Equipped with Digital X-rays, new Digital Pan, Gendex sensors, new computers in office & all Ops, Dentrix software and Demand Force in use. 2013 GR \$584K #CA220-In Escrow.-Thomas Wagner - 916-812-3255.

**SACRAMENTO** – **NEW LISTING** – General Practice: Busy PPO practice in well-appointed, well-designed 3,700 sq. ft. office with 8 Ops, new computers in all ops, front desk, & doctor office, nearly new compressor & vacuum pumps. All patient chairs less than 5 years old. Quality equipment. Practice Outlook software. This is a very nice office and practice. Seller retiring. #CA238-In Escrow.-Thomas Wagner - 916-812-3255.

**SAN FRANCISCO** – **FINANCIAL DISTRICT** – General Practice. Beautiful, modern office with 1,744 sq. ft. with 5 Ops, 4 equipped. 2013 GR of \$388K, 6 days of Hyg. Pano, Digital X-ray, Intra-oral camera, Softdent software. Owner retiring due to health issues. #CA162- Jim Engel - 925-330-2207.

**SAN FRANCISCO** – General Practice. Located close to Union Square, this has shown steady increase every year. 2013 GR were \$854K with only 55% overhead. 4 days of hygiene. Owner moving out of Bay Area. #CA191-Dennis Hoover - 209-605-9039.

**SAN JOSE** – General Practice- Nestled between the Evergreen and Silver Creek districts, this high traffic professional center boasts 3 Op, 2,000 sq. ft. with Pano and Eaglesoft. 2013 GR of \$370K on 30 hour work week with 2 days of Hygiene. #CA178-Jim Engel - 925-330-2207.

**SAN JOSE** – Facility Only. North Valley, well-est. location featuring 7 ops in approx. 1,400 sq. ft. Fully equipped with all you need at 1/3 the price of a new start up. One block from VTA stop, beautiful landscaping and newly re-furnished interior. Pano, Digital Scanner, and 5 station computer network included. #CA190-Jim Engel - 925-330-2207.

**SAN MATEO** - General Practice: Professionally designed office across from shopping area with 5 Ops plumbed, 4 equipped in 2,150 sq. ft. office of \$708K with 5 days of Hygiene. Dentrix, Digital, Film based Pano, Intra-Oral Camera, and 9 years new, top-of-the-line equipment. Owner is retiring. #CA179-Jim Engel - 925-330-2207.

**SANTA CRUZ COUNTY** - General Dentistry in a Professional building with 3 Ops. Approx. 1,100 sq. ft., near the beach. GR of \$338K on 2 days/wk with approx. 1,100 active patients and 10 new patients/month. Average age of equipment is 5 years old with Schick Digital X-Ray, Dentrix Software. Seller is moving. #CA550-Jim Engel - 925-330-2207.

**SANTA MARIA** – This Central Coast beauty boasts 42 years in the community, 16 years at current location. 4 Ops in 1,500 sq. ft. Easy Dental software, Dexis Digital X-ray, and Intra-oral cameras. 2013 GR of \$523K in 180 Dr. days. 5 days of hygiene. Close to hospital, Comm. College, and freeway. Seller owns the suite and is retiring. #CA166-Jim Engel - 925-330-2207.

**SANTA ROSA** – This 3 Op office is part of a larger complex, owner selling interest in building. 4 days of hygiene seeing 10-12 patients per day, booked 6 months in advance. 2013 GR were \$542K with \$182K Adjusted Net. Practice was started by present owner in 1968, owner is retiring. #CA200-Dennis Hoover - 209-605-9039.

**SANTA ROSA** – This 3 Op office is located in a retirement community where 70% of the patients are private pay. Intra-Oral Camera, Schick Digital X-ray, Discus NV laser, Eaglesoft software. Most Endo, Pedodontics and Oral Surgery is referred out. 3 days of hygiene. 2013 GR of \$437K with \$173K Adjusted Net. Practice was started by present owner in 1998, owner is retiring. #CA201-Dennis Hoover - 209-605-9039.

**VACAVILLE** – **NEW LISTING** – General/Prosthodontic Practice: Owner retiring. 3 Operatory practice in 1,080 sq. ft. office (Professional Building), in a desirable location. Softdent/ Carestream software, Computers in all Ops, Panoramic X-ray. All specialty procedures except Removable Prosthodontics is referred out. #CA236 -Thomas Wagner - 916-812-3255.

