THE Dental

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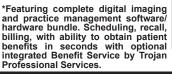


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See **Jason Wood** Lecturing Saturday, August 24th:

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RECEPTIONIST needed for Thousand Oaks practice. X-ray license a plus. e-mail resume to qcidds@yahoo.com.





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CA REPRESENTATIVE FOR THE NATIONAL ASSOCIATION OF PRACTICE BROKERS (NAPB)

FRESNO COUNTY

CENTRAL VALLEY/SO. FRESNO CTY - (3) op comput. G.P. w newer refurb. Belmont eqt. Digital x-rays & networked. Dentrix s/w. In a smaller town w very limited competition. Mos. Gross Collect \$40K+ on a (3) day wk. Cash/Ins/PPO pts. Low overhead office. Seller to concentrate on his other office in L.A.

KERN COUNTY

BAKERSFIELD #21 Bldg. & Pract. - (10) op comput. G.P. & free stand. bldg for sale. (3) ops fully eqt'd, (3) ops partially eqt'd & (4) additional plumbed not eqt'd ops. Located on a main street w excell. exposure/visibility & signage. Annual Gross Collect. \$500K+ on an easy (2 1/2 - 3) day week. (3) days of hygiene booked 6-12 mos out. Cash/Ins & PPO. Fully eqt'd "removable" dental lab w a full time technician. Seller retiring. SOLD

BAKERSFIELD #25 BLDG. & PRACT. - (4) op comput. G.P. & Duplex Free Standing Bldg. w signage. Cash/Ins/PPO pts. (3) days/wk of hygiene. 20+ yrs. of Goodwill. 2012 Gross Collect. \$400K+.

BAKERSFIELD #26 - 3,500 Sq. Ft. Duplex Medical-Dental Bldg. for Sale. Suite (#1) is 2,300 sq. ft. and is fully eqt'd with a (5) op G.P. turnkey dental office including instruments & supplies! The second suite is also plumbed for dental but can be used for medical, chiropractic, accounting, insurance, etc. & has just been remodeled. The two suites could also be combined to make a larger single use dental or medical facility! The bldg is located on a major thoroughfare w monument signage & has (27) parking spaces & 10+ years of dental goodwill. **NEW** BAKERSFIELD #27 - Great startup opp. or 2nd office. (4) op comput G.P. in a smaller medical/dental bldg. On a main thoroughfare w signage. (2) ops of new eqt w (2) add plumbed. Cash/Ins/PPO/Denti-Cal pts. Open (1) year p.t. & Collects \$6-\$8K/mos. Seller is moving to be closer to family, but will assist w the transition.

LOS ANGELES COUNTY

HACIENDA HEIGHTS #1 - BACK ON THE MARKET & REDUCED TO SELL for less than build out costs! (2) op p.t. G.P. located in a shop ctr. w exposure & signage. Low overhead office w high net! Cash/Ins/ PPO pts. Gross Collect \$140K p.t. Seller retiring. SOLD

So. PASADENA - EMERGENCY SALE! SELLER PASSED AWAY! (5) op comput. G.P. Newer remodeled office & some newer equipt. Fee for Service practice. (8) days of hygiene/wk. 1,500 + active patients. Digital x-rays & central nitrous. 2012 Gross Collect \$1.2M+. 40 years of Goodwill. **SOLD**

TOLUCA LAKE - Great startup opp. or second office! (4) op comput. G.P. (2) ops eqt'd w new eqt. (2) add plumbed. Digital x-ray. Located in a free stand. duplex bldg. on a well known main thoroughfare. Cash/ Ins/PPO/HMO pts. \$1K/mos cap ck. Collect approx \$10K/mos on (1) day/wk. Seller to concentrate on other office. PENDING

WESTLAKE VILLAGE - (3) op complete turnkey office for sale. Gorgeous! On outer perimeter of a prof. bldg. w excell. exposure, visibility & signage. Newer eqt., Digital x-rays. Includes supplies, instruments, furniture, eqt. & rights to lease. SOLD

WEST SAN FERNANDO VALLEY PEDO/ORTHO - Comput. Pedo/Ortho office. On outer perimeter of a small prof bldg. w exposure/visibility. (3) op open bay & (1) op quiet room. Pano eqt'd. Digital x-rays. Cash/Ins/PPO. 30+ yrs of Goodwill. Annual Gross Collect. \$600K+. Seller retiring.

WOODLAND HILLS #4 - (9) op comput. G.P. (6) ops of newer eqt. (3) add. plumbed. Located on a main thoroughfare in a busy shop ctr. w excellent exposure, visibility & signage. Cash/Ins/PPO & HMO pts. Mos. Cap Ck approx. \$2K/mos. 2013 Projected Gross Collections \$370K p.t. **NEW**

ORANGE COUNTY

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RIVERSIDE COUNTY

CORONA - Drop dead gorgeous, beautifully designed & appointed dental spa w all the special touches including: extensive art work, soft colors, french provincial waiting room furniture, free stand. waterfalls, plush carpeting, wood cabinets & flooring. There are (5) ops fully eqt'd w new eqt. In addition, there are two spa rooms, one set up for massage & the other for facials. The office is located in a two story 2,900 sq ft free stand. bldg. w exposure/visibility & signage. The bldg is also available for purchase. Digital x-rays, comput. & Pano eqt'd. Parking is convenient & free in the adjacent lot. Production of \$1.2M on a (4) day week. Owner/Doctor health compromised. **NEW**

SAN BERNARDINO COUNTY

Room for Your San Bernardino County Practice Listing.

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 #3 - (3) op computerized G.P. located in a large strip center with signage. On a main thoroughfare. There are (2) ops eqt'd with older eqt'd & a pano. The 3rd op is plumbed. Mostly Fee for Service with a small % of PPO's. No HMO and No Denti-Cal! 2012 Gross Collections were \$131K+ on a part time schedule. Excellent starter practice or a buy and combine opportunity. Low overhead office and a sales price much lower than build out costs! Seller retiring. Will go fast!

EAST VENTURA COUNTY

EAST VENTURA COUNTY - (3) op comput. G.P. Located on a main thoroughfare w some visibility. Fee for Service pts. Pano eqt'd. Very low overhead. 2013 Projected Gross Collections \$525K. **NEW OXNARD #7** - (5) op turnkey G.P. office located in a freestand bldg. on a main thoroughfare w some exposure, visibility & signage. (4) ops fully eqt'd. (2) ops are newer & (2) ops are older. (5th) op is plumbed. Very low lease rate. Hispanic area w many walk-ins. Sale includes all eqt, leaseholds, furniture, some instruments & rights to office lease. No pt charts. Reasonably priced for immediate sale. Priced less than build out costs. NEW

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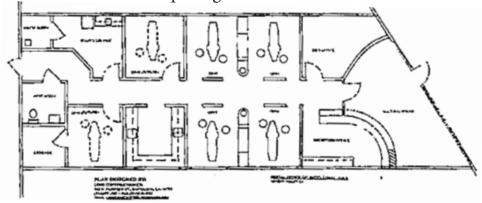
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LA JOLLA—NEW LISTING!! Smaller **GENERAL** Practice situated in well-known, attractive Prof Bldg. Close to fwy 5 and UCSD. 2 Ops. Nicely appointed office.

