

THE Dental Trader

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So. California Edition

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PRACTICE SALE: Indio, GP, Shopping CTR, Capitation 30/32K, projection 2005 715K, overhead 48%- Owner retiring, 40+ New patient a month, HMO 48%, Medical 30%, Cash 22%, Asking 522K Please call First Choice , Patricia 949-548-4559.

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"HAPPY HOLIDAYS FROM ALL OF US AT D&M PRACTICE SALES"

FRESNO COUNTY

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

FRESNO COUNTY #3 - South county location. General practice & condo for sale. (4) op computerized office. Nice equipt. Mixed patient base. Gross \$500K+/yr. Seller retiring.

KERN COUNTY

BAKERSFIELD #14 - (12) op G.P. for sale. Cash/Ins/PPO/Cap/Denti-Cal. Cap Check \$10K+/mos. Annual Gross Collect. \$1.2M+. Freestanding Bldg. w/exposure/visibility/signage. Absentee owner possibilities. **SOLD**

BAKERSFIELD #15 - (6) op G.P. located in a strip center with exposure, visibility and signage. (4) ops equipped, (1) eqt'd with chair and x-ray (1) plumbed not eqt'd. Cash/Denti-Cal/Cap patients. Walk-Ins. 2004 Gross Collections \$204K. **NEW**

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

LOS ANGELES COUNTY

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

GLENDALE #5 - (3) op G.P. for sale. Nicely appointed. Gross \$20K/mos on (3) days/wk. Cash/Ins. Seller returning to school. **PENDING**

HAWTHORNE - (4) op computerized G.P. for sale. (3) ops Eqt'd. (1) plumbed. Cash/Ins/PPO/Denti-Cal patient base. Approx. (40) new patients/mos. 2004 Gross Collect. \$311K+. **NEW**

LAWNDALE - (3) op computerized G.P. Strip Ctr. location. Cash/Ins/PPO/Denti-Cal. Projected 2005 Gross Collect \$321K. **NEW**

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

MISSION HILLS - (5) op computerized G.P. Located in a prof. bldg. Cash/Ins/PPO only. (4) year wt'd average Gross Collect \$1.065M/year. Seller retiring. **NEW**

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

SAN GABRIEL VALLEY BLDG. - 1,755 s.f. single use freestanding dental building for sale. Near center of town. (5) plumbed ops. Busy Hispanic area. No patient charts or equipt. are included in the sale. **SOLD**

SAN GABRIEL VALLEY - (5) op computerized G.P. Gross Collect \$500K+/year. Cash/Ins/PPO only. Digital x-rays. Recently remodeled. Beautiful! **NEW**

WEST SAN FERNANDO VALLEY #2 - (4) op computerized G.P. located in an upscale shopping center. Excellent exposure and visibility. (3) ops equipped (1) op equipped with chair and x-ray. Equipment (2) years old. 2004 Gross Collections \$636K and growing. Cash/Ins/PPO/Capitation and small amount of Denti-Cal. Monthly Cap Check \$2,500/mos.

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ORANGE COUNTY

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

RIVERSIDE COUNTY

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

SANTA BARBARA COUNTY

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

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

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

SAN BERNARDINO COUNTY

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

SAN DIEGO COUNTY

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

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

SAN LUIS OBISPO

ARROYO GRANDE - (4) op G.P. office for sale. Cash/Ins/PPO. Gross collect \$500k+/yr. Seller retiring. **SOLD**

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

TULARE COUNTY

SOLD OUT - Room for the next Tulare County seller available.

VENTURA COUNTY

OXNARD - EMERGENCY SALE! DDS passed away. (4) op G.P. and free standing bldg. located on a main street with pole signage. 2004 Gross Collect. approx. \$300K. Cash/Ins/PPO/Denti-Cal. **SOLD**

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

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PRACTICE FOR SALE #4953 - Booming - Yucca Valley - Hi identity Dental location only. Established 50 years. Lease \$950/month for this proven location. 2 Ops, build practice within short time with less than \$25,000. Low overhead office. Call P.P.S., (714) 832-0230.

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

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

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SAN DIEGO—LA JOLLA—Fee-for-Service GENERAL Practice located in prestigious area, established in 1984. 9 Ops in approx 3000 sq.ft. Very efficient practice with outstanding staff. 2004 collections of 1.2 mil. Seller desires to become part-time associate.

SAN DIEGO—LA MESA—Situated in a Professional Bldg. immediately adjacent to I-8 Freeway. **GENERAL Practice** established 1996. 4 Ops in 1530 sq.ft. Approx. 70% Capitation. Offered for only 210K.

SAN DIEGO—ESCONDIDO—GENERAL Practice located in shopping center along major thoroughfare. All Insurance and Cash patients. Established 10 years. 3 fully-equipped Ops (plus 1 plumbed) in approx 1200 sq.ft. ADEC chairs/units, Digital X-Rays. Asking 220K. **ACCEPTED OFFER!**

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

SAN DIEGO—PACIFIC BEACH—Owner retiring from GENERAL Practice established in 1990. 3 fully-equipped Ops in 900 sq.ft., situated in Medical Bldg. Easy access to 5 Freeway.

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PRACTICE FOR SALE #1098 - South Bay - Korean male or female DDSs possible to gross \$80,000 per month first year. Beautiful office. High identity. F.P. \$595,000. Call Professional Practice Sales, Inc., (714) 832-0230.

HAWTHORNE 5 eq. ops. in a 2,500 sq. ft. building. Building for sale. GR \$306,898 for 2005. NET \$40,386. C.P.S. Inc. (714) 639-2775.

SAN DIEGO AREA ORTHO Shall realize \$765,000 in collections and Profits of \$350,000 this year. Positioned to reach \$1 Million/year bar in near future. Go to www.PPSsellsDDs.com for details.

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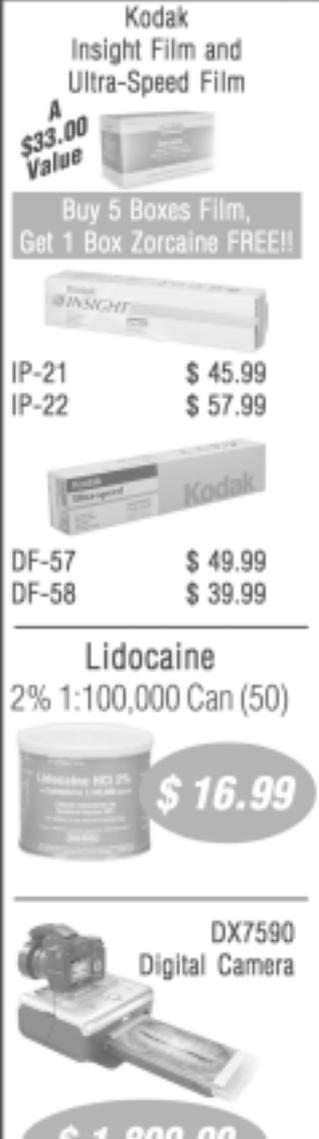
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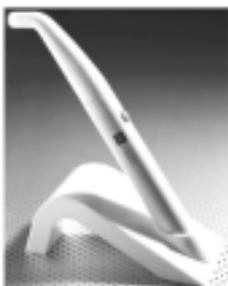
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PRACTICE FOR SALE #1082 - Tahoe - Beautiful office in Fantastic Small town near Tahoe, near Squaw Valley. Est 50 yrs plus, 1,000's of records. Semi retired works 3 days/week. All Cash & Insurance. No Medi-cal or PPO's. Beautiful office 1,200 sq.ft.. 4 Ops. Seller Grossed \$225k part time. Truly a "Gold Rush Practice". Should Gross \$400 to \$500k first year. Call PPS, (800) 695-2732, (714) 832-0230.