**WALNUT CREEK** – Prosthodontic Practice with 3 Ops, fully equipped, near a retirement community. Doctor is retiring after 28 years in the same location. Practice had over \$530K in GR in 2012. #CAM540- In Escrow. - Jim Engel - 925-330-2207.

## CENTRAL CALIFORNIA

**CENTRAL COAST** – General Practice in the Central Coast area. 31 years of goodwill. 6 Ops, 8 days of hyg/week. 2013 GR of \$2.3M and Adj. Net of \$840K. Dentrix, Digital. Paperless, Intra-Oral Camera, Laser. #CA208-Kerri McCullough - 949-300-0312

**FRESNO** – General Dentistry. This 5 Op, 2,000 sq. ft. office is in North Fresno. Started in 1997. There are 5 days of hyg./wk. with 23 new patients per mo. 2013 GR of \$789K. Equipment is approx. 5 years old. Owner is retiring. #CA171 Dennis Hoover - 209-605-9039.

**FRESNO** - Private Practice within a General Dentistry Group Partnership. Each partner has their own practice within this highly successful, upscale, five-dentist group practice in the North Fresno Area. Each partner gets 8 weeks of covered vacation per year. Selling partner's collections were \$912K in 2014 with just a 50% overhead. His hygiene alone is over \$20K per month. The practice has an Intra-Oral Camera, Digital Pan, Kodak Sensors, and SoftDent software. #CA196-Dr. Dennis Hoover - 209-605-9039.

**FRESNO** – General Dentistry. This 1,739 sq. ft. office has 4 Ops with 6 days of hyg. GR have averaged \$760K per year with low 61% overhead. Gendex X-rays & Scanner, Soft Tissue Laser, Intra-Oral, Digital Pan, and Cerec CAD/CAM. Owner is retiring after 31 years in the same location. #CA202-In Escrow. Dennis Hoover - 209-605-9039.

**PORTERVILLE** – General Dentistry with 6 Ops in a 2,600 sq. ft. suite located in a retail center. 2014 GR of \$555K. 7 year new equipment, intra-oral camera, Pano, PracticeWeb. #CA223-Steve Caudill - 951-314-5542.

**TUOLUMNE COUNTY** - General Dentistry Practice & Building. GR averaged over \$1M in 2013, 2012, & 2011 with just 59% overhead, and 8 days of hygiene. There are 6 Ops in approx. 2,000 sq. ft., equipment average age is 3-4 years. The building is well-maintained with storage and upscale interior décor. 45 minutes from population centers with 200K+ people. #CA197-In Escrow.-Dennis Hoover - 209-605-9039.

## SOUTHERN CALIFORNIA

**ANAHEIM** - General Dentistry Practice & Building with 6 Ops, 3 Equipped, 3 Plumbed. Near Disney. Est. 39 yrs. with great visibility on a busy street. #CA186-Jaci Hardison - 714-318-4911.

**ANAHEIM** – General Practice with 4 Ops equipped and an additional 5 Ops available. SoftDent Kodak Digital, and a Digital Pan. 2013 GR of \$237K. Retiring doctor works only 3 days per week- room to grow! Great central Anaheim location. #CA207- In Escrow.-Tinh Tran - 949-533-8308.

**BAKERSFIELD** – General Dentistry - 8 Ops, 4 Equipped, 4 Plumbed in a 2,400 sq. ft. suite. 2013 GR of \$521K. Practice has been est. for 20 years. #CA193-Kerri McCullough - 949-300-0312.

**BALDWIN PARK** – General Dentistry - 5 Ops, 4 Equipped in a 1,500 sq. ft. suite. \$317K GR and \$163K Adjusted Net in 2013. Seller is relocating out of state. #CA176-Kerri McCullough - 949-300-0312.

**BANNING** – General Dentistry - 6 Ops in 1,873 sq. ft. Digital x-rays, EagleSoft, and is paperless. 8 days of hygiene per week. 2013 GR of over \$1.5M. #CA183-Steve Caudill - 951-314-5542.

**BEVERLY HILLS** – General dentist has been in practice for 20 years. Downscaled 2 years ago to a nice boutique office with valet parking for patients. 2 Ops, 1 equipped. OpenDental, Digital x-rays, paperless. 2014 GR \$120K on 3 days/week. FFS and PPO only. Great for downsizing dentist or starting dentist. Huge opportunity for growth. #CA215-Mario Molina - 323-974-4592.