LA MESA—NEW!! Well-established (40 yrs) **GENERAL** Practice in Prof Bldg along busy thoroughfare. 4 Ops, ADEC cabinets and units. Digital Pan and 1 digital X-Ray.

OCEANSIDE—NEW!! OFFICE CONDO FOR SALE. Situated in Medical-Dental Bldg., next to TriCity Hospital. Approx 1980 sq. ft. Lots of natural light!

TEMECULA—NEW LISTING!! **GENERAL** Practice estab 2008. BEAUTIFUL Office with high-end improvements. 5 Ops (3 equipped) in 1750 sq. ft. Busy, upscale retail center. Digital X-Rays, Pan-Ceph. Approx 70% PPO, 30% Cash.

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VISTA--JUST LISTED!! DDS retiring from this quality, 28 yr established GP. 5 Ops. Situated in Medical Bldg, visible from freeway.

UPCOMING: Mira Mesa

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Featured Practices for Sale

<u>BAKERSFIELD / KERN CTY</u> – Absentee operated practice. Free standing/single user building. 4 ops fully equipped. Revenues of \$25k/mo on part-time schedule. Office does no promotion or advertising. No credit / no problem -- seller financing available!.

<u>BEVERLY HILLS</u> – Over 20 years of goodwill. Owner retiring. 3 Ops. Most specialty procedures referred out. Private patients only. Revenues over \$28/k month on part-time schedule. Transition available. All inquiries to be screened by seller.

<u>LOS ANGELES</u> – Long-estab. private practice with over 40 yrs of goodwill!! Downtown hi-rise location. Remodeled. Beautifully equipped office with 3 ops. Low overhead. Disability forced sale. Transition available.

<u>LOS ANGELES (near LAX)</u> – Location, Location, Location!! Large pole sign. Busy street w/huge auto traffic volume. Free standing/single user building. Fully remodeled - 4 Ops w/Digital x-rays. Superb website. Revenues of \$20k/mo.++

RANCHO CUCAMONGA – Long-established private practice. Office does no promotion. Monthly revenues of \$30k/month. 4 ops. Nice design and modern appearance. Seller working limited sched.; willing to assist in transition.

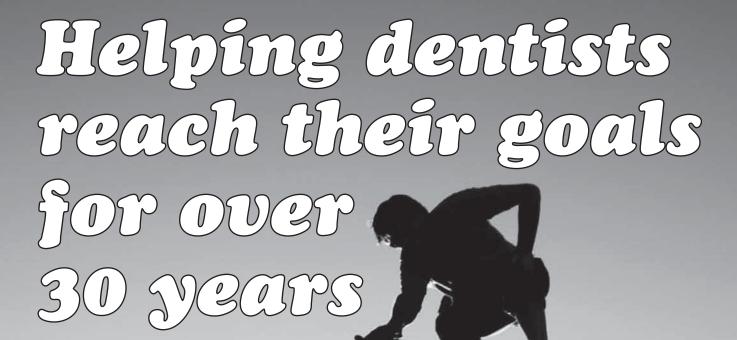
OXNARD (proximity) - Hispanic area. 1st floor practice with large sign. Over 15 yrs of goodwill. 5 modern ops fully equipped. Revenues exceed \$35/k month on part-time basis. Low overhead. Priced right.

<u>SAN FERNANDO VALLEY</u> – Store-front location with street visibility. Busy traffic street. Good street parking. Nicely equipped with 3+ ops and private office. Low rent rate. Seller retiring. Revenues of \$40k/month with no promotion.

<u>SAN FERNANDO VALLEY</u> – Want you own practice but don't want to spend the big \$\$\$ --- here it is!!! Turnkey opportunity with newly remodeled first floor office. 4 ops. Beautiful design. Busy area. Low rent. Call before it sells!!

<u>SPECIALTY - PERIO PRACTICE - LA COUNTY</u> – Long-established private practice. Revenues of over \$40/k month on very part-time schedule. Excellent reputation. Seller retiring and will assist in transition. All inquiries to be screened by Seller - confidentiality a must.

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WESTLAKE VILLAGE GENERAL PRACTICE: Practice collects \$650,000 per year consistently with an equally consistent net income of 38%. Seller works 5 days per week with six days of hygiene per week. Seller refers all endo, all perio, all surgery and all pedo. Three operatories. Fully computerized with digital x-rays. Asking \$576,000 – SOLD AT FULL APPRAISED PRICE

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RETIREMENT: PRACTICE SALE OR NOT?

There are two opposing views to retirement planning today with some consultants advocating the position that you should work until you don't want to work anymore and then walk away from your practice because you will have run it into the ground versus the more traditional approach of sell before your practice begins its natural decline to get the most value for your hard work. In large part, these divergent views are a product of depleted retirement funds, low rates of return on investments, lost home and real estate equity, and the uncertain economic future. As would be Sellers find themselves with limited retirement resources, they have faced limited options other than to continue to work even though each year yields lower and lower returns. Mind you, there is nothing wrong with the work until you drop approach if you really enjoy dentistry, you don't need any money from the sale of your practice when you do decide to stop, and you can continue to practice without physical limitations that may lead to liability, but the two approaches cannot be combined.

There are a couple of observational factors that cannot be ignored in this context. First, dentists' patient populations tend to cluster around the age of the practitioner. Older patients tend not to be in contact with younger people or new people moving into the area and, even if they were, they tend not to refer because they are anticipating that their 70 year old dentist is going to retire any day now. As such, while age tends to make us want to work less and enjoy life a bit more, there are factors other than that alone that cause practices to shrink - factors beyond our control. As a broker, I frequenly hear that "if I worked more days I would be busier" or "if I advertised or had a website, I would get more patients". Don't you think that everybody else isn't doing that already? Plus, an increase in revenue for a six month period of time will not bring back the value of the practice. It needs to be a sustained drive to make an impact.

In late January, 2013, the stock market hit a five year high and is flirting with the all time high. Home prices and housing starts are up. Payroll and employee healthcare costs are going up. Interest rates on practice loans remain at record lows and the absence of quality dental practices for sale is keeping the prices up. Well invested practice sale proceeds can contribute to a comfortable retirement. You don't need to work 'til you drop, but if you make that choice, recognize that it is a dead end street.

Call Kurt Skarin for a candid discussion about your options.

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<u>NEW LISTING!</u> MILPITAS STARTER DENTAL PRACTICE FOR SALE #M7213M — Located in shopping center on major streets. 3 fully equipped operatories and 1 additional plumbed. Easy access to Freeway 680 & Freeway 880.

FAIRFIELD DENTAL PRACTICE FOR SALE #213FF - Gross ~\$190K. 1,500 sq.ft., 2 eq. ops, 1 additional plumbed.

OAKLAND STARTER PRACTICE FOR SALE – Asking \$49K. 5 eq. ops. Renovated 2 yrs ago. ~1,932 sq. ft. in Prof. bldg.

SAN JOSE PRACTICE FOR SALE #612SJ – Starter Practice. ~1,200 sq. ft., 2 ops, 1 add't plumbed. Good visibility.

NEW LISTING! SAN BERDARDINO STARTER DENTAL PRACTICE & REAL ESTATE FOR SALE — Single story stand alone building at the intersection with good visibility. 3 ops, ~1,163 sq. ft. Close to Fwy 215. Great opportunity!