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Practice Brokerage Partnerships

Los Angeles County

- #200 La Crescenta** - G.P. Collections \$79/81K a month. Great center visibility in shopping center.
- #201 Beverly Hills** - G.P. Super corner visibility. Collect. \$260K in 2004. Cute, quaint prof. building.
- #209 Torrance** - G.P. 25 yrs. goodwill. Absentee seller with 2 associates. Collections \$18/21K mo.
- #210 Hacienda Heights** - G.P. Shopping ctr. loc. Office sees 3 patients/day. Coll. \$15K mo.
- #211 Beverly Hills** - G.P. Leaseholds only. Seller reduced the price. 3 ops, 2 x-rays, all new.
- #213 Wilshire/La Cienega** - G.P. HMO. 18 years goodwill. 2004 collections \$1,792. 14 ops.
- #214 Torrance** - G.P. 25 yrs. goodwill. 18 ops, x-rays. In house lab. 2004 collections \$1,792. 14 ops.
- #215 Sunland** - G.P. HMO/PPO Collects \$60/70K per month. Cap check \$4/5K. Retail center location on busy street. Seller to retire. Must see!
- #219 Montebello** - G.P. 100% fee for service. Long established practice. Collections \$940K.
- #220 South Gate** - G.P. Free standing building. Lots of walk-ins. 5 ops in 1500 SF. Average collections for 3 years \$450K. Seller needs to sell.
- #222 El Monte** - G.P. Fantastic location. All the new patients you need. Leaseholds only. Landlord says, "Get me a dentist now."
- #223 North Hollywood** - G.P. 2004 collections \$350K. 60/70 new patients/month. Seller relocating.
- #224 Beverly Hills** - G.P. Boutique practice. 3 operators. SUPER LEASE of \$1,700 mo.
- #226 Gardena** - G.P. Super shopping center location. Lots of new patient walk-ins. 3+ ops, 2 x-rays, pano, & Easy Dental. Coll. \$616K in 2004.
- #227 Montebello** - G.P. Shopping center location. Leaseholds only. 1200 SF and 4 operators.
- #228 Montebello** - G.P. Retail center and dental suite for sale. Build equity in real estate.
- #229 Norwalk** - G.P. Starter location near Walmart.
- #230 Downtown L.A.** - HMO office. Free standing corner visibility. 3 ops plus Ortho Bay (3 chairs), 2 x-rays, pano, & Eagle Soft. 2005 collections \$300K. Seller relocated and wants an offer now.
- #232 Western/Wilshire Blvd.** - G.P. First floor loc. in prof. bldg. 7 ops in 2,000 SF. Coll. \$50K mo.
- #234 San Pedro** - G.P. Free standing dental building. 3 ops and x-rays. Seller relocating.
- #235 Gardena** - G.P. Busy center. Leaseholds only. 4 operators and more. Great visibility.
- #236 Wilmington** - G.P. Retail center.
- #239 Pasadena** - G.P. New center on Lake and Orange off the 210 freeway. 4 ops.
- #240 L.A./Monterey Park** - Coll. \$1.2+ Mil.
- #242 Torrance** - G.P. Major shopping center. 5 ops. All the extras in 1500 S.F. Super location.
- #245 Wilmington** - G.P. 55 plus new patients per week. Landlord wants a Dentist (buyer). Associate cannot keep up with all the patients.
- #248 Lancaster** - G.P. Collections \$732,694. 30 years goodwill. Seller will transition or stay. 4 ops, 4 x-rays, 2 intraoral cameras, & Computer Age in 1700 SF. Submit your best offer now!

Thinking of Selling? Call us First!

Orange County

- #502 Tustin** - G.P. 5 ops, x-rays and software all new. Collections \$45/50K mo. Super location.
- #503 Irvine** - G.P. Lease with an option to buy. HMO plans included. Super opportunity.
- #504 Tustin** - G.P. HMO plans. Free standing, great visibility. 5+ ops, x-rays, software, in 3000 SF.
- #506 Costa Mesa** - G.P. 4 ops/2 chairs, x-rays, software in approx. 1200 SF. Collections \$617,219 in '04. Projected collections \$681K for 2005.
- #507 So. Orange County II** - G.P. Collections \$1,416,862 in 2004. 25 years, goodwill.
- #508 Laguna Niguel** - G.P. 3+ ops, 2 x-rays, laser, & software in 1200 SF. Super shopping center location. 20/30 new patients/mo. & HMO plans.
- #510 Mission Viejo** - G.P. Location! Location! Leaseholds only. Seller outgrew this office. 4 ops, 2 x-rays, 2 intraoral cameras & software in 1700 SF.
- #511 Irvine** - G.P. Leasehold center. 4+ ops, x-rays, and software in 2000 SF.
- #514 Tustin** - G.P. 100% fee for service. 4 ops, x-rays, 2 docking stations w/ flat screens and software. Coll. \$327K in '04. Proj. \$381K for 2005.
- #515 Laguna Hills** - G.P. Major shopping center. 4 ops, x-rays in 12,000 SF. Great location for South Orange County. Some HMO plans.
- #518 Fullerton** - G.P. Corner shopping center. 5 ops, x-rays, & software in 2000 SF. Coll. \$300K plus over 3 years. Seller relocated to Las Vegas.
- #520 Laguna Hills** - G.P. 3+ ops & Practice Works in 1200 SF. Back-up buyer requested.
- #523 Irvine** - G.P. Major shop center. Leaseholds only. 5 ops, x-rays, pano.
- #526 Anaheim** - G.P. Corner visibility. 3 ops, 2 x-rays plus lots of new patient walk-ins. Leaseholds only. Seller outgrew this office.
- #528 Hunt. Beh./Stanton** - G.P. Shop ctr. loc. Seller on disability needs to sell. 4 ops/2 chairs, 2 docking stations, 5 Dell computers, 2 digital x-rays & Easy Dental in 1300 SF. Submit your best offer!
- #533 Santa Ana** - G.P. New office with great neighbor Medical Clinic to send patients
- #530 Fullerton/Harbor** - G.P. 5 ops, 2 x-rays, Dextrax software in 2300 SF.
- #543 Anaheim** - G.P. New center. 4 ops, 2 x-rays. State College area. Instant equity.
- #549 Fountain Valley** - G.P. Dental condo for sale. 4 ops, x-ray in 1500 SF. Great location.

Million Plus Collections

- #213 Wilshire/La Cienega** - G.P. HMO Coll. \$1,792 in '04. Coll. \$184K 7/05. Offer working.
- #214 Torrance** - G.P. Coll. \$3,007,595 in '04. In house lab. 25 years goodwill. Back-up requested.
- #240 L.A./Monterey Park** - Coll. \$1.2+ million. Super opportunity. Call for more info.
- #300 Colton** - G.P. Coll. \$1.4 million in 2004.
- #316 Redlands** - G.P. Coll. \$1.2 million.
- #507 South County II** - G.P./HMO. 2004 collections \$1,416,862. Back-up needed.