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**BEVERLY HILLS** – General Dentistry Practice with 5 Ops in 1,500 sq. ft. EagleSoft, Digital, CEREC, equipment ~7 years old. 4 days hyg/week, long-term staff. 2013 GR \$1.2M+ with Adj. Net of \$406K. #CA210-Kerri McCullough - 949-300-0312.

**CAMARILLO** – General Practice -Retiring dentist has been in practice 34 years. Retail location with good anchor stores and near a huge retirement community. Untapped implant opportunities. Doctor refers most of the specialty work. 4 Ops. 1-2 more Ops available. GR of \$568K in 2013. #CA204-Thinh Tran - 949-533-8308.

**GREATER LOS ANGELES AREA** - Periodontal Practice-5 Ops, Dentrix, Digital X-Rays, Laser, Intra-Oral Camera. Great referral base, long-time staff and 34 Years of Goodwill. #CA173-Kerri McCullough - 949-300-0312.

**HUNTINGTON BEACH** – General Dentistry- 3 Ops, Dentrix, Digital X-rays, intra-oral camera. 50% PPO, 50% HMO. \$252K GR in 2013. #CA194-Thinh Tran - 949-533-8308.

**IRVINE** – *NEW LISTING* - General Dentistry Practice with 5 Ops, 4 Equipped. The seller is ready to retire from this practice in a great location close to UCI. 2014 Gross Receipts of \$314K on a 3 day work week with most specialty procedures referred out. Practice is located in a combination strip center/professional complex and is a PPO/FFS practice. #CA241-Kerri McCullough - 949-300-0312.

**LOS ANGELES** – General Dentistry - 9 Ops, 6 Equipped in a retail center with high visibility. Est. for 16 years. Dentrix, Digital X-Rays, Pano, Intra-Oral Camera. 2013 GR of \$824K with \$355K Adj. Net. Higher numbers projected for 2014. #CA197-In Escrow. Kerri McCullough - 949-300-0312.

**LOS ANGELES** – *NEW LISTING* -This General Practice is located in a multi-story professional building, 1200 sq. ft. with 4 Ops, 3 Equipped, this practice has been est. for 60+ years. 2013 GR of \$256K on a 2 day work week. Room to grow. #CA211-Thinh Tran - 949-533-8308.

**MURRIETA** – General Dentistry with 7 Ops, Schick Digital X-rays, CEREC, and Dentrix. 2013 GR of over \$1.4MM and over \$512K Adj. Net. #CA163-Kerri McCullough - 949-300-0312.

**NEWPORT BEACH** - General Dentistry -3 Ops, high-end equipment <10 yrs old: ADEC chairs, Kavo handpieces, 2 Dexis sensors, and Dentrix software. 2012 GR of \$350K on 3½ days per week. Located near hospital in a desirable area. #CAM534-In Escrow. Thinh Tran - 949-533-8308.

**NORTH HOLLYWOOD** – General Dentistry - 5 equipped Ops, 1 plumbed. Free-standing building, Dentrix, Dexis, Pano, Laser, and the office is paperless. 2013 GR of \$845K with \$296K Adj. Net. #CA187-In Escrow. Kerri McCullough - 949-300-0312.

**NORTH ORANGE COUNTY** – *NEW LISTING* - General Dentistry, 4 Ops, Beautiful design, great location near freeway and shopping. Call for more information. #CA234-Jaci Hardison - 714-318-4911.

**PALM DESERT** – *NEW LISTING* – Perio/Implant Practice with 6 ops, 5 Equipped with Dentrix software and 9 workstations, Digital X-rays, Pano, and Intra-Oral Camera. 20 years of Goodwill in this beautiful desert community. Practice takes a few PPOs but most patients are FFS. #CA242-Thinh Tran - 949-533-8308.

**REDLANDS** – General Dentistry -3 Ops, has been est. for 48 years. \$364K GR on 3½ days and 3 hygiene days per week. #CA160-Thinh Tran - 949-533-8308.

**SANTA ANA** – This General Dentistry Practice has been established for 35 years on a main street. Features 6 Ops in 1,750 sq. ft. suite with Dentrix software, Dexis Digital X-Rays, Intra-Oral camera, Pano, and Laser. 2014 GR of \$1.2M+. #CA221- In Escrow.-Kerri McCullough - 949-300-0312.