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FRESNO DENTAL PRACTICE FOR SALE #1813F - Excellent visibility. ~ 2,000 sq. ft., 3 eq. ops, 2 additional plumbed.

NEW LISTING! PARAMOUNT DENTAL PRACTICE FOR SALE #Z619PM – Gross ~\$560K. Located on busy street in big shopping ctr w/ major anchor stores. Great visibility. Mostly Cash/PPO. ~1,200 sg. ft. 4 ops. Easy access to Fwy 710 & 91.

NEW LISTING! ARCADIA DENTAL PRACTICE FOR SALE #M612AR – Gross ~\$500K. Single story stand alone with big private parking lot building. Located on main street with good visibility. Mostly Cash/PPO. ~ 1,500 sq.ft., 4 eq. ops.

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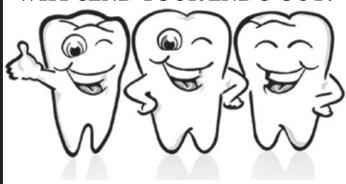
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The Peruvian American Dental Association

PRESENTS



"Navigating the Dental Transition Minefield" Patrick J Wood ~Art Wiederman ~Kathleen Johnson

An in depth look at the many issues you face when selling or purchasing a dental practice, entering into a partnership buy in or becoming an associate with an option to buy the dental practice in the future. Three of the leading experts in dental practice transitions will point out the many issues you will face when attempting to sell or acquire a dental practice

"Management of Complications and Dental Failure" Jaime Lozada, DDS ~LLU

Dr Lozada will cover the shaky grounds of Dental Failure and management of complications. As the use of dental implants widens the possibility of encountering complications during dental implant placement and restoration also increases. This presentation will outline some of the most common complications and the management of dental implants. An approach to resolving potential implant failures in different patient scenarios will also be discussed.





9 CE

"Dentistry As Beautiful Art: How to Achieve Highly Esthetic And Predictable Direct Anterior & Posterior Composite Restorations" Jose Luis Ruiz, DDS

Dr. Ruiz will review the latest in techniques, materials, and will review the principles necessary to perform exquisite, predictable and simple, direct anterior and posterior composite restorations. They require less tooth reduction, often less gingival involvement, and can be performed in one visit. With the help of today's excellent esthetic composite materials, direct composite can compete in beauty with porcelain

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Date: Sunday, October 13, 2013

Time: Registration: 7:00 AM

Seminar:7:00 AM- 5:00PM

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FEATURED LISTINGS

APPLE VALLEY – General practice located on a busy shopping center with excellent signage and heavy traffic flow. Practice consists of 5 fully equipped operatories, 3 plumbed not equipped with Dentrix software and digital x-ray in a 2,000 sq ft suite. Has 18 years of goodwill. Seller works 2 days/wk and Associate works 2 days/wk with 1.5 days/wk of hygiene. They see approximately 40-47 new patients/mo. Income source: Insurance/Cash/Denti-cal/Capitation. Grossed approximately \$582,841 for 2012. BUYER'S NET OF \$214,966. Motivated will be focusing on his primary office. Please contact your CPS agent for more information. **Property ID #4349.**

CHULA VISTA – Price Reduced! Well established general practice located on a store front single free standing building with public parking across the street. Great location in downtown with heavy traffic flow and excellent street visibility. Practice consists of 4 equipped operatories, 1 plumbed not equipped with Practice Works in a 1,300 sq. office. Motivated seller works 4 days/wk and sees approximately 10-15 patients/day. Income source: Insurance/Cash/Some Cap (\$2,000 in Cap checks/mo). Revenues of \$42K/mo. Buyer's net of \$152,463. Seller will be retiring. Contact your CPS Agent for more information on this excellent opportunity. **Property ID #4279.**

COSTA MESA (GP) – Three (3) equipped operatory office with over 19 years of goodwill is located in a busy strip mall. Seller works 4 days/wk and sees approximately 22-23 new patients/mo. Fee for service. Has digital x-ray and Dentrix software. Low volume, high quality dentistry. Grossed \$429,079 in 2012. Monthly revenues of \$38K/mo. Motivated Seller is moving out of state. For more information, please contact your CPS Agent. **Property ID #4365.**

LOS ANGELES (GP) – Located on a 13 story professional building, this modern designed practice is in a 1,329 sq. ft. suite with 3 equipped operatories. It's a computerized office with digital x-ray, intra oral camera and Open Dental software. Motivated seller works 4 days/wk, Associate every other Saturday with 1 day/wk of hygiene. Sees approximately 8-12 patients/day. Fee for service. Practice in the border of Korea Town. On a busy street with heavy traffic flow. Great office. The only dentist in the building. Amazing view from operatories. Well established practice with over 14 years of Goodwill. Grossed \$652,649 in 2012. Buyer's net of \$209,917. Please contact your CPS Agent for more information. **Property ID # 2831.**

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GREATER LOS ANGELES COUNTY

COVINA - Leasehold Improvements & Equipment Only! From the moment you walk into the practice, you will sense the Seller's pride of ownership. There are three fully equipped treatment rooms, and the office itself is on a raised foundation for easy access for future electrical or plumbing installation. The office has several X-ray units (analog or digital functionality) that are already wired for digital sensors. The lease payment is very reasonable with excellent terms. With the flat lease, you can control your costs more effectively, and we have been informed that the landlord is easy to work with. The practice is priced to sell, as the Seller has outgrown the location and has already relocated. This will not be on the market long, so please make your visit promptly – it is ready for occupancy! **Property ID #4355.**

CULVER CITY - Leasehold Improvements & Equipment Only! Practice consists of spacious 10 equipped operatories. Located on a single story building with private parking above building. On a busy street. Great exposure. In residential area. Motivated seller purchased building nearby. Excellent opportunity for a starter office. Please contact your CPS Agent for more information. **Property ID # 4261.**

HUNTINGTON PARK - (GP) – Price Reduced! Established in 2008 this practice is located in a 2 story free standing building. Corner location with heavy traffic flow. Private parking. Near residential area. Across the street from a Church. Seller works 1 day/wk and Associate 1 day/wk. Practice consists of 4 equipped operatories in a 1,700 sq. ft. office. Some Cap and Denti-cal. Motivated seller will be moving out of state. Please contact your CPS Agent for more details. **Property ID #4295.**

LOS ANGELES (ORTHO/GP) - Leasehold improvements and equipment only! Excellent for a first time Buyer. Neat office with 3 chairs in open bay, though walls could certainly be constructed to add additional privacy. Recently made some upgrades. Office is located in the prestigious Wilshire West Medical Towers with great views of downtown L.A. and Century City. Priced for an immediate sale. Contact CPS for more information. **Property ID # 4025.**

LOS ANGELES (GP) - Well designed practice in strip shopping center with 5 fully eq. ops in a 1,300 sq. ft suite. Sellers work 3 days/wk. Computerized office with intra oral camera and Dentrix software. Income source: 50% insurance, 29% cash, 20% medical & 1% capitation. Approx. 15 patients/day are seeing with approx. 10 new patients/mo. 20 year of Goodwill. Corner location with heavy traffic flow and great street visibility. Please contact your CPS Agent for more information. **Property ID #2771.**