Associateships Purchase Financing

San Diego County

- #400 Ramona** - G.P. Coll. \$338K. Seller retiring will transition. Low rent could mean high net!
- #401 Alpine** - G.P. Practice dentistry in great area. 3 ops, x-ray and software. Low rent.
- #406 El Cajon** - G.P. Corner free standing building. Collections \$549K in 2004. Real estate also for sale.
- #410 El Cajon** - G.P. Collections \$20K mo. with 2 1/2 day associate. \$500K+ plus collections.
- #419 Mira Mesa** - G.P. Shop ctr. 1200 SF. Coll. \$40/45K mo. Seller avg. coll. last 3 yrs. \$531K.
- #420 La Jolla** - G.P. 4+ ops, x-rays & Dextrax. Proj. \$500/550K mo. Seller motivated.
- #422 Oceanside** - G.P. High net. Work less make more. 3 ops and software in shopping center.

Riverside/San Bernardino

- #300 Colton** - HMO. 9+ ops, x-rays, pano. Collections \$1.12 mil. CAP approx. \$16K mo.
- #301 Rialto** - G.P. Starter practice. 2 ops in 775 SF. Low rent. Coll. \$19/20K mo. Seller out of area.
- #302 Ontario** - G.P. Shopping ctr. 3+ ops, x-rays in 1200 SF. Coll. \$298K/yr. \$25/28K mo.
- #304 Rancho Cucamonga** - G.P. Shopping center. 3 ops, intraoral camera, digital x-rays in 1200 SF.
- #306 Riverside** - New build out. 200 S.F. 5 ops. Retail center location. Beautiful office.
- #305 Temecula** - G.P. Collections \$356,261K and growing. 5 ops, x-rays, and Easy Dental.
- #310 Palm Springs** - G.P./HMO. Coll. \$329K. CAP/ck. \$6/7K mo. Lots of new patients.
- #312 Rialto** - G.P. Seller relocated, needs to sell. 4 ops, 2 x-rays, pano. Collections \$20K mo.
- #314 Colton** - G.P. Est. 1950. Free standing building. Collections \$18/20K mo. on 3 days.
- #315 San Bernardino** - G.P. Collections \$20K mo. Real estate for sale.
- #316 Redlands** - G.P. Insurance and Medical. Collects \$1.2+ million. More info soon.
- #318 Indio** - G.P. HMO. CAP/ck. \$31K mo. and growing. '05 proj. \$700K. 5 ops in 1550 SF.

New Patient Generators

- #220 South Gate** - Free standing building. Walk-ins. from high pedestrian and auto traffic. Good signage.
- #222 El Monte** - G.P. Patients! Patients! Patient referrals from OB/GYN and Pediatrician. No marketing or advertising necessary Don't miss out.
- #226 Gardena** - G.P. Success waiting for you. Great shopping center location brings walk-ins right to you. Seller collects \$70K on 2-1/2 days a week.
- #227 Montebello** - G.P. New retail center with Banco Popular & Game Center on busy, busy corner.
- #235 Gardena** - G.P. Retail center locatoin next to Yoshinoya. Great street exposure. Easy start up.
- #245 Wilmington** - G.P. 50+ new patients per week & growing. Street signage Medical office next door will send new patients everyday all day.
- #306 Riverside** - G.P. Easy upside potential. Well maintained shopping center with major anchors including OfficeMax and much more! Walk-ins for sure. Easy start in a beautiful built out office.

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BAKERSFIELD GENERAL PRACTICE FOR SALE: Practice collects \$2,050,000 per year with a net income of over \$800,000 per year. No HMO and minimal Denti-Cal. Located in a free standing building in prime downtown area with visibility and its own parking lot. The practice has eleven equipped operatories with one additional plumbed but not equipped. 100-120 new patients per month. Asking \$1,500,000. Building is also for sale.

CULVER CITY CLINIC PRACTICE FOR SALE: Established clinic grosses over \$1.4 million per year with a net income over \$750,000 per year. No Denti-Cal; \$9,000/month capitation. Ten equipped operatories. Lots of room for growth and improvement. Motivated seller! Asking \$850,000.

SAN FERNANDO VALLEY ENDODONTIC PRACTICE FOR SALE: Over 40 years of goodwill, Central Valley location with five equipped operatories and one additional plumbed but not equipped. Gross collections of \$550,000 per year with 50% net income. Solid referral base. Seller will consider staying for a transition. Make offer. Motivated! Asking \$289,000.

MORENO VALLEY EQUIPMENT AND LEASEHOLDS FOR SALE: Three operator office in a professional building with 1,200 square feet has one fully equipped operatory and two partially equipped operatories. Good opportunity for someone to get started in practice with a low overhead and minimal debt. Asking \$55,000.

CANYON COUNTRY/SANTA CLARITA VALLEY PARTNERSHIP PRACTICE FOR SALE: Eight operator facility located in a free standing professional building. Selling partner collects over \$700,000 per year and nets over \$350,000 per year on three and one-half days per week. No advertising, no capitation and no welfare. Seller refers molar endo, perio surgery and impactions. Asking \$550,000.

MARINA DEL REY MANAGED CARE PRACTICE FOR SALE: Gross collections in excess of \$2.3 million per year with no welfare. Strong net income and over 200 new patients per month. Seller works six months of the year with associates working in the practice six days per week. Seven equipped operatories. No specialists. Asking \$2,100,000.

BEVERLY HILLS EQUIPPED FACILITY AND LEASEHOLD IMPROVEMENTS FOR SALE: Three equipped operatories with six year old Pelton and Crane equipment in a 1,200 square foot office located in a professional building. Asking \$95,000.

SAN GABRIEL GENERAL PRACTICE AND BUILDING FOR SALE: Practice has been established since 1965 in the same location. Gross collections have consistently been \$220,000 per year with three days per week of hygiene. Four equipped operatories. Located in a 1,500 square foot free standing brick building on a corner. Practice and real estate are for sale as a package. Asking \$595,000. - *PENDING*

INDIO GENERAL PRACTICE FOR SALE: Gross collections of \$400,000 per year. Three days per week of hygiene and five equipped operatories. No welfare and no capitation. Motivated seller needs a quick sale. Asking \$190,000.

MARINA DEL REY EQUIPMENT AND LEASEHOLD IMPROVEMENTS FOR SALE: Newly developed six operator office with marina views from all operatories on the tenth floor of a professional building. Two year old Adec equipment with digital x-rays and full computerization including chairside data entry. Over \$450,000 spent on improvements and equipment. Some patient charts and one day per week of hygiene. Asking \$350,000.

SOUTH EL MONTE GENERAL PRACTICE FOR SALE: Located in a building with good visibility, this office has four equipped operatories with a fifth that is plumbed, but not equipped. The practice is open four days per week with no weekends and does no advertising. Patient base is virtually 100% Hispanic and represents an outstanding opportunity for a bi-lingual or Hispanic practitioner. Gross collections of \$265,000/year with a net income of 44%. Motivated! Asking \$220,000.

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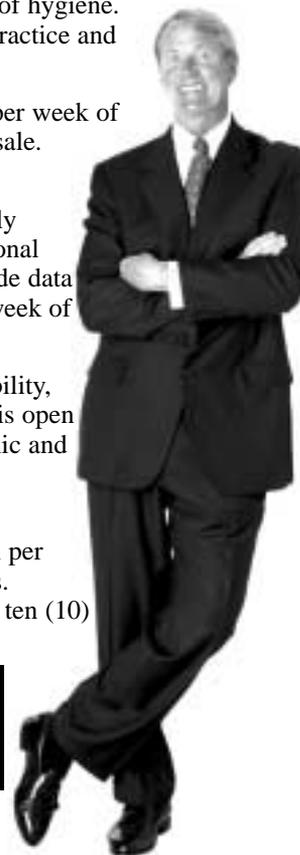
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REDLANDS: 3 eq. ops. and 1 not eq. op. located in a 1,000 sq. ft. single story free standing building. Good signage, located in front of a busy medical center. Newer equipment! Leasehold Improvements & Equipment Only.