**SOUTH BAY, LOS ANGELES** – *NEW LISTING* - General Dentistry Practice with 4 Ops in a beautiful commercial/residential neighborhood. This paperless practice features Dentrix, Dexis digital x-rays with 3 sensors, and Pano. This mostly fee for service practice has newer equipment and most specialty work is referred out. Practice has 8 days of hygiene per week with 2013 GR of \$1.1M and similar numbers for 2014. #CA218-In Escrow.-Kerri McCullough - 949-300-0312.

**SOUTH ORANGE COUNTY** – *NEW LISTING*- General Dentistry Practice and Condo with 4 Ops, 3 equipped. Most equipment is less than 6 years old. Dentrix, Digital x-rays and paperless. This FFS/PPO practice has been est. for 20+ years in the community. \$192K Gross Receipts in 2013 with most specialty work referred out. Great opportunity to grow and own dental real estate in South OC. #CA229-Kerri McCullough - 949-300-0312.

**SOUTH ORANGE COUNTY** – *NEW LISTING* – Pediatric Dentistry with 4 Ops, 1 year new equipment, OpenDental, Digital X-Rays, and Pano. \$236K GR on 4 days/week with room to grow. #CA222-Thinh Tran - 949-533-8308.

**SOUTH ORANGE COUNTY** - General Dentistry -5 Ops. EagleSoft, Schick, Intra-Oral Camera. \$400K in Gross Receipts in 2013, with similar numbers for 2014. #CA192-Kerri McCullough - 949-300-0312.

**TEMECULA** – General Dentistry -26 years of Goodwill and 6 Ops. EagleSoft with 14 workstations, digital, Pano, CEREC, and Intra-Oral Camera. Long-term staff and 4 days of hygiene/wk. \$794K GR and \$290K Adj. Net. #CA174-In Escrow. Kerri McCullough - 949-300-0312.

**TORRANCE** – *NEW LISTING* – General Dentistry with 3 Ops, 2 Equipped. Practice is near hospital and in professional area. Practice established 19+ years. 2013 GR of \$333K with \$176K Adj. Net. DentiSoft Software. #CA213-Thinh Tran - 949-533-8308.

**VICTORVILLE** – General Dentistry - 3 Ops plus 3 plumbed for expansion, 2,150 sq. ft., SoftDent, 2013 GR of \$313K with \$147K Adj. Net, Est. 34 years. #CA149-Kerri McCullough - 949-300-0312.

**WEST COVINA** – *NEW LISTING* – General Dentistry with 4 Ops in a retail center location. Dentrix, Intra-Oral Camera, Digital, 35 years of goodwill. 2014 GR of \$402K. #CA233-Steve Caudill - 951-314-5542.

**WEST LOS ANGELES** – *NEW LISTING* – General Dentistry with 4 Ops in a 1,500 sq. ft., newly built-out suite in a desirable high-rise on LA's west side. Retiring doctor has practiced in the area for 50 years. This is a strictly FFS practice utilizing Easy Dental, digital x-rays, and intra-oral camera. Most specialty work is referred out. 2014 GR of \$651K. #CA226-Kerri McCullough - 949-300-0312.

**WEST HOLLYWOOD** – *NEW LISTING* – General Dentistry – 4 Ops, Professional Building, 9 years of goodwill. Mediant Software, Intra-Oral Camera, Digital, Laser. Equipment average age is 5 years old, 2013 GR of \$539K with higher projected GR for 2014. #CA212-Kerri McCullough - 949-300-0312.

## SAN DIEGO

**CENTRAL SAN DIEGO** – *NEW LISTING* – Excellent opportunity in a bustling part of town. Very busy, 6 Op General Practice with room for expansion to 9 Ops. This practice is ready for the next dentist seeking to find an exquisite office space with an excellent floor plan. The stand-alone building has great exposure and is in a prime location. PPO, Dentrix, Digital X-Rays. 2014 GR of \$1.7M. Seller is relocating. #CA231-Russ Okihara - 619-694-7077.

**CHULA VISTA** - General Dentistry- Est. 50 years ago, seller acquired 35 years ago. 4 Ops, 3½ days of hygiene, Dentrix Software. \$493K 2013 GR, seller is retiring. #CA109-Russ Okihara - 619-694-7077.

**DOWNTOWN SAN DIEGO** – *NEW LISTING* – Leasehold sale: Modern and Chic downtown office in a prime location. Excellent foot-traffic and exposure in a business/tourist area. 3 Ops, with room for expansion. Location is prime for a dentist looking to relocate or to build a practice in a very busy part of Downtown San Diego. #CA232-Russ Okihara - 619-694-7077.