LOS ANGELES (GP) – Located on a 13 story professional building, this modern designed practice is in a 1,329 sq. ft. suite with 3 equipped operatories. It's a computerized office with digital x-ray, intra oral camera and Open Dental software. Motivated seller works 4 days/wk, Associate every other Saturday with 1 day/wk of hygiene. Sees approximately 8-12 patients/day. Fee for service. Practice in the border of Korea Town. On a busy street with heavy traffic flow. Great office. The only dentist in the building. Amazing view from operatories. Well established practice with over 14 years of Goodwill. Grossed \$652,649 in 2012. Buyer's net of \$209,917. Please contact your CPS Agent for more information. **Property ID # 2831.**

LOS ANGELES (GP) – Well designed TURN-KEY office located in a busy small shopping center with heavy traffic flow, great street visibility and near residential area. Practice consists of 3 equipped operatories with window views in a 1,500 sq. ft. suite. Has Easy Dental software and digital x-ray. Motivated Seller established the practice in 2010 and works 3 days/wk with one Ortho Associate 1x/mo. Sees approximately 25 new patients/mo. Fee for service. Seller will be focusing on primary office. Great opportunity for a start up. For more information, please contact your CPS Agent. **Property ID #4367**.

MOORPARK – Leasehold Improvements & Equipment Only! This modern designed office is located on a busy shopping center with great signage and heavy traffic flow. It consists of 4 equipped operatories, 1 plumbed not equipped, Pano room, with Easy Dental software in a 1,346 sq ft suite. Has reasonable rent. Motivated seller will be moving the office to her primary office in Woodland Hills. Call us now for more information. **Property ID #4343.**

NORTH HOLLYWOOD (GP / ORTHO) - With over 14 years of goodwill, this practice is located in a Two Story Multi-Use Professional Building. Right off the freeway. Corner location with ample parking. The plaza has heavy traffic flowing from the surrounding restaurants and retail areas. With excellent street visibility, there are actually two sides of the building that offers signage to be observed from both major cross streets where the precipe resides. The office consists of 4 equipped operatories with Ortho software and was recently painted and recipie 15. Seller works 3 days/wk and Associate 1 day/wk. See approximately 16-18 new patients per month and approximately 4-5 new starts per month. Fee for service. There is approximately 50% Ortho. Seller has agreed to associate back into the office to complete the Ortho cases 1x/mo. Grossed approximately \$383,889 for 2012 with Monthly revenues of approximately \$32,000. Buyer's net of \$133K. Motivated Seller will be pursuing her career in lecturing around the world. Call us now for more information. **Property ID #4265.**





CALIFORNIASpecializing in the Selling

Alice C. King, V.P.

PACOIMA (GP) – Leasehold Improvement & Equipment!! Modern designed practice located on a small busy strip mall. Corner location. Lots of traffic. In the newest part of town. Good street visibility. Practice consists of 2 equipped operatories, 1 plumbed not equipped for expansion with Easy Dental 2000 software in a 1,350 sq. ft office. No digital x-ray, but wired. Has reasonable rent. Motivated seller established the practice in 2006. Approximately 7 year old equipment. Active patient charts will be included with the sale. Please contact your CPS Agent for more information. Great opportunity!! **Property ID #4361.**

RESEDA – General practice located on a single story building with heavy traffic flow and excellent signage. Well established practice with over 18 year of goodwill. Office consists of 5 equipped operatories with Easy Dental 2000 software in a 2,000 sq. ft. suite. Seller works 5 days/wk and Ortho Associate 2x/mo. Sees approximately 15-20 new patients/mo. Income source: 70% insurance / 20% cash / 10% Denti-cal. Minimal advertizing. Long term lease. Grossed \$643,978 in 2012. Revenues of \$54K/mo. Buyer's net of \$235K. Motivated seller is semi-retiring and moving out of area. Contact your CPS Agent for more information. **Property ID #4333.**

S. PASADENA (GP) – Long established practice with over 37 years of goodwill is located in a single story dental building. Absentee owner. Associate works 3 days/wk and sees approximately 30 new patients per month. Income source: Insurance ~23% / Cash ~64% / Capitation ~13% (~\$6K in cap checks). No advertising. Practice consists of 5 fully equipped operatories with Easy Dental software in a ~1,900 sq ft office. Has a long term lease. Great location with excellent street visibility. Grossed \$525,452 in 2012. Buyer's net of \$153K. Has revenues of \$46K per month. For more information, please contact your CPS Agent. **Property ID #4371.**

TARZANA (GP) – Well established practice with over 28 years of goodwill. Fee for service. Motivated seller work 4.5 days / wk, Associate 2 days/w and with 3 days/wk of hygiene. Consists of 8 fully equipped operatories and 2 plumbed not equipped operatories with Dentalsoft software in a 3,000 sq. ft suite. Grossed \$675K in 2012. Contact your CPS Agent for more information. **Property ID #4313.**

VALENCIA – Leasehold Improvements Only!! – Beautiful office with 6 plumbed not equipped operatories in a 2,400 sq. ft. suite. Located in a busy shopping center blocks from Magic Mountain. Dental spa atmosphere. Across the street from bran new apartment lofts. Excellent opportunity for a start-up or a multi specialty office. Sellers bought building nearby. Don't miss this opportunity, please contact your CPS Agent for more details. **Property ID #4321.**

ORANGE COUNTY

COSTA MESA (GP) – Three (3) equipped operatory office with over 19 years of goodwill is located in a busy strip mall. Seller works 4 days/wk and sees approximately 22-23 new patients/mo. Fee for service. Has digital x-ray and Dentrix software. Low volume, high quality dentistry. Grossed \$429,079 in 2012. Monthly revenues of \$38K/mo. Motivated Seller is moving out of state. For more information, please contact your CPS Agent. **Property ID #4365**.

HUNTINGTON BEACH (GP) – Modern designed practice located in a one story shopping center with excellent signage and street visibility. Practice consists of 3 fully equipped, 1 plumbed not equipped with Eaglesoft software in a 1,280 sq. ft. suite. Motivated seller works 3 days/wk and sees approximately 15 20 n wpatients/mo. Income source: Cash / Insurance / Some Capitation. Grossed \$246,559 in 2012. Monthly revenues of approx. \$22K/mo. Has approximately 14 years of goodwill. Call your CPS Agents for more details. **Property ID # 4317.**

HUNTINGTON BEACH (GP) - Established in 2005, this practice is located in a 2 story professional building with lake and fountain surrounding the building. Has full service lease with security on the Practice consists of 3 fully equipped operatories with Dentrix software in a 1,650 sq. ft. suite. Motivated seller of the Stays/wk with 1 day/wk of hygiene or when needed. Income source: Insurance / Cash / Capitation. Sees approximately a patients/day. Grossed \$670,130 in 2012. Seller is relocating out of state. Call your CPS Agent for more details. **Property ID #4327.**