SAN DIEGO: 3 eq. ops. and 1 not eq. op. in a 1,550 sq. ft. single story building. Income stream is approximately 40% Insurance & 60% Cash. Practice was started from scratch in 1999. Doctor is currently working 4 days/week with one Hygienist working 2 days/week. Approximately 12-15 patients are seen per day with approximately 8 hygiene patients being seen per hygiene day. Projecting \$496,169 for 2005.

BUYER'S NET OF \$126,388.

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GREATER LOS ANGELES & VENTURA COUNTY

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

ARCADIA—4 eq. ops. in a 1,657 sq. ft. suite located in a six story building. Doctor is working 1 1/2 Days/Week, Associate is working 4 1/2 Days/Week and there are 6 Days/Week of Hygiene. Currently there are approximately 8-10 patients per day, approximately 8 hygiene patients per day and approximately 15 new patients per month. Income Stream is approximately 70% Insurance and 30% Cash. Projecting \$837,565 for 2005. **BUYER'S NET OF \$142,982.**

BEVERLY HILLS—2 eq. ops. in a 850 sq. ft. suite located in a five story medical/dental building. 48 years of goodwill, chairs, lights & deliveries all included. Leasehold Improvements, equipment & some patient charts included.

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

DIAMOND BAR—3 eq. ops. & 2 not eq. ops. in a 1,500 sq. ft. stand alone building. Good location on a busy boulevard & easy freeway access. Income Stream is approximately 70% Insurance, 27% Cash, 1% Medical & 2% Capitation. Doctor is currently working 2 1/2 Days/Week. Leasehold improvements, equipment & some patient charts Included.

EAST LOS ANGELES—9 eq. ops. in a 3,750 sq. ft. single story free standing building. Income Stream is currently 50% Insurance and 50% Cash. Approximately 12-14 patients are seen per day with approximately 15-25 new patients per month. Currently there is one associate working each week. Projecting \$720,500 for 2005. **BUYER'S NET OF \$106,520.**

ENCINO—3 eq. ops. in a 1,200 sq. ft. suite located in a three story commercial business building. Good location, beautiful ceramic tile flooring, street visibility, free parking, multiple signs and a good number of walk-ins. Leasehold improvements and some equipment only.

GLENDALE—3 eq. ops. in a 1,000 sq. ft. suite located in a two story building. Doctor is currently working 5 days/week and currently seeing approximately 8-10 patients per day with approximately 10-12 new patients per month. Income Stream is approximately 70% (PPO) Insurance and 30% Cash. Projecting \$428,582 for 2005. **BUYER'S NET OF \$102,918.**

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Maria Silva, V.P.

HAWTHORNE-Pedo—3 eq. ops. and 3 fully eq. ops. in an open bay. Practice is in a 2,200 sq. ft. suite located in a two story medical dental building. Income Stream is currently 44% Insurance and 56% Cash with 2 1/2 Days of Hygiene, 2 Days G.P. and 2 Days Pedo each week. Doctor is currently seeing approximately 8-10 G.P. patients per day, 8-10 Hygiene patients per day are being seen and approximately 23 new patients per month. Projecting \$671,243. **BUYER'S NET OF \$111,680.**

HAWTHORNE—5 eq. ops. in a 2,500 sq. ft. single story medical building. Doctor is working 3 1/2 Days/Week and has one Associate working 1 Day/Week. Approximately 12-16 patients are seen per day with approximately 28-30 new patients per month. Income Stream is approx. 65% Insurance (PPO), 15% Cash & 20% Capitation. Building is also for sale. Projecting \$306,898 for 2005. **BUYER'S NET OF \$40,386.**

LA MIRADA—3 eq. ops. in an 850 sq. ft. suite located in a 7 unit building. Digital X-ray, wireless Intra Oral Cameras & all equipment is brand new! Leasehold improvements, equipment & some supplies included.

LAWDALE—6 eq. ops in a 1,750 sq. ft. suit located in a single story strip shopping center. Income Stream is currently approximately 67% Insurance, 17% Cash, 2% Medi-cal & 14% Capitation. Doctor is on a 3 days/week work schedule and has an associate working 2 days/week. Approximately 15-16 patients are seen per day with approximately 30 new patients per month. Projecting \$475,308 for 2005. **BUYER'S NET OF \$190,884.**

LOS ANGELES—7 eq. ops. and 2 not eq. ops. in a 5,500 sq. ft. suite located in a two story building. 95 years of Goodwill. Little competition in the downtown Los Angeles location for surrounding three blocks. Incredible signage. Currently the practice is open 2 days/week and is Projecting \$113,703 for 2005. Practice has the potential to produce more if the new Buyer/Doctor can devote more days to the practice. Leasehold Improvements, equipment & some patient charts included.

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

PORT HUENEME—5 eq. ops. in a 1,500 sq. ft. suite located in a busy shopping center. Income Stream is approximately 48% Insurance, 20% Cash & 22% Medi-Cal. Currently there are approximately 6-7 patients seen per day with approximately 20 new patients per month. Projecting \$278,390 for 2005. **BUYER'S NET OF \$81,876.**

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Tina Ochoa, V.P.



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ROSEMEAD—9 eq. ops. in 3,750 sq. ft. single story free standing building. Income Stream is approximately 50% Insurance, 20% Cash and 30% Welfare. Currently there are Associates working 6 days/week and seeing approximately 13-14 patients per day with approximately 51-52 new patients per month. There is one Hygienist 1 day/week and there are approximately 8 hygiene patients seen each day once a week. Projecting \$623,115 for 2005. **BUYER'S NET OF \$155,748.**

ORANGE COUNTY

COSTA MESA—4 eq. ops. in a 975 sq. ft. suite located in a two story building. New Intra Oral Camera included! Doctor is working 3 days/week and has one hygienist working 4 days/week. Income Stream is currently 50% insurance and 50% cash. Projecting \$759,501 for 2005. **BUYER'S NET OF \$175,013.**

LAGUNA HILLS—4 eq. ops. in a 975 sq. ft. suite located in a professional medical building. Also available is a 1,050 sq. ft. space across the hallway from the practice that could be used for expansion or a management office. Practice is in a highly visible and accessible area. Leasehold improvements & some equipment only.

RIVERSIDE & SAN BERNARDINO COUNTIES

BIG BEAR CITY—2 eq. ops. and 1 partially eq. op. Third op. is currently used as a private office. Doctor works 4 days/week and sees approximately 8-10 patients per day with approximately 5-6 new patients per month. Currently there is one Hygienist working 2 days/week seeing approximately 8 hygiene patients per day. Income Stream is approximately 30% Insurance and 70% Cash. Projecting \$518,639 for 2005. **BUYER'S NET OF \$252,288.**

FONTANA—4 eq. ops. and 1 not eq. op. in a 1,800 sq. ft. suite located in a single story medical/ dental building. N2O2 in 1 op. Income Stream is approximately 80% Insurance & 20% Cash. Doctor is currently working 4 days/week seeing approximately 8-10 patients per day with approximately 18-20 new patients per month. There is one hygienist that works 4 days/week seeing approximately 8 hygiene patients per day. Projecting \$663,137 for 2005. **BUYER'S NET OF \$193,434.**

REDLANDS—3 eq. ops. & 1 not eq. op. located in a 1,000 sq. ft. single story free standing building. Good signage, located in front of a busy medical center. All equipment is almost new! Leasehold improvements & equipment only.