**LAMESA** – *NEW LISTING* - General Dentistry, 4 Ops with 3 equipped. Quality-driven FFS/PPO Practice featuring Dentrix and digital x-Rays. 2013 GR of \$342K with similar numbers for 2014. This great location has high visibility. Excellent opportunity. #CA227-Russ Okihara - 619-694-7077.

**LAMESA** – General Dentistry - 4 Ops, Dentrix, Digital X-rays, Intra-Oral Camera, and Pano. Est. for 28 years. 2013 GR of \$501K. #CA205- In Escrow. Russ Okihara - 619-694-7077.

**LA MESA** – This 3 Op Practice is located in 2,000 sq. ft. in a prof. building. GR of \$403K in 2013 with similar numbers for 2014. Dentrix, Laser, and Digital X-Rays. #CA127- In Escrow.-Russ Okihara - 619-694-7077.

**NORTH COUNTY INLAND** – *NEW LISTING*-Practice and building for sale, GP, Well-established FFS/PPO, 4 Ops, Digital, Pano, Cerec, Free-Standing building with ample parking and great visibility. GR of over \$1M. #CA216-Russ Okihara - 619-694-7077.

**SAN DIEGO** – Retiring Dentist in a convenient, highly-desirable area of San Diego. 3-Ops, with the dentist utilizing 2-ops. Small, quality FFS , PracticeWorks. Ideal starter or additional boutique location. #CA161-Russ Okihara - 619-694-7077.

**SANTEE** – *NEW LISTING*- General Dentistry. PPO/FFS office with 6 Ops, located in a shopping center with great retail anchors and features Dentrix and Digital X-Rays. \$780K GR in 2014. High-volume practice with 7 days of hyg./week, and long-term staff. Dentist is retiring. #CA228-Russ Okihara - 619-694-7077.

**SOUTH BAY AREA, SAN DIEGO** – General Dentistry practice with 3 Ops and 4 days of hyg/week. Located in a well-visited retail center with great visibility. Dentrix and Digital Pano, this is a PPO and Fee For Service Practice with 2014 Projected Gross Receipts of \$562K. #CA206-Russ Okihara - 619-694-7077.

## OUTSIDE OF CALIFORNIA

**MAUI, HAWAII - PRICE REDUCED** - General Dentistry- GR of \$636K. Office has 4 Ops in 1,198 sq. ft., Pano, Laser, Intra-Oral camera, Fiber Optics, and 2 1/2 days of hygiene. Owner retiring. Don't miss the opportunity to live and work in paradise. #20101-Russ Okihara - 619-694-7077.

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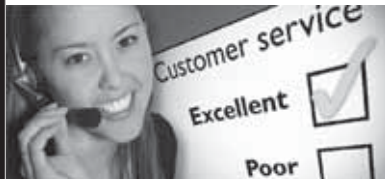
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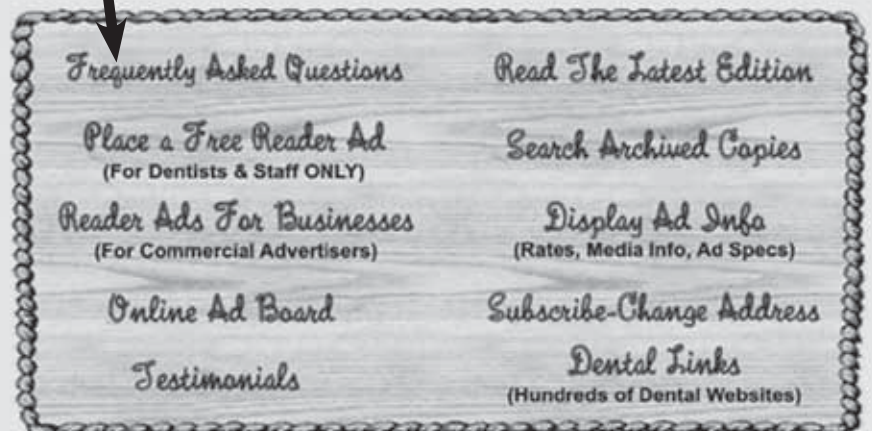
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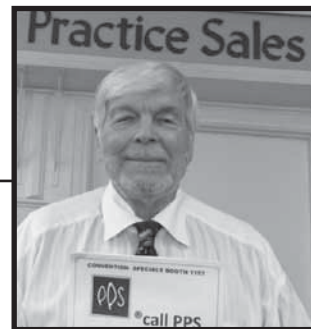
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