LAKE FOREST - Leasehold Improvements, Equipment & Some Charts! Priced Reduced! Established in February 2011, this office is located in a single story busy shopping center. Dental practice shares the suite with a Medical clinic. Good source of new patient referrals. Excellent traffic flow and visibility. Practice consists of 3 spacious eq. ops, 1 plumbed not eq. in a 1,200 sq. ft of a 2,500 sq. ft. suite. Seller's work 2 days/wk and see approximately 7-8 patients per day. Fee for service. Motivated Sellers have other practices in the Inland Empire. Great starter opportunity! Price for immediate sale. Call us now for more details. **Property ID #4123.**

PRACTICE SALES, INC.

and Appraising of Dental Practices





Robert A. Palumbo, Executive V.P/Partner

MISSION VIEJO (GP) – Priced Reduced! Located on the edge of a prestigious shopping center in a professional medical building, this Practice is surrounded by anchor tenants such as Walgreens, Claim Jumper Restaurant and Sprouts Farmers Market. This well constructed, modern, office is being listed for a fraction of what the seller invested. Completely digital, the office is seamlessly integrated with Dexis software. Large floor-to-ceiling windows supply plenty of natural light. Rent for the area is quite reasonable. The Practice has three plumbed and equipped operatories should you decide to add specialties. The seller is very personable, is easy to work with and desires a smooth transition. Call your CPS Agents for more details. **Property ID # 4303.**

NEWPORT BEACH – Leasehold Improvement & Equipment Only—creat opportunity for a GP or Specialist!! Practice is located in a two story medical / dental building with ample parking and near H ag 1c norial Hospital. Consists of 3 equipped operatories, lab room, sterilization area, storage room business office, and private of ice in a 1,000 sq. ft. suite. Has reasonable rent for the area. Motivated seller has outgrown the location and moving the bigger office nearby. Call your CPS Agents for more details. **Property ID # 4325.**

ORANGE (GP) – Turn-key practice located in a small strip shopping center with great traffic flow and street visibility. Well established practice with 42 years of goodwill. Practice consists of 2 equipped operatories, 1 plumbed not equipped in a 1,200 sq ft office. Not computerized. Retiring seller works 4.5 days/wk and sees approximately 8 patients/day. Income source: Insurance/Cash/Some Capitation (~\$680/mo in Capitation checks). 100% Patient Referral. Grossed \$133,549 in 2012. Low volume and high quality dentistry. Great opportunity for a start-up. Low sales price for a quick sale. Contact your CPS Agent for more information. **Property ID #4353.**

SAN CLEMENTE – General practice located in a 2 story medical building. Consists of 4 equipped operatories, 2 plumbed not equipped for expansion with Eaglesoft software. Sellers works 2 days/wk with 3 days/mo of hygiene. See approximately 8-10 new patients/mo. Will be focusing on their primary office in Mission Viejo. For more information, please contact your CPS Agent. **Property ID #4359.**

SAN JUAN CAPISTRANO - Leasehold Improvement & Equipment Only! Modern designed practice located in a 2 story professional building on a retail center. Easy freeway access. Practice consists of 3 fully eq. ops. in a 1,113 sq. ft. suite. Computerized office with digital x-ray and Easy Dental software package. 3 year old equipment. Excellent practice for a first time buyer. Motivated seller will be focusing on her primary office. Ask your CPS Agent for more details. **Property ID #3071.**

SANTA ANA (PEDO/GP) – Established in 2011 this modern designed office is located in a busy shopping center across from Santa Ana College. Great signage and visibility. Heavy traffic flow. Absentee owner. Practice is open 5 days/wk. Associates see approximately 55-60 new patients/mo. Most of the income comes from Denti-cal patients. Practice consists of 5 fully equipped ops, 3 plumbed not equipped for expansion in a 2,500 sq. ft. suite. Grossed approximately \$1,121,381 in 2012. Please contact your CPS Agent for more information. **Property ID #4281.**

TUSTIN – Price Reduced! Leasehold Improvement & Equipment Only! Beautiful state-of-the-art office is located in a two story medical dental building with heavy traffic flow. Office consist of 5 fully eq. ops, 3 not eq. for expansion in a 2,085 sq. ft. suite. Motivated seller built out the practice in 2007. Equipment 5 years old. This is an excellent opportunity for a GP or Multi Specialty practice. Great practice with room to grow. Contact your CPS Agent for more information. **Property ID #4225.**

RIVERSIDE & SAN BERNARDINO COUNTIES

APPLE VALLEY - General practice located on a busy shopping center with excellent signage and heavy traffic flow. Practice consists of 5 fully equipped operatories, 3 plumbed not equipped with Dentrix software and digital x-ray in a 2,000 sq ft suite. Has 18 years of goodwill. Seller works 2 days/wk and Associate works 2 days/wk with 1.5 days/wk of hygiene. They see approximately 40-47 new patients/mo. Income source: Insurance/Cash/Denti-cal/Capitation. Grossed approximately \$582,841 for 2012. BUYER'S NET OF \$214,966. Motivated will be focusing on his primary office. Please contact your CPS agent for more information. **Property ID #4349.**

BARSTOW (GP) – Priced Reduced! With over 47 years of goodwill this practice is located in a single story professional building with heavy traffic flow. Near residential area. Easy freeway access. Motivated seller works 3.5 days/wk with 2.5 days/wk of hygiene. Sees approximately 12-13 new patient/mo. Fee for service. 100% Patient referral. Practice consists of 4 equipped ops with Dentisoft software in a 1,100 sq. ft. office. Grossed \$520K in 2012. Revenues of \$43K/mo. BUYER'S NET OF \$286K. Please contact your CPS Agent for more details. **Property ID #4241.**

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Tina Ochoa, V.P.

FONTANA (PEDO) – Modern designed office located in a new single story multi use building with incredible camera system outside as well as internally. Motivated seller owns the suite and is open to sell. State of the art practice consists of 2 fully equipped operatories and 3 chairs in open bay. Office is open 4-5 days/wk. Income source: 15% insurance and 85% Denti-cal. The staff speaks Spanish to accommodate the large Hispanic population in the area. The spacious office has tall ceilings and is credibly well laid out complete with a theatre setting in the lobby area to accommodate the patients. Grossed \$693,107 in 2012. BUYER' NET OF \$258K. Please contact your CPS Agent for more information. **Property ID #4301.**

MURRIETA (GP) – Price Reduced! Established in 2010, this general practice is located in one of the busiest intersections of Murrieta surrounded by anchor tenants. Motivated seller works 4 days/wk and sees approximately 10-15 patients/day. Income source: Insurance / Cash / Capitation. Office consists of 3 fully equipped operatories with Dentrix software in a 1,400 sq. ft. suite. Grossed \$302,214 in 2012. Revenues of \$25K/mo. Please contact your CPS Agent for more information. **Property ID #4247.**

PALM DESERT – 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/wk of hygiene. Sees approximately 12-14 new patients/mo. Income source: Insurance / Cash / Capitation (~\$3,000/ mo). 100% patient referral. Grossed ~\$469,961 in 2012. Buyer's net of \$119K. Has monthly revenues of ~\$33K/mo. Motivated Seller will be focusing on primary office in L.A. area. Please contact your CPS Agent for more information. **Property ID #4331.**