TEMECULA—3 eq. ops. in a 1,400 sq. ft. suite located in a three story medical/dental building. Doctor is on a 3 1/2 Days/Week work schedule and is seeing approximately 4-8 patients per day and attracting approximately 12-20 new patients per month. Currently there is one hygienist working 2 Days/Week and seeing approximately 8 Hygiene patients per day. Income Stream is approximately 50% Insurance and 50% Cash. Projecting \$496,192 for 2005. **BUYER'S NET OF \$143,878.**

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Greg Beamer, V.P.

SAN DIEGO COUNTY

ESCONDIDO—5 eq. ops. in a 2,200 sq. ft. two story free standing building. Income Stream is approximately 40% Insurance, 48% Cash & 12% Capitation. Good location & upside potential. Building is also for sale. Projecting \$1,076,216 for 2005. **BUYER'S NET OF \$288,450.**

LA JOLLA—4 eq. ops. and 1 not eq. op. in a 1,364 sq. ft. suite located in a three story medical/dental building. Good location, 17 years of Goodwill & long term referral base. Income Stream is currently 70% Cash & 30% Insurance. Projecting \$821,640 for 2005. **BUYER'S NET OF \$89,004.**

LA JOLLA—6 eq. ops. and 1 not eq. op. in a 2,040 sq. ft. condo located in a 9 story building. Condo is also for sale. Good area of La Jolla. Income Stream is approximately 50% Insurance & 50% Cash. Doctor is currently working 4 days/week with 1 Hygienist working 3 days/week and 1 Hygienist working 1 day/week. Approximately 6-8 patients are seen per day with approximately 23-24 new patients being seen per month. Projecting \$724,000 for 2005. **BUYER'S NET OF \$223,984.**

OCEANSIDE—5 eq. ops. & 4 not eq. ops in a 2,240 sq. ft. suite located in a shopping center. Income Stream is approximately 80% Cash, 15% Insurance and 5% Capitation. Doctor currently works 5 days/week and has one Associate working 1 day/month. Projecting \$797,465 for 2005. **BUYER'S NET OF \$235,044.**

SAN DIEGO—4 eq. ops. in a 1,500 sq. ft. two story medical building. Practice is currently seeing approximately 8-10 patients per day, approximately 8 Hygiene patients per day and approximately 25-30 new patients per month. Income Stream is approximately 40% Insurance & 60% Cash. Digital X-Ray, Intra Oral camera and much more included! Projecting \$740,926 for 2005. **BUYER'S NET OF \$207,376.**

SAN DIEGO—3 eq. ops. and 1 not eq. op. in a 1,550 sq. ft. single story building. Income Stream is approximately 40% Insurance & 60% Cash. Practice was started from scratch in 1999. Doctor is currently working 4 Days/Week with one Hygienist working 2 Days/week. Approximately 12-15 patients are seen per day with approximately 8 hygiene patients being seen per hygiene day. Projecting \$496,169 for 2005. **BUYER'S NET OF \$126,388.**

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 Greg Beamer- gbeamer@calpracticesales.com
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PRACTICE FOR SALE #1094 - Two Practices near Bakersfield. Both Gross \$750,000. Fee for service only - Free standing buildings included in sale. Bargain. Call P.P.S., (714) 832-0230.

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BAY AREA

#R-331 SAN LEANDRO—GP located in a two-story, highly visible professional building. Practice grosses over \$300k with an adjusted net of over half! **FP \$235K**

NEW! #R-348 LAMORINDA AREA—GP long estab. practice. Seller retiring. Collections of 1.2 plus million in '04. Insured/Cash patients only. 4 fully equipped ops. Active recall w/ 12 days of hygiene. Seller refers out all Endo and surgery. This is one of the finest practice we have seen in the East Bay. **Call For Details**

REDUCED! #D-250 CUPERTINO—Turn-key facility off Stevens Creek, less than five years old! Great location! Great Build Outs! **Call For Details.**

REDUCED! #D-288 SAN JOSE - Facility in a professional building. State of the Art 1000 sf., office w/3 fully equipped operatories w/ Pelton Crane chairs and Siemens X-ray w/ an option to purchase pano machine Rest below market value \$1.70 sf. **Only \$79K**

#D-304 CENTRAL COAST - GP This practice is as good as it gets. Collections of approx 2.5 million over last 12 months. Insured/cash pts only. Beautifully equipped 9 ops, w/ Cerec machine and updated computers. **Call For Details!**

#D-320 PALO ALTO - GP. Located in single story complex. Fee-For-Service, 3 ops newer equipment, less than 2 years old. **Call for Details!**

#D-332 NORTH SUNNYVALE AREA - One of the best locations in North Sunnyvale area. Consistent collections of 1.1 million w/room to grow in this 11 operator office. Price includes accounts receivable. **Call For Details!**

#C-342 NAPA AREA - GP located in an easily accessible medical/dental building. This busy practice generates approximately 60-70 new patients per month. 5 fully equipped ops with room for more. **FP \$450K**

#D-340 SAN JOSE - GP in prime strip mall, in West San Jose. New office w/2 fully equipped ops, plumbed for 2 add. ops. Insured/PPO patients. **FP \$275K**

NEW! #D-362 SUNNYVALE—GP. Established practice with Collections of \$847k in 2004. 3 fully equipped ops. Insured/Cash Patients. Excellent professional location. **FP \$650K**

NORTHERN CALIFORNIA

#E-295 SACRAMENTO - Long estab. practice w/4 ops, approx 18 new pts/month collected \$550K in '03. **Call for Details!**

#E-287 FOOTHILLS - GP, long estab. Seller retiring. Refers out most specialties, nicely equipped 5 op office. Gorgeous picturesque views! **Only \$ 175K!**

#E-300 SACRAMENTO - GP, long estab. practice. Great opportunity to own your own building, lab and practice. **Practice and Building \$535K!**

#E-317 CITRUS HEIGHTS -GP, estab. practice located in single story bldg, 5 ops collected \$200k won't last with asking only 50% of collections **FP \$110K**

#E-330 SACRAMENTO -GP, Estab. Seller Retiring. Collections of \$372K in '04 on 3 day a week schedule. Insured/cash pts only. 3 fully equipped ops. Seller refers out all endo. **FP \$270K**

#E-346 SACRAMENTO -GP, family oriented practice. Wide spectrum of patients. Located in single story Professional building. **Call for Details.**

NEW! #E-363 SIERRA FOOTHILLS—GP. Experience all four seasons in this upscale rural community. Just an hour from Sacramento or Lake Tahoe. Potential for growth due to increasing population. First Class Building. Condo unit can be purchased separately. **Call for Details.**

#E-326 EUREKA AREA - GP, long estab. practice, Seller retiring. Nicely appointed 1,250 sf office w/ 3 fully equipped ops. Insured/cash pts only. Collected \$604K in '04 w/ Seller taking 5-6 weeks vacation. **FP \$345K**

NEW! #G-360 REDDING AREA—Coming Soon.

NORTHERN CAL CONT.

NEW! #F-344 HUMBOLDT COUNTY—GP. Long Estab practice. Seller retiring. Practice located in high quality rural area. Mostly insured/cash patients. 4 op office. Collections of \$332K in '04. **FP for practice \$175K. FP For Building \$425K**

REDUCED! #H-224 CHESTERLAKE ALMANOR Long Estab. GP in beautiful 4 season resort area. Office is 1400 sq ft with 3 fully equipped ops. Insured/Cash pts only. Collected approx. \$300K in '04 on a 3 day work week! Office bldg avail w/purchase of practice. Will Consider All Reasonable Offers!

#H-311 NORTH SHORE LAKE TAHOE - GP Long established practice. Collections of \$588k in '04. Modern equipped 4 op office. Mostly cash patients. Great location w/ scenic lake views. **FP \$325K**

NEW #H-353 NORTH SHORE LAKE TAHOE—GP, long established practice, w/ collections of \$507K in '04 w/ higher projected revenues for '05. Insured/cash patients only. Fully equipped 3 op office. Beautiful, scenic views of Lake Tahoe. **Call for Details.**

#I-291 SALIDA - GP. Great location in growing north area of Modesto. Collected \$950k in last 3 years. Modern equipped 10 op office mixture of insured/managed care patients. Exc. opportunity for owner/dentist. Averages 160 new pts/mo. **Call for Details!**

#I-306 STANISLAUS COUNTY - GP, in nice historical area of town, 5 ops 1800 sq ft office w/ reasonable rent. Seller motivated. **Call for Details!**

REDUCED! #I-314 MERCED - GP, TWO offices for sale. One practice is 100% Denti-Cal the other is FFS. Just blocks from each other. Both Practices for only **FP \$450K**

REDUCED! #I-318 STOCKTON - GP, in single story building. 50% Denti-Cal. Nicely equipped 3 op practice. Practice and Building for Sale. **CALL FOR DETAILS!**

REDUCED! #I-358 MERCED - GP, Seller retiring. Part-time practice with collections of \$164K in 2004. Mixed patient base of Insured/PPO/Denti-Cal. Seller refers out all specialties. Office condo available to purchase with practice. **FP for Practice: \$75K; FP for Office Condo \$200K**

REDUCED #E-305 VISALIA - GP, Long estab. Mostly insured/cash patients. Two fully equipped ops, plumbed for 3rd op. Doctors take home pay is close over \$200K. **Price Reduced To: FP \$225K**

#I-292 SAN LUIS OBISPO COUNTY - GP, long est. practice. Fee-For-Service practice, 2 ops loyal patient base. Live and practice on the beautiful **Big Sur coastline!** **Call for Details!**

#I-315 FRESNO - GP, Modern equipped 5 op office plumbed for 6th. Mixture of insured/PPO/denti-cal patient base. **Call for Details!**

#I-341 FRESNO AREA—GP, long established. Collections of \$307K in '04. Fully equipped 3 op office, plumbed for additional ops. Heavy Denti-Cal patient base along w/ indemnity patients. New prison under construction. **FP \$125K.**

SOUTHERN CALIFORNIA

#K-310 MOORPARK - GP, in busy shopping center on a major street with easy freeway access. Practice has 5 ops and is grossing in Million Dollar range. **FP \$875K**

#K-316 LOS ANGELES - Turnkey facility with new leaseholds and refurbished equipment with 4 ops. Bldg may also be available for purchase! **Call for Details!**

#K-319 WHITTIER - GP in shopping center. Practice has 2 ops with plumbing for 1 more. **Call for Details!**

#K-329 SANTA ANA/TUSTIN - GP, in state of the art office w/ 10 ops. Practice grosses in the \$750K range. Over 1600 active patients. **Call for Details**

#K-349 TORRANCE— Great practice in professional building on a main street. Doctor will stay on as needed. **FP \$550K**

SOUTHERN CALIFORNIA CONT.

#K-334 SAN BERNADINO - GP located in very busy medical bldg on first floor near buildings main entrance. Great potential! **Only \$95K!**

NEW! #K-347 ENCINO - GP Located in new office on main street. All new equipment! Great Potential **Only \$365K!**

ARIZONA

#Az-324 MESA - Turn-key Facility, 6 op office with all of the major equipment. No patient base and ready to move into! **Only \$62,500K**

#Az-343 TUCSON—Coming Soon! **Call For Details!**

NEW! #Az-345 PHOENIX—Prankey practice philosophy. Approx 2300 sf w/ 5 ops. Practice grosses in the 600K range. **\$350K**

NEVADA

#R-142 RENO - Long Estab. GP. Seller retiring. 1,540 sf w/5 equipped ops, centrally located office. ColFd \$361K in 2004. Ins/cash pts. **Call for Details!**

NEW! #R-359 RENO—GP. Established practice with collections of \$608K in 2004. Modern equipment. 5 op practice is located in upscale area. Mostly insured and cash patients. **FP 450K**

NEW! #R-367 RENO— GP 2 story professional building. 5 ops 2300 sf+. Fee-For-Service. Collections in the Million Dollar Range. **Call for Details!**

#LV-263 LAS VEGAS - GP Estab 24 years. Beautiful 3000 sf, 6 op practice w/ gross in 1.1 to 1.2 Million range! Portion of Bldg for Sale. **FP \$650k**

#LV-289 LAS VEGAS - GP, located in nice North LV area. 4 op office with room for expansion located in single story professional bldg. **Call for Details!**

#LV-315 LAS VEGAS - GP, Well established practice with consistent collections in 1 million dollar range. Large quality pt base. **Call for Details!**

#LV-325 LAS VEGAS - Seller Retiring. Modern equipped 8 op office. **Call for Details!**

#LV-336 HENDERSON - Collections of \$1 million plus for '04. Great location, 2765 sq ft office 4 ops plumbed for an additional 4 ops. Practice nets \$1.2 million in '04. **Call for Details!**

#LV-339 HENDERSON - Scratch Start, Leasehold Improvement practice. State of the Art Equipment. 5 ops w/ 2-3 being equipped upon completion. **Call for Details!**

NEW! #LV-344 LAS VEGAS—GP, Well Established practice Seller Retiring. Room for growth in the 3 op practice. Won't last long at this price. **FP \$125K**

NEW! #LV-366 HENDERSON—GP, Collections of \$635K in '04. Fully equipped 4 op office, plumbed for additional 2 ops. Mixture of insured/PPO patients. **FP \$325K**

SPECIALTY PRACTICES

REDUCED! #D-283 SAN JOSE -Oral Surgery, Absolutely beautiful located in very desirable area of SJ!! New equipment, Gross over 1 Mill. **Reduced to \$635K!**

REDUCED! #D-351 EAST BAY- Perio, Long Estab. Ins/cash pts only. Beautifully appointed office with updated computer systems. Does not do implants so plenty of room for expansion for dentist that enjoys implant work. **Reduced \$475K!**

NEW! #D-365 TRI-VALLEY AREA—Perio, Family orientated bread and butter practices that production could easily be increased due to doctor currently not doing implants. **Call for Details!**

#D-322 SOUTH BAY - Ortho, Long est practice, 3 open bay ops with updated equipment. Collections in the high \$300k. **Call for Details!**

#H-328 GREATER SOUTH LAKE TAHOE AREA - Ortho practices with a Combined Collection of \$620K+ in '04. Modern equipped 4 op office. **Call for Details!**

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#J-292 SAN LUIS OBISPO COUNTY GP, long est. practice. Fee-For-Service practice, 2 ops loyal patient base. Live and practice on the beautiful Big Sur coastline! Call for Details! WPS 800-641-4179.

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<p>Torrance GOODWILL! GOODWILL! 5 Ops. 4 Equipped. FFS, 75% Cash 25% Indemnity Ins. Near Hawthorne Blvd & Torrance Blvd.Offered At: \$ 520 K</p>	<p>Santa Ana 5 Ops. Clean Office. Near Main Place Mall. Low rent-45% Cash 35% Ins-18% Medi-Cal-2%HMO ..Offered At: \$195 K</p>
<p>Palm Springs All New - 3 Suites (4 or 5 Ops.) Being Built and Equipped for Specialists. 2,400, 2,200 and 1,000 Sq. Ft. Built -In Referrals included.Make an Offer</p>	<p>Encino FFS, 4 Ops. Office refers out \$10K of Endo a month. Off the 405 and 101 Freeways on Ventura Blvd Seller will stay on as Assoc. Offered At: \$ 610K</p>
<p>Beverly Hills FFS, 2 Ops. On Wilshire near Santa Monica Blvd. Office averaging 15-20 new patients a month. 90% Cash 10% Insurance. Offered At: \$ 235K</p>	<p>San Pedro GOODWILL! GOODWILL! 45 Years Goodwill 4 Ops. FFS Office. Did \$ 460 K last Yr. on three days work.Offered At: \$460 K</p>
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LOS ANGELES-This one is perfect if you are a conservative planner and wish to grow your practice. First floor location on busy street with proximity to Alvarado. Large sign and excellent visibility. Ample parking. Medical clinic next door. 3 ops. Low rent and overhead. Seller does no advertising and works limited sched.

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

EAST LOS ANGELES-Visibility. Walk-ins. Hispanic Area. Ample parking. Revenues exceeding \$40,000 per month. Large sign. Absentee Owner/Multi-Specialty Opportunity. 40+ new patients per month. 5+ Ops. Busy area. Priced to sell immediately. Excellent growth potential.

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BUYERS:

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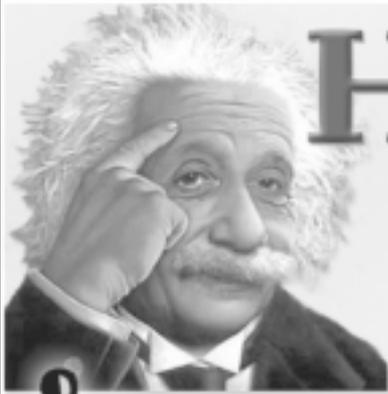
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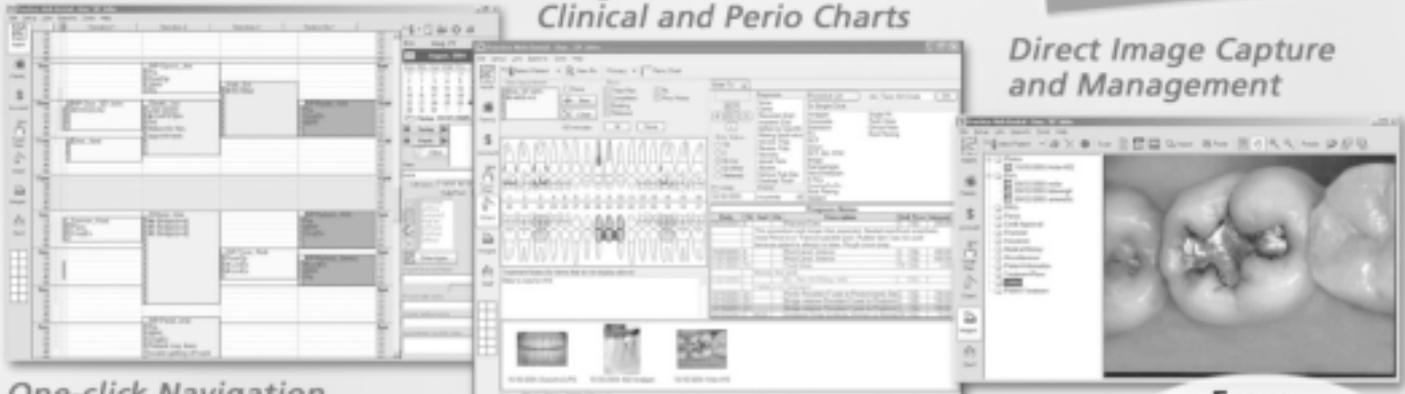
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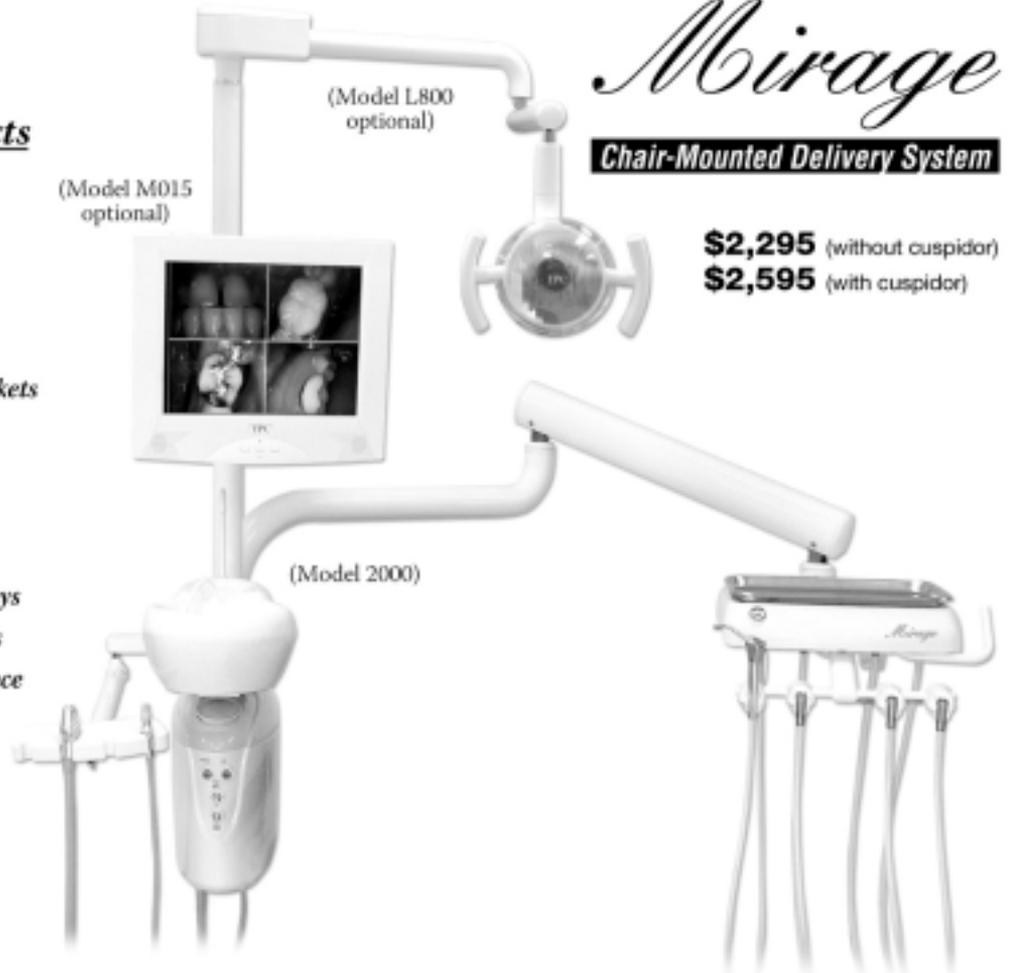
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CARSON CITY, NEVADA: Both building and dental practice for immediate sale. One non owner dentist is retiring and the other is selling but would like to come back as the associate to the new buyer for two or three days a week. Building can be purchased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

CORCORAN: For Sale - Average Adjusted Income \$117K, 2004 GR were 289K, 3 treatment rooms, 2 days of hygiene. Doctor works approximately 33 hours per week. The perfect opportunity for a satellite practice. Present dentist to patient population ratio is 1: 5,000.

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BAKERSFIELD: For Sale - General Dentistry Practice. Gross Receipts are \$368K with approximately \$100K adj. net income. Seller is retiring 28 years in same location and practice started in 1962. Three and a half days of hygiene.

REDDING: For Sale - Both practice and building are for sale - 2,000 sq ft office building, 5 operatories - 2003 gross receipts were 458K - 4 days of hygiene - 24 years same location - Doctor retiring.

SANTA CRUZ: For Sale - General Dentistry Practice established in 1985. Owner is retiring. Three operatories and 4 days of hygiene. 2004 gross receipts were 450K with 61% overhead.

REDDING: For Sale - General Dentistry Practice. 2004 Gross Receipts were 438K with less than 60% overhead. Office and building have a new modern appearance and is located on a major thoroughfare. 4 treatment rooms, 4 + days of hygiene. 1,400 sq. ft.

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S. FRESNO COMMUNITY: For Sale - General Dentistry Practice. This 6 operatory office has 5 days of hygiene, and has been at it's present location for 32 years. 2004 gross receipts \$1,016,277.00. Small community with high growth and new housing development. Doctor is retiring.

PASADENA: For Sale - 2,600 sq ft General Dental office space completely built out. Owners want to sell the households and dental equipment to patients. 9 ops with a 15-chair reception area. Owners are Periodontist and they are building a new facility. Ideal for any dentist wanting to have a larger facility at a minimal cost.

WILLITS: For Sale - Both dental practice and building are for sale in this beautiful rural community. 2004 gross receipts were 512K, with 184K adj. net income. This 1,200 sq ft office has 4 ops with 4 days of hygiene. The practice has been in the same location since 1971. Owner is retiring.

WATSONVILLE: For Sale - 2004 Gross Receipts were 709K with an adj. net income of 512K. There are 6 treatment rooms in 1,400 sq. ft. Practice has operated in its present location since 1983. Owner is willing to stay or consider an outright sale, or partnership leading to complete ownership.

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MODESTO: ASSOC. WANTED - This busy practice has been doing over 1.4 million dollars a year in gross receipts. There are 5 operatories and 8 days of hygiene, Pano, Cerac Unit, Intra-oral Camera, Dentrix Software and Digital Radiography are some examples of the high tech equipment available. The office interior has been tastefully redone. Owner looking for a long term associate to work 2 days a week. Ideal for the dentist mom that wants to practice long term without ownership responsibilities, or retired dentist that wants to continue working 2 days a week.

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

MONTEBELLO: For Sale - General Dentistry Practice. 2004 Gross Receipts were 397K with a 181K adjusted net income. Owner will consider selling building also. There are 4 operators equipped in this 1,700 sq. ft. office. **SOLD**

EL DORADO HILLS - FOLSOM AREA: For Sale: This practice was just listed. 2004 Gross receipts were 850K with a 414K adjusted net income. Owner wants to keep sale confidential - Call for details regarding this outstanding practice. Owner is retiring.

REDDING: For Sale: General Dentistry Practice: Owner is retiring practicing 27 years in same location. 2004 gross receipts were 413K with a 143K adjusted net income. There are 3 treatment rooms in 1,475 sq ft. The building is being appraised and will also be for sale. Owner works 4 days a week.

REDDING: For Sale: General Dentistry Practice. This excellent dental practice had gross receipts of \$922K in 2004 with \$395K adjusted net income. The practice has increased its gross receipts yearly for the last 5 years we reviewed. There are 5 equipped treatment rooms in this beautiful 2,550 sq. ft. dental office. Specialized equipment includes Laser Intra-oral Camera and Digital X-Rays. The view from each operatory is incredible.

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

COTTONWOOD: For Sale - This small practice with free standing dental building that is also for sale is ideally suited for the new graduate or a satellite practice. Owner is retiring after 27 years in the same location. Four thousand acres was recently purchased in Cottonwood for a new Del Webb retirement community. Groundbreaking for the development is Spring 2006. A dentist with a solid patient base in place now will benefit in every way as the development moves forward.

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

* Practices coming available but appraisals not completed prior to publication - Shasta Lake, Redding, Santa Barbara, Folsom, Fresno.

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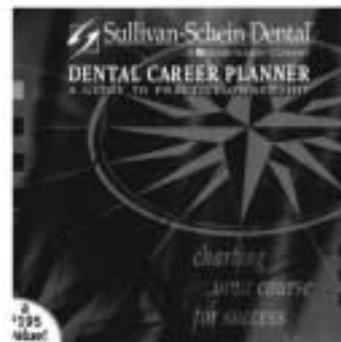
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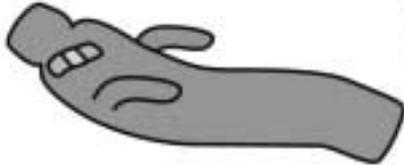
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- 1071 - So. CA - Periodontic/GP Gross \$1.8mil, net \$1mil. 7 Ops, 3,000sq.ft. - Full Price includes Real Estate \$2,400,000
- 1072 - Santa Maria area classic practice. Collects over \$500k/yr. Ins. & Cash. 4 Ops in 1,200 sq.ft. Modern office w/digital x-ray, Fully computerized

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- 1078 - Nevada-Historic city. GP wants partner. Solo Group. Gross \$600k.
 - 1082 - NO. CA/Tahoe- Beautiful office. Small town near Lake Tahoe/Squaw Valley. Est 50 yrs. Semi retired works 3 days/wk. All Cash/Insurance No Medical/PPO. Seller grossed \$225k part time.
 - 1086 - Oral and Maxillo Facial Surgeon in Long Beach area. Real Estate also available. Retiring from this long established practice. Collects \$1,300,000 annually.
 - 1090 - So. Bay - Established GP. Grossing \$500k plus. Own condo office-beautiful 4 Ops.
 - 1094 - 2 Practices near Bakersfield. Both Gross \$750k. Fee for service only. Free standing building included in sale. Bargain.
 - 1096 - Orange county Prosthodontist or high end DDS. Grossing \$2,000,000. Selling 40% of practice now. Own 100% of your own practice.
- FP\$650k
- 1098 - South Bay - Korean - Male or female dds. Possible to gross \$80k/mo first year. Hi identity. F.P. \$650k
 - 2010 - No. Santa Barbara on freeway exit. Established 3 Ops. Gross \$187k.
 - 2012 - Paso Robles - Hi identity. Established 20+ yrs. 4 - 5 Ops, 1,800 sq.ft.
 - 2015 - Downey/South Gate - Quality 6 Ops could be more. \$1.2 million
 - 2016 - Coming UPI Hollywood - Quality G.P. Grossing \$450k.
 - 2018 - Coming UPI/South Gate Hispanic area. Established 20+ yrs Gross \$250k
 - 2022 - So. Orange County GP. 1,260 sq.ft., 4 Ops, 70% PPO, 20% Cap.

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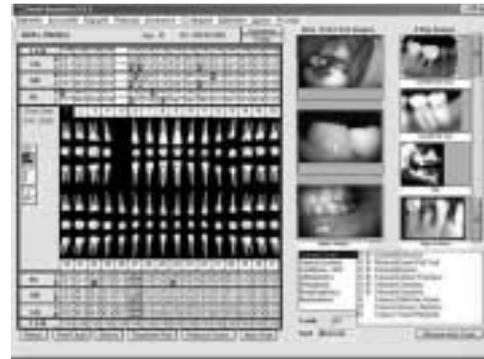
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