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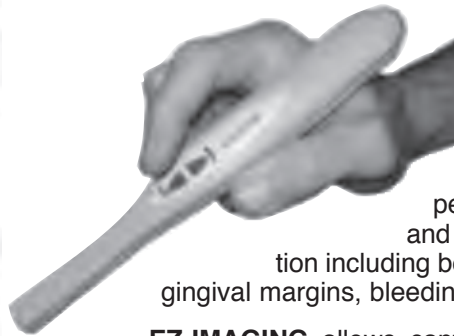
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So. Calif. Edition

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Linda Brown  
Sales Associate



PRACTICE SALES AND LEASING

Happy Holidays



Paul Maimone  
Broker/Owner

### FRESNO COUNTY

**FRESNO COUNTY #1** - (3) op G.P. located in smaller town. Only private dentist in town. 2005 gross collections approx. \$375K on 3 1/2-4 days/wk. Cash/Ins/PPO/Denti-Cal. Low overhead/high net income. **PRICE REDUCTION**

**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. **PRICE REDUCTION**

### KERN COUNTY

**BAKERSFIELD #16** - (5) op computerized G.P. in a busy shop ctr with a major grocery chain store and discount chain store as anchors. Very busy ctr with lots of foot traffic. Excellent exposure/visibility. Cash/Ins/PPO/Denti-Cal. 2006 Gross Collect projected at \$500K+ on (4 1/2) day week. **NEW**

### LOS ANGELES COUNTY

**ANTELOPE VALLEY** - (3) op computerized G.P. located in a shop ctr. with excellent exposure & visibility. Recently remodeled. New equipment. Cash/Ins/PPO/Denti-Cal. Collect \$450K+/yr. on (3) days per week. **NEW**

**ALHAMBRA** - (2) op G.P. located in a strip center with exposure/visibility/signage. Cash/Ins/PPO and small amount of Denti-Cal. 2006 projected collections \$140K part-time. Would make a great starter practice or second office. Selling due to illness and is very motivated. **NEW**

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

**BEVERLY HILLS** - Turnkey office opportunity (no patients). (2) ops fully Eq't'd. Located in a prof. bldg. on a major blvd. **NEW**

**ENCINO #2** - a "Beverly Hills" quality G.P. Recently remodeled and is gorgeous. (5) fully equipped ops; 6th op is plumbed. Computerized, intra oral camera, zoom and Pano equipped. Cash/Insurance with some PPO's. Gross collections last 5 years have been in the \$850K - \$900K/yr range. This one is for the most discerning buyer. Seller has bought another and is motivated! **NEW**

**ENCINO #3** - Turnkey office opportunity (no patients). (3) ops fully eq't'd. Located in a prof. bldg. on a main street. **NEW**

**HAWTHORNE** - (4) op computerized G.P. for sale. (3) ops Eq't'd. (1) plumbed. Cash/Ins/PPO/Denti-Cal/CAP patient base. Approx. (40) new patients/mos. 2005 Gross Collect. \$372K+. \$5K+/mos CAP cks.

**MISSION HILLS** - (5) op computerized G.P. Located in a prof. bldg. Cash/Ins/PPO only. Annual Gross Collections \$850K-\$900K/year. Seller retiring. Building may be available.

**VAN NUYS** - (3) op computerized G.P. Cash/Ins/PPO/HMO/Denti-Cal patient base. Annual Gross collections \$260K-\$360K on (2) days per week. (30-40) new patients per month. Located in a freestanding building on a main street with exposure and visibility. **NEW**

**WEST L.A.** - Turnkey office opportunity. (3) ops, (2) ops fully Eq't'd. 3rd op plumbed. Located in a prof. bldg. on a main blvd. **NEW**

### ORANGE COUNTY

**SOLD OUT** - Room for your Orange County Listing available.

### RIVERSIDE COUNTY

**SO. RIVERSIDE CTY.** - (6) op computerized G.P. located in a freestanding bldg. Cash/Ins/PPO. Collect \$250K+/yr p.t. Seller retiring. **SOLD**