RIVERSIDE – Well established General Practice with over 50 years of goodwill located is a corner single dental / professional building. Great signage. Modern designed office with 4 spacious equipped operatories, digital x-ray and with Dentrix software in a 1,500 sq ft suite. Seller works 4 days/wk and sees approximately 12-17 patients/day. Fee for service. Grossed approximately \$1,038,634 in 2012. Monthly revenues of approximately \$90K/mo. Buyer's net of \$416K. Motivated seller will be moving out of state. Please contact your CPS Agent for more information. **Property ID #4351.**

UPLAND – Leasehold Improvement & Equipment Only!!Well established practice is located in a 2 story medical professional building (ground level). Street sign available. Reasonable monthly rent. Here say access. Practice consists of 3 equipped operatories with Practice Web software in a 1,000 sq. ft suite. All active are its charts are included in the sale. Motivated seller will be focusing on primary office ~30 miles away. Great opportunity. Please contact your CPS Agent for more information. **Property ID #4323.**

SAN DIEGO COUNTY

CHULA VISTA – Price Reduced! Well established general practice located on a store front single free standing building with public parking across the street. Great location in downtown with heavy traffic flow and excellent street visibility. Practice consists of 4 equipped operatories, 1 plumbed not equipped with Practice Works in a 1,300 sq. office. Motivated seller works 4 days/wk and sees approximately 10-15 patients/day. Income source: Insurance/Cash/Some Cap (\$2,000 in Cap checks/mo). Revenues of \$42K/mo. Buyer's net of \$152,463. Seller will be retiring. Contact your CPS Agent for more information on this excellent opportunity. **Property ID #4279.**

ENCINITAS - (GP) – Priced Reduced! Well established practice located in busy single story strip mall. Corner location with excellent signage and street visibility. Near residential area where multi-million dollar homes are being built. Fee for service. Motivated seller works 3.5 days/wk and sees approximately 10-15 new patients/mo. Practice consists of 2 fully equipped operatories with digital x-ray and Eagle software. Grossed \$354,312 in 2012. BUYER'S NET OF \$131K. For more information, please contact your CPS Agent for detail. **Property ID #4315.**

OCEANSIDE - Leasehold Improvements & Some Equipment! Beautiful office located in an exceptional single shopping center with high traffic flow. It consists of 5 plumbed not equipped operatories, lab/lounge room, sterilization area, storage room, washer/dryer hookup, business office and private office in a 1,500 sq ft suite. Seller recently remodeled. Great opportunity for a GP or Specialist in Oceanside. It's a must see. Motivated seller outgrew and moved to a new location. Please contact your CPS Agents if you want to upgrade your office or be in the Oceanside are. **Property ID #4363**.

RAMONA – General practice consists of 3 equipped operatories in a 1,000 sq. ft suite. Established in 1979 and located in single story strip mall with great street visibility. Busy area. Retiring seller works 4 days/wk and sees approximately 5-10 patients/day. Fee for service. Minimal advertising. Grossed \$214,241 in 2011. Projecting approximately \$200K for 2012 fiscal year. Please contact your CPS Agent for more information. **Property ID #4305.**

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Greg Beamer, V.P.

SAN DIEGO (GP) - This practice located in a free standing building corner location with its own private parking lot with great street visibility and heavy traffic flow in a hub center for medical facilities and located near several hospitals and within a few hundred yards from the freeway. The building only has two tenants, the other being the building owner that is a Pedodontist. Established over 5 years ago and consists of 4 equipped operatories with Dentrix software and digital x-ray in 2,076 sq. ft. suite. Motivated seller is working 4 days/wk with 1 day of hygiene. Grossed \$471,472 in 2012 with Monthly revenues of approximately \$38,000. Contact your CPS Agent for more information on this modern designed office. **Property ID #4279.**

SAN DIEGO (GP) – Beautiful Turn-Key office located in a busy modern single shopping center. Assisted Living Center right behind practice. Absentee owner. Associate work 2 1/2 days per week and 1 Saturday per month. See approximately 25-30 patients per month. Income source: Insurance / Cash / Some Capitation (\$1,000/mo). Practice consists of 8 fully equipped operatories, consultation room, 3 private offices, sterilization room, lab room, storage room, computer room and x-ray room. Has Eaglesoft software and Digital X-ray. Motivated seller established practice 15 months ago. Contact your CPS Agent for more information on this modern designed office. **Property ID #4335.**

VENTURA & SANTA BARBARA COUNTIES

SANTA BARBARA COUNTY - Located in a busy shopping center, this dental office has over 39 years of goodwill. Anchor tenants include Costco, DMV, Albertsons, UPS, Best Buy and Pacific Sales, as well as a number of mainstream restaurants. In addition to a permits being granted for a new shopping plaza across the street from tills location, there are two local universities in the area with nearby student and faculty housing. Retiring seller works 4.5 days/v A so bittle 1 day/wk and with 2.5 days/wk of hygiene. Fee for service. Minimal advertising. Practice consists of 3 equipped operatorics in a 1,220 sq. ft. suite and grossed approximately \$560K in 2012 with monthly revenues of \$44K/mo. The only dentist on the plaza. Contact your CPS Agent for more information on this "bread and butter" type family practice. **Property ID #4311.**

SPECIALTY PRACTICES

BURBANK (ORTHO) - Long established practice with over 45 year of goodwill, this Orthodontic office is located in a 4 story medical dental building in Burbank's media center and across the street from major medical center. Burbank is a bedroom community - 4 high schools (2 cities & 2 private within 5 miles of office), 3 middle schools and 4 parish schools. Practice consists of 2 equipped chairs in open bay area, Pano/Ceph X-ray room, Consultation/Treatment room w/ 1 equipped chair, Sterilization room, Dark room, Private office, large Lab in a 1,221 sq. ft suite. Retiring Seller is working 3 days/wk and sees approximately 25-30 patients per day. Approximate income source: Insurance 49%, Cash 50% & Cap 1%. Grossed \$291,693 in 2012. Please contact your CPS Agent for more information. **Property ID # 4047.**

LONG BEACH (ORTHO) – This orthodontic practice is located in a 3 story professional medical dental building with 46 years of goodwill. Has excellent traffic flow and plenty of parking. In residential area. Easy access to the 405 freeway. Office consists of 4 chairs in open bay in a 1,281 sq. ft. suite. Motivated seller works 3 days/wk and Associate 1 day/wk. Insurance/Cash/Cap. Low sales price for immediate sale. Great starter practice. Contact your CPS Agent for more details. **Property ID #4255.**

SELLER'S:

DIRECT E-MAIL ADDRESS TO BROKERS/AGENTS

John W. Knipf: jknipf@aol.com

Robert A. Palumbo:

rpalumbo@calpracticesales.com

BUYER'S:

DIRECT E-MAIL ADDRESS TO BROKERS/AGENTS

Alice King - aking@calpracticesales.com

Greg Beamer- gbeamer@calpracticesales.com

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*Tip of the month:

When I first started practicing dentistry in 1998, my CPA at the time had me practicing as a C corporation, but while I was studying tax law in law graduate school, I realized a S corporation was a better fit for me, and I elected the S corporation entity for my own dental practice. Many doctors rely on the advice of their accountant but a CPA may only look at a portion of the equation. As a dentist and attorney, I have discovered that while both provide protections from liability, selecting the right type of corporation means avoidance of double taxation.

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*Disclaimer: Monthly tip is not legal advice and in no way attorney-client privilege has been created.

Consult a CPA or attorney if you need tax or legal advice.

Chester Jeng, DDS, JD, LL.M (Master Degree in Tax Law) Dentist and Attorney

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SOUTHERN CALIFORNIA PRACTICES FOR SALE

- COASTAL ORANGE COUNTY: For Sale Gorgeous four operatory General Dentistry practice in the most desirable location in America. Office was built almost four years ago by Henry Schein. Owner did not spare any expense. All high-end Pelton & Crane equipment. Kavo electric handpieces and implant systems in every operatory. Dentrix and Dexis, 1,800 SF. Implant business makes up about 46% of business. 2011 Gross Receipts were \$1.2M. Great location to sell high-end dentistry. #CA520.
- COASTAL ORANGE COUNTY PERIODONTAL: For Sale Periodontal Practice in Coastal Orange County, Southern California with five operatories, fully equipped. Retiring doctor works a three day week with four days of hygiene and 2011 Gross Receipts were just over \$400,000. Great location in professional building near freeway. #CAM533.
- COASTAL ORANGE COUNTY: For Sale General Dentistry Practice in Coastal Orange County, Southern California, with four operatories, fully equipped. Great location near shopping center with 2012 Gross Receipts of over \$690,000. This is a modern, beautifully appointed office with high-end finishes. #CAM529.
- INDIAN WELLS: For Sale This General Dentistry Practice has a strong emphasis in TMJ and is located in Indian Wells, Riverside County, Southern California. The suite is 4000 sq. ft. and was tastefully built under two years ago with six operatories, and all new equipment and fixtures. Practice was in the Palm Springs area for over three years and moved to nearby Indian Wells. 2011 Gross Receipts were over \$350,000 on just one doctor day per week. Practice has a CMT Pan/Ceph machine and a lecture room in the suite. #CAM530.
- LANCASTER: For Sale General Dentistry Practice: This 4 op office is located 2,360 sq. ft. on the second floor of an attractive Medical-Dental office building. Gross Receipts were \$676,000 with a \$174,000 adjusted net income. Dentist is retiring after 39 years. Four days of hygiene. Additional operatories could be added to existing space. Great location. Asking price has been significantly lowered! #14376.

- MURRIETA: For Sale General Dentistry Practice in Murietta, Riverside County, Southern California with four operatories. Practice is located in a professional building in a tastefully decorated 1,300 sq. ft. suite and includes a Pan/Ceph machine and uses Easy Dental software. Gross 2012 Gross Receipts were over \$530,000 with \$213,000 adjusted net. #CAM514.
- NEWPORT BEACH: For Sale General Dentistry Practice in Newport Beach, Orange County, Southern California with three equipped operatories, high-end equipment is less than ten years old and includes ADEC chairs, Kavo handpieces, two Dexis sensors, and Dentrix software. 2012 Gross Receipts of \$350,000 on 3 1/2 days per week. Located near hospital in a desirable area. #CAM534.
- NORTH SAN DIEGO COUNTY: For Sale New listing of a large legacy practice. Twelve equipped operatories. This is an HMO practice with CAP checks in a desirable area of North San Diego County. Call our office for more information.
- ORANGE: For Sale General Dentistry Practice in Orange, Orange County, Southern California, with five operatories, fully equipped in a centralized location near Anaheim Hills/Villa Park. 2011 Gross Receipts of over \$775,000. Practice is located in a professional building near shopping and freeways. Retiring doctor has 47 years of goodwill. #CAM533.
- ORANGE COUNTY PERIODONTAL: For Sale Orange County Perio Office Doctor moving out of state. 2012 Gross Receipts \$450,000 on a four-day week. Practice has five operatories, fully equipped, one plumbed, not equipped in a great location on the first floor near freeway, hospital, and shopping. #CAM536
- PALM SPRINGS: For Sale General Dentistry Practice in the heart of Palm Springs, Riverside County, Southern California with four operatories. This practice is located on a main street, and has been established since 2005. Seller is moving out of the area. This is a PPO/Fee For Service practice, no HMO with 2012 Gross Receipts of \$348,000. #CAM538.

- SAN GABRIEL VALLEY: For Sale General Dentistry Practice the San Gabriel Valley, Southern California, with 2012 Gross Receipts of \$950,000. Practice has four operatories, fully equipped, thirteen computers, paperless office, state-of-theart sterilization room, in a free-standing building. #CAM537.
- SAN GABRIEL VALLEY: For Sale General Dentistry Practice in the San Gabriel Valley, Los Angeles County, Southern California, with four operatories, fully equipped, This office utilizes a laser and digital radiography with one sensor. 2011 Gross Receipts of over \$590,000 on a 3 1/2 day week. #CAM541.
- SAN JUAN CAPISTRANO: For Sale General Dentistry Practice in San Juan Capistrano, South Orange County, Southern California, with four operatories, fully equipped, this practice utilizes digital x-rays with one sensor. Gross Receipts of \$650,000 in 2012. Doctor is retiring after twenty eight years in this location. #CAM539.
- WEST LOS ANGELES PERIODONTAL: For Sale New listing of a Periodontal Practice. Four operatories in a well-established practice with a strong referral base. Beautifully appointed off ice in a highly desired location. Seller may be willing to work back as an associate.
- WESTWOOD: For Sale Amalgam-free General Dentistry Practice in Westwood, Los Angeles County, Southern California with five equipped operatories, in a building near UCLA. Retiring doctor had over \$630,000 in Gross Receipts in 2011. #CAM542.
- YORBA LINDA: For Sale General Dentistry Practice in Yorba Linda, Orange County, Southern California, with five operatories. This well-appointed practice is on a main street in a desirable area. Practice has been established for twenty eight years in this family community. Practice has three days of hygiene and three doctor days per week. #CAM531.



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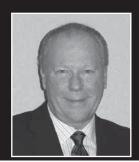
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CENTRAL AND NORTHERN CALIFORNIA PRACTICES FOR SALE

- BAKERSFIELD and SMALL FARM COMMUNITY: For Sale - New listing of two practices 30 minutes apart from each other, staff and doctor work both locations. Strong patient base in both practices, room for growth, communities are underserved. This is a rare opportunity to own two practices.
- BISHOP: For Sale General Dentistry Practice & Building: After twenty nine years in the same location, this retiring dentist is selling both his practice and the building. Collections were \$1,000,243 in 2011 with \$387,000 adjusted net income. There are 6 days of hygiene in this five op, 1,800 sq. ft. building. 100% financing available for both building and practice. Owner has reduced price below valuation price. #14390.
- CENTRAL COAST: For Sale Prosthodontic Practice in California's Central Coast area with four operatories, a full in-house lab with IOS, mill, casting ovens, and ceramic ovens, in a beautiful area near shopping area. Doctor had over \$1.1M in Gross Receipts in 2011. # CAM535.
- CENTRAL COAST: For Sale Pedodontic Practice in California's Central Coast area with four operatories, fully equipped. Doctor is moving out of the area. Gross Receipts of over \$775,000 on a 4 day work week. Practice is in a great location with over 800 new patients in 2012. # CAM546.
- CHICO: For Sale General Dental Practice: Owner retiring: 2012 Collections of \$1,385,222 with seven-eight days of hygiene. This excellent, well-established practice in free-standing building has 1,800+ active patients with an average of 15 new patients per month. Equipment includes new Digital Cone Beam X-ray, Digital X-rays, Lasers, and Dentrix software. Buyer can purchase or lease building. Don't miss out on this excellent practice. Owner will consider an associate leading to purchase of practice. #14392.
- DANVILLE: For Sale FACILITY ONLY. Professionally designed office located in the affluent community of Danville. Office has 5 fully equipped & furnished ops with computers in each room. Digital X-ray, Digital Panoramic X-ray, and central Nitrous Oxide/Oxygen. Seller relocating to a new building after 27 years of practice. Photos available upon request. # CA548.
- GRASS VALLEY: For Sale General Dentistry Practice: Gross Receipts of \$491K with an adjusted net income of \$130K. Overhead 73%. Office leased 1,555 sq. ft., four equipped ops, five available. Laser, Intra-oral Camera, Cerec, and Eaglesoft software. Owner would like to retire.