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

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- Practice Sales & Appraisals
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- Locate & Negotiate Dental Lease Space
- Expert Witness Court Testimony
- Medical/Dental Bldg. Sales & Leasing

### SANTA BARBARA COUNTY

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

**CENTRAL COAST #2** - (3) op computerized G.P. (2) ops eq't'd. Located in Prof. Bldg. Mostly Cash/Ins w/small amount of PPO. Ave. Gross Collections \$500K+/yr. **PRICE REDUCTION**

### SAN BERNARDINO COUNTY

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

**EAST SAN DIEGO COUNTY** - (3) op computerized G.P. located in a shop. ctr. in a high growth area. Gross Collect. \$420K+/yr. Cash/Ins/PPO patient base. Seller retiring. **NEW**

**LA MESA** - (5) op computerized G.P. for sale. Newer equipment including digital X-rays and Pano, Dentrax software, a Sapphire light, and an intra oral camera system. Cash/Ins/PPO. 30+ new patients per month. 2006 Projected Gross Collections \$1.1M+ on a 3 1/2 day week. Real Estate might also be available. **NEW**

**NORTH SAN DIEGO CTY** - Hi-Tech, state of the art, Fee for Service G.P. office. (4) ops/2 Eq't. Excellent growth area. **SOLD**

**SAN MARCOS #1** - A Dentist's Dream! Build to Suit duplex building for sale. Corner lot location with signage, visibility, and parking. Build out your dental office in one unit & lease out the other. **NEW**

**SAN MARCOS #2** - (6) op computerized G.P. with mixed patient base. (2) ops eq't'd, (1) plumbed and (3) not plumbed. Shop Ctr. location with exposure/visibility. Projected 2006 Gross Collections \$350K+ on a (3) day week. **NEW**

### SAN LUIS OBISPO COUNTY

**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 eq't'd. 2004 Gross Collections \$409K on (3) day week. Cash/Ins/PPO. (35-40) new patients per month. **SOLD**

### VENTURA COUNTY

**EAST VENTURA COUNTY** - (4) op computerized G.P. with exposure/visibility. Annual Gross Collect. \$200K+ on (3) day week. Cash/Ins/PPO/Denti-Cal. **SOLD**

**VENTURA** - (8) op G.P. Cash/Ins/PPO/HMO patient base. Cap Ck. \$11K/mos. Gross Collections \$750K+/yr. **SOLD**

**WESTLAKE VILLAGE** - (4) op computerized G.P. located on the first floor of a professional bldg. with visibility. (3) ops eq't'd (1) op plumbed not eq't'd. Cash/Ins/PPO patients. Annual Gross Collections \$450K+. **SOLD**

### OTHERS

**DENTAL CONDOS FOR SALE** - 1,000 to 10,000 sq. ft. Located in Apple Valley, Palm Desert, Palmdale, San Diego, Vista...AND NOW OCEANSIDE!

**SOUTHERN CA CITY** - WOW! Multi-location computerized G.P. for sale. New/newer equipment. (4) locations all with exposure, visibility and signage. All are marketed under the same brand name. Gross Collections \$4.8M last (12) mos. Net after debt service \$1.1M. 2006 Projected Gross Collections \$5.7M! **NEW**

### UPCOMING PRACTICES FOR SALE

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**BAKERSFIELD #16** (5) op computerized G.P. for sale located in a busy shopping center with lots of foot traffic. Excellent exposure/visibility. Cash/Ins/PPO/Dental Patient base. 2006 Gross Collections projected at \$500K+ on (4½) day week. D&M PRACTICE SALES (818) 591-1401.

**MONTANA** Love hunting, fishing and skiing right out your back door? Many practice opportunities. Call Consani Seims Limited 866-348-3820. [www.mydentalbroker.com](http://www.mydentalbroker.com).

**PRACTICE FOR SALE** #3008 - Fullerton area - Private Practice - 20 year established private office. Seller moving out of state. Insurance and cash only. 6 Ops (4 equipped) in 1,800 sq.ft.. Located in small very nice center with exposure. Hi Identity - Collects just under \$40,000 per month on a regular basis. Call Professional Practice Sales, Inc., (714) 832-0230.

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“I didn't realize the crucial decisions involved in incorporating until I hired Mr. Olson. He took the time to explain these issues, and saved me thousands of dollars in the process!”

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**LAKE ISABELLA** FEE FOR SERVICE PRACTICE FOR SALE – Collects \$150,000+ per year on 3 days per week. 3 ops. Free standing building. Asking \$75,000. Kurt Skarin 818-991-6552.

**LEGAL TIP:** Buyers: Who completes and pays for retreatments? For how long? Attorney Robert W. Olson, Jr., 805.963.1120, [www.transdental.com](http://www.transdental.com).

**SANTA BARBARA** Pedodontic Practice. 2 TX rooms plumbed for 3 in 900 sq ft. Equipment and Leaseholds only 3 yrs old. 2005 Gross Receipts 209K on 2 days a week. Doctor relocating HENRY SCHEIN PPT INC. BROKER DENNIS HOOVER, D.D.S. 800-730-8883.

**LOS ANGELES PRACTICE FOR SALE** This one will go quick! Asking \$210,000 Select Practice Services, 626-966-8223!

**PRACTICE FOR SALE** #1005 - Hemet – Beautiful office – F.P. \$350k – Shopping center. Call Professional Practice Sales, Inc., (714) 832-0230.

**MISSION VIEJO PRACTICE FOR SALE** 5 operator private practice grosses \$800,000/year on 4 ½ days/week – Dr. retiring after 30 years in same location - Thomas & Fees Practice Sales (714) 544-4341.

**I AM LOOKING TO WORK P/T** as an associate in West LA. GPR, private practice experience. David (310) 980-3822.





# San Diego Practice Sales

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- exclusively in San Diego County
- more than 28 years of experience with the San Diego Dental Community

## PRACTICES FOR SALE — December, 2006

**Attention SELLERS: We have many qualified Buyers desiring to purchase a practice in San Diego County. Call today for a complimentary consultation.**

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

**SAN DIEGO—HILLCREST**—JUST LISTED!! 3 fully-equipped ADEC Ops (including new ADEC Sterilization Suite!) In this established FFS practice, situated in Prof Bldg. New carpet, paint, upgrades in 1350 sq.ft. Asking only 295K!!

**SAN DIEGO—HILLCREST**—EQUIPMENT AND LEASEHOLD IMPROVEMENTS available with new lease in 2600 sq. ft. Opportunity available for a limited time only!!

**SAN DIEGO—OCEANSIDE**—GREAT Location just off I-5 Fwy in busy retail center. This GP is only 9 years old and updated with digital X-Rays and newer computer system. 4 Ops in 1200 sq.ft Insurance/Self-Pay/PPO. Owner has another office out of area.

**SAN DIEGO—ENCINITAS**—Fee-for-Service, long-established **GENERAL** Practice. Fabulous LOCATION. Situated in Professional Bldg. adjacent to Scripps Hospital, just off I-5. 5 Ops in 1500 sq.ft. This opportunity won't last long!! **ACCEPTED OFFER!!**

**SAN DIEGO—PACIFIC BEACH**—VERY desirable Beach Community. This **GENERAL** Practice is just off the I-5 Fwy and situated in Prof. Bldg. Estab. 1990. 3 fully equipped Ops. Call for details!

**SAN DIEGO—EL CAJON**—Just Listed!! Situated in a Professional Bldg., this **GENERAL PRACTICE** was established in 1979. 3 equipped Ops in 1100 sq.ft. Next to Sharp Rees Stealy Medical Clinic on busy street. Owner retiring. Asking only 130K!!

**SAN DIEGO—EL CAJON**—Established (11 yrs) **GENERAL PRACTICE** comprised of approx. 50% Medi-Cal, 25% PPO, 25% Insurance/Private. 2005 collections of 562K. 4 Ops of newer equipment in 1650 sq.ft. New Dentrax and Computer Hardware. Priced reduced to 285K!! **EXCELLENT VALUE!!**

**SAN DIEGO—DEL MAR**—Outstanding LOCATION and very attractive **GENERAL + Speciality Practice** situated in Professional Bldg. 3 fully-equipped Ops. with potential for 2 more. Approximately 50% HMO & 50% PPO/Private. High income area..Newer equipment including Panorex and Microscope! **PRICE REDUCED!!**

**SAN DIEGO—ESCONDIDO—GENERAL PRACTICE and BUILDING!!**

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

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

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

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

**SAN DIEGO—HILLCREST**—Well-established PERIODONTAL Practice. Refers out Implants. All Insurance and Self-Pay. 5 equipped Ops in 2750 sq.ft. Transition available.

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**SAN DIEGO PRACTICE SALES can also assist you with PRACTICE APPRAISALS, BUY-IN BUY-OUT TRANSACTIONS and LEASE NEGOTIATIONS.**

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**Kodak 2000 Intraoral X-ray System (New)**

**VELOPEX INTRA-X**

**List Price: \$5664**

**Velopex Developer (New)**

**TECH WEST INC.**

**OIL w/ DRYER** **List Price: \$3595**

**Matrix 3.2hp Oilless Compressor (New)**

**List Price: \$3168**

**Tuttnauer 2340M Autoclave (Renewed)**

**TECH WEST INC.**

**List Price: \$1695**

**Whirlwind 1hp Vac (New)**

Matrix 3.2hp Oilless Compressor (New) Tuttnauer 2340M Autoclave (Renewed) Whirlwind 1hp Vac (New)

Price includes: one year parts and labor warranty, plus manufacturer's warranties, freight, delivery, and installation. Renewed equipment includes new neutral tone paint, tubing's, and over 400 colors of Naughyde and Vinyl upholstery to choose from ( assistant's telescoping arms are included, cuspidors add \$350 in lieu of arm )

OPERATORY	INSTALL	SHIP
Adeco Trad. or Decade (R) .....	4995	4795
Adeco/Dentalez (R) .....	4995	4795
LSM Portland (New) .....	7140	6650
Ampco 21000 (New) .....	6650	6150
Belmont/TPC (New) .....	5950	5750
Engle Sequoia AS2 (New) .....	5750	5350
Forest 8350 (New) .....	9850	9650
Coastal/Ampco/PC (R) .....	2995	2750
TPC Mirage 4000 (New) .....	5995	5495
Dentalez /Adeco/Ritter (R) .....	2450	2250

**CHAIRS**

TPC model 4000 (New) .....	3195	2995
Adeco Priority (R) .....	2550	2250
Dentalez JSA(R) .....	1995	1895
MDT Aseptrol (R) .....	1495	1395
Dentalez/Ritter base (R) .....	1250	1050
Coastal Medallion (R) .....	1495	1295
Chayes Virginia (R) .....	1495	1295
Vacudent (R) .....	1495	1295
Ritter Vega (R) .....	1495	1295
Forest 6100 (New) .....	3995	3895
Forest 6010 (New) .....	3150	2995
LSM Hydraulic (New) .....	3495	3395

**DELIVERY SYSTEMS ( Dr. & Assistant's )**

Adeco Decade Asepsis (R) .....	1850	1750
Adeco Excellence Trad. (R) .....	1995	1895
Forest Euro (R) .....	2495	2395
Adeco Decade or 4200 (R) .....	1550	1450
Ampco OTP (R) .....	1550	1450
Adeco 2021 Dr/Hygiene (R) .....	1295	1195
TPC Mirage OTP (New) .....	2150	2050
Forest Euro 8800 (New) .....	4495	4395
Beaverstate S-4150 Cart (N) .....	1425	1352
Beaverstate S-4250 Cart (N) .....	1995	1895

**LIGHTS**

Adeco 6300 (Renewed) .....	850	750
Forest 9010 & 9000 (R) .....	850	750
Dentalez Distinction (R) .....	850	750
Pelton & Crane LFI (R) .....	695	595
Pelton & Crane LFI (R) .....	650	525
Ritter/Knight (R) .....	650	550
Promm Daray II (R) .....	695	595
Ritter/Knight Track (R) .....	1025	825
Pelton & Crane LFI -T (R) .....	1075	875
Dentalez Daray I (R) .....	650	550