- GRASS VALLEY: For Sale General Dentistry Practice: Owner retiring. 2012 GR of \$442,736 on a three day week. six ops, three days hygiene, Dentrix software, Panoramic Xray, Laser, Intra-oral Camera, long time cash practice. Approximately 1,950 sq. ft. office condominium available to purchase. #14372.
- GREATER SACRAMENTO: For Sale Associate to Owner Opportunity: 2012 GR of \$879,000. Well-appointed 1,400 sq. ft. office with five ops, Intra-oral Cameras, Laser, Cerec, four days hygiene, Softdent software. Associate to work two days a week in 2013 & 2014 then purchase practice. Equipment is about five years old. Owner to work back two days per week for two years after purchase. #CA525.
- LINCOLN-ROSEVILLE: For Sale General Dentistry Practice. 2012 Gross Receipts of \$787,000 with an Adjusted Net Income of \$358,000. Four operatories in a 1,268 sq. ft.
- NORTH OF SACRAMENTO: For Sale General Dentistry Practice: 2012 Gross Receipts of \$521,000 in well-designed, 1,650 sq. ft. office with four ops. This office has a low overhead of only 52%, has four days of hygiene, Easy Dental software, and 1,600+ patients. Most Endo, O.S., Perio, all Ortho, and Implant Placement are referred out. Owner is retiring. #CA528.
- RIDGECREST: For Sale General Dentistry Practice and Dental Building: This four op office is located in 1,536 sq. ft. office building. Owner has worked in same location for thirty two years and is now retiring. This small practice grossed about \$175,000 in 2012. Pictures of the building are available upon request. Lots of potential. #CA523.
- SACRAMENTO: For Sale General Dentistry Practice. Owner retiring. 2012 GR of \$642,507 with low 54.2% overhead. Eight available operatories, lwith seven equipped in 2,400 sq. ft. office/building, located in one of Sacramento's historic, well established neighborhoods. Sofident software.
- SAN JOSE: For Sale Beautiful Blossom Valley Professional location near Oakridge Mall and Whole Foods Market. Three fully equipped treatment rooms in approximately 1,200 SF, including digital sensor, Eaglesoft software and full computer network. Avoid the expense of leasehold improvements and equipment with this ready-to-move-in office. Owner is relocating just in time to start your own dreams. #CA515.

- SAN FRANCISCO: For Sale General Dentistry Practice: This gem in the heart of Union Square boasts three fully equipped ops with fiber optics, Intra-oral Camera, and plumbed NO2 in 648 sq. ft. 2012 collections were \$314,000 in only 130 business days with great upside potential for an owner offering a full time schedule. Office has been in same location for 21 years and owner is retiring from private practice. Great lease and even greater views from the 16th floor! #CA527
- SAN RAMON: For Sale Modern office in upscale professional building. 2012 Gross Receipts of \$926K with an adjusted net income of \$340K in 180 doctor days, 6 days of hygiene per week. Five treatment rooms, plus a sixth plumbed, in approximately 2,000 SF with CAD/ CAM, Digital X-Ray, Digital Panoramic, Laser and Intraoral Camera. Owner is retiring after 34 years. This is an excellent opportunity! #CA547
- SAN RAMON: For Sale FACILITY ONLY. Great location, includes equipment, leaseholds, and furnishings only. 1,400 sq. ft. with four equipped operatories and two additional plumbed rooms. Great opportunity. #CA511.
- TURLOCK: For Sale General Dentistry Practice: Doctor's Gross Receipts in 2012 were over \$950,000 with only 54% overhead, or \$443,777 adjusted net income. There are eight days of hygiene. Intra-oral Camera, Panoramic X-ray, Digital Xrays, and Dentrix software. Owner is retiring. #CA506.
- WALNUT CREEK PROSTHODONTIC: For Sale \$395,000-For Sale - Prosthodontic Practice in Walnut Creek, Contra Costa County, Northern California with three (3) operatories, fully equipped, two-desk laboratory, administrative office, and private office near a retirement community. Doctor retiring, twenty eight years in the same location. #CAM540.

OUTSIDE OF CALIFORNIA

• HAWAII (Maui): For Sale - General Dentistry Practice: Gross Receipts of \$636,000. Office has four equipped ops in 1,198 sq. ft. Panoramic X-ray, Laser, Intra-oral Camera, Fiber Optics, 2 1/2 days hygiene. Owner retiring. Don't miss this opportunity to live and work in paradise. #20101.

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Tuesday, June 25, 2013 (3 CE units) registration 5:30 pm

Dental Implants

Bach T. Le, DDS, MD

Tuesday, September 24, 2013 (3 CE units) registration 5:30 pm
The Digital Dental Office: Computer Assisted Prosthodontics

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Saturday, December 7, 2013 (6 CE units) registration 8:00 am Endodontics for the General Practitioner Nestor Cohenca. DDS

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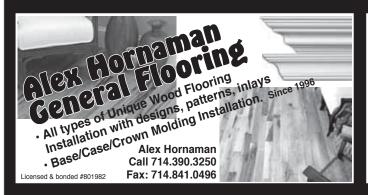
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RIVERSIDE - HMO 6 to 7K/month Gross1.3 million Digital Gp & ortho ten Ops 3000 sqft- low rent- HI IDENTITY SHOP CENTER NR WALLMART SEMI- RETIREMENT-FP 1,000,000 Young gp will do 1.5 first yr.net \$500K.

IRVINE - Gr-1.2 2012 On sch to do 1.3 plus 2013 -- BEAU PRESTIGIOUS 50ps ABSENTEE SELLER TO COACH OWN MGR 90 days or more to assure smooth transition FP one million Buyer can net \$400K to \$500k first year. over 50np/mo.

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BAKERSFIELD GP HI IDENTITY DENTAL BUILDING GR 750k ESTB 50 yrs RETIREMENT- 5ops Buyer will do one million first yr. low overhead FP 500k.

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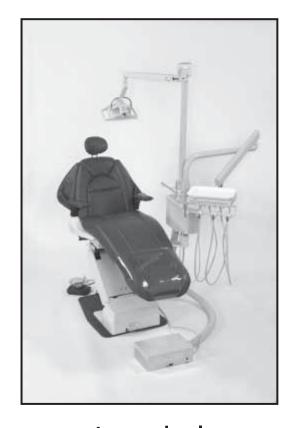


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