**COMPRESSORS**

	INSTALL	SHIP
Tech West 2HP Oilless w/D (N) 3795	3795	
Tech West 1HP Oilless w/D (N) 2395	2395	2195
Tech West 3HP Oil w/D(N) 4950	4950	4750
Tech West 2HP Oil w/D (N) 3195	3195	2995
Tech West 1HP Oil w/D (N) 2395	2395	2195

**FILM PROCESSORS**

Velopex Intra-X,L (New) .....	1650	1525
Velopex Intra-XE,L (New) .....	1550	1425
Velopex Extra-X,L (New) .....	3995	3795
Perio Pro III, w/ L (New) .....	2050	1927
Perio Pro I, w/ L (New) .....	1850	1695
Air Tech. AT2000 (New) .....	5150	4950
Air Tech. AT2000 w/rooy (N) .....	5525	5325
Dent-X 810 Basic (New) .....	3095	2995
Dent-X 810 plus-AR (New) .....	3595	3395

**STOOLS**

Brewer 2020B Dr. (New) .....	295	275
Brewer 2042L Assist. (New) .....	395	375
Brewer 9000 Dr. (New) .....	775	675
Brewer 9020 Assist. (New) .....	895	795

**STERILIZERS**

Tuttnauer 2340M (Renewed) .....	2050	1850
Tuttnauer 2340M (New) .....	Super Savings	
Tuttnauer 2540M (New) .....	Super Savings	
Tuttnauer EZ10 (New) .....	Super Savings	
Chemiclave EC5500 (New) .....	3250	3050
Chemiclave EC6000 (New) .....	3995	3750
Barnstead PV Dry (New) .....	4395	4195
Barnstead MC10 (New) .....	3995	3795
Barnstead MC8 (New) .....	3195	2995
Midmark Ultraclave M9 (N) .....	Call for price	
Midmark Ultraclave M11(N) .....	Call for price	

**X-RAYS**

Gendex GX-1000 (Renewed) .....	2450	2250
Kodak 2000, Digital (New) .....	2850	2650
Dent-X ACP (New) .....	Super Savings	
Dent-X Endos DC, AC (N) .....	Super Savings	

**MISC. EQUIPMENT**

Optilux 500 (Renewed) .....	795	750
Tech West 1 HP Vac. (New) .....	1150	1050
Vacuum System 1 HP (R) .....	795	695
Handler 12" Model Trim. (R) .....	495	350
Southeast Ultras. Scaler (N) .....	650	595

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**CHINO**-Free standing building with excellent visibility, sign and walk-ins. Seller Retiring. Gross of \$17k/month with Seller working part-time schedule & no promotion. Room for today and your busy practice of tomorrow - 5 ops with 3 rooms fully equipped.

**FONTANA**-This one has it all! Single-user/free standing building. Ample parking. Large sign. Very busy street. Growth area. State-of-the-Art equipment. 8+ op facility. Revenues exceed \$100k/month. Owner works limited schedule. Serious buyers only!

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**LaCRESENTA/NORTH GLENDALE**-If you want to be in this area - this practice is a must! Long-established, busy/active practice with 30+ years of goodwill. Seller retiring. Private patients only. Only quality-oriented practitioners to be considered.

**LOS ANGELES**-Small Capitation Practice with revenues of nearly \$20k/month. Looking for aggressive practitioner to take this practice to the next level! Currently no advertising & seller working limited sched. Low overhead.

**EAST LOS ANGELES**-Visibility...Walk-ins...Hispanic Area...Ample Parking...Next to High School... Large Sign...Free Standing Building...Multi-Specialty Opportunity...5+ Ops...Busy Area... Excellent Growth Potential.

**EL MONTE**-5 fully equipped ops. Revenues exceed \$700k for this year. Zero promotion or advertising --- all word of mouth. First floor location with visibility. Call to express your interest; be prepared to tell us why we should sell this gem to you!

**NORTH HOLLYWOOD**-3 ops with sign exposure. A practice has been at this location for 14+ years. Low expense to operate. Rent below \$1700 per month. Ideal as a starter practice. San Fernando Valley is super hot, so call now!

**OXNARD/PORT HUENEME**-Beautifully decorated office w/40+ years of goodwill. Current seller since 2001. Refurbished completely. 3 ops. Low overhead. Sign visibility w/1st floor location. 100% private (no HMO or Dent-cal). This one won't last!

**SAN FERNANDO VALLEY**-Strip center with sign exposure. Located on Reseda Blvd. Drive-up easy parking. Beautifully equipped office with 3 ops plus separate x-ray room and private office. Low rent rate. Ideal starter practice.

**SAN FERNANDO VALLEY**-Major shopping center on busy intersection. Currently 3 ops fully equipped but expanding to 6 ops. Seller to concentrate on other practices. Excellent patient flow with income of \$35k/month. Low rent rate.

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Traditon p/l, f/o, reb.....	\$350
Tradition clone, new, p/b, f/o.....	\$399
NSK, p/b, f/o, reb.....	\$279
NSK clone, new, p/b, f/o.....	\$399
Titan L motor, f/o w/latch hd. new.....	\$695
Star 430 SWL, no-lube, reb.....	\$369
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Kavo 2307L or 2320L with contra head.....	\$799
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- private insurance, cash, and some CAP-  
50% overhead.

### Wilmington

**General practice** - Dr. retiring after 44  
years - 3 operatories in 1250 sq. ft. - Dr.  
works 3 easy days - only 2 employees  
- grosses \$12-14,000 per month - great  
starter practice or satellite office - priced  
right - great potential.

### Palm Desert

Private **Orthodontic** practice for sale  
grosses approx. \$20,000/mo on 3 easy  
days/week - Dr. retiring after 50 years -  
contracts receivable over \$250,000.

### Oceanside

Great prosthodontic practice for sale - 4  
modern ops in 1500 sq ft - grossed over  
\$600,000 in 2004 - Dr. retiring - perfect  
for someone who loves crown & bridge -  
either prosth or G.P. - Priced for immediate  
sale - offer of 1st refusal on bldg as well.

### Hawthorne

**General practice** with 3 operatories started  
from scratch 2 years ago - new equipment  
- 2005 collected \$252,000 this year on pace  
to collect \$360,000 - less than 50% overhead  
- owner leaving the country and has priced  
for a quick sale.

### Baldwin Park

**General Practice** for sale in strip center  
with good signage - 3 operatories - grosses  
\$40,000/month on 4 days per week with  
low overhead - predominantly Hispanic  
patients.

### Century City

Beautiful, modern 5 operatory general pri-  
vate practice in 2000 sq ft - all equipment  
no more than 5 years old - gross collections  
of \$840,000 in 2005 - owner ill and must  
sell - wonderful opportunity in great area.

### Mission Viejo

General practice with 5 operatories in strip  
shopping center - grosses \$800,000/yr - Dr  
retiring after 30 years - private insurance,  
PPO's and cash - prime location

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Marcia A., Long Beach, CA. Oct. 10 06

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**SANTA BARBARA/GOLETA GENERAL PRACTICE FOR SALE:** Consistently collects \$375,000-400,000 per year with no Denti-Cal and no capitation. Seller works 3 1/2 days per week and refers out all endo, all perio surgery, all implants and all ortho. Three days per week of hygiene. Three operatories located in a one story professional building. Retiring. Asking \$300,000.

**WEST LOS ANGELES GENERAL PRACTICE FOR SALE:** Located at the border of Century City and Beverly Hills, this practice collects \$170,000 per year with no Denti-Cal and no capitation. Seller refers out all endo, all perio, all pedo, most oral surgery and all ortho. There are three operatories in a professional building setting. Asking \$120,000.

**AGOURA HILLS ORTHODONTIC PRACTICE FOR SALE:** Long established practice with 25 years of goodwill in the community. Collects \$430,000 per year on three and one-half days per week. Four chairs in a bay with an additional private operator. Seller wants to stay for a smooth transition. Asking \$216,000.

**ENDODONTIC PRACTICE FOR SALE:** Collects \$475,000 per year with a net income of \$290,000 per year on four days per week. Seller does not accept any plans. Fee for service practice. Two equipped operatories with digital x-ray and Global microscope. Third operator plumbed but not equipped. Asking \$285,000. **PENDING**

**SAN FRANCISCO BAY AREA ORTHODONTIC PRACTICE FOR SALE:** Collects \$2,368,000 per year on three days per week with a net income of over \$1,000,000 per year with \$1,650,000 in contract receivables. Seller sees 160 patients per day, starts 30-40 patients per month. Six chairs in a bay arrangement with a single chair in a private exam room. Average fee per case is \$4,500 with over 1,200 patients in bands. Must sell. Motivated. Asking \$1,200,000. **SOLD**

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**ANTELOPE VALLEY** (3) op computerized G.P. for sale. Located in a shop ctr. with excellent exposure & visibility. Recently remodeled. New equipment. Cash/Ins/PPO/Denti-Cal. Collect \$450K+/yr. on a (3) day week. D&M PRACTICE SALES (818) 591-1401.

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**PRACTICE FOR SALE** #2088 - Cerritos - Ortho office available. Could be converted to G.P. Beautiful office, 5 Ops open bay and quiet operator. Full Price \$165k. Call P.P.S., (714) 832-0230.

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Attractive, 3 op GP in growing community. Collections exceeded \$800,000.

## NORTH ORANGE COUNTY, CALIFORNIA

5 op general practice with **SALE PENDING** 2005 gross exceeded \$680,000.

## BEVERLY HILLS, CALIFORNIA

Exceptional, 5 op GP in **SALE PENDING** location. Collections exceeded \$1 million.

## LOS ANGELES LAX AIRPORT, CALIFORNIA

Well established, 4 op GP located near LAX. Collections over \$1 million.

## CALIFORNIA CENTRAL VALLEY

Beautiful, spacious GP with 30+ years goodwill. 2005 gross over \$935,000.

## SOUTHWEST LOS ANGELES COUNTY, CALIFORNIA

Well established, 3 op **SOLD** GP located 1/2 block from the beach.

## SAN JOSE, CALIFORNIA

5 op (2 equipped) GP located in busy strip mall. 2005 collections \$229,000+.

## SAN FRANCISCO, CALIFORNIA

Convenient location, 4 op GP. 2005 collections over \$235,000.

## VISALIA, CALIFORNIA **\*\*Price Reduction\*\***

General dental practice priced for quick sale. 2005 gross over \$419,000.

## LAS VEGAS, NEVADA **\*\*New Listing!\*\***

6 op general practice, 37 years of goodwill. 2005 collections over \$1,350,000.

## LAS VEGAS, NEVADA (Specialized Practice)

Providing restorative, implant surgery & prosthetic reconstruction dentistry.

## NORTHERN ARIZONA **\*\*Price Reduction\*\***

Spacious office in prime location. 2005 collections exceeded \$700,000.

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### FEATURED LISTINGS

**HAWTHORNE**-7eq ops & 1 not eq op in a 2,700 sq ft 5-story medical bldg. Good staff, good patients & many years good will. Income stream is approx 51% insurance, 30% cash, 2% medical & 17% capitation. Dr is currently working 2 days/wk seeing approx 12-14 patients/day. Projecting \$913,172 for 2006. **BUYER'S NET OF \$185,478.**

**PALM DESERT**-4eq ops in a 1,990 sq ft ste in a 2-story bldg. Good location & 2 Intra Oral cameras! Income stream is approx 50% insurance & 50% cash. Dr is currently working 1 day/wk with 1 Assoc working 1 day/wk. Projecting \$367,968 for 2006. **BUYER'S NET OF \$158,654.**

**SAN DIEGO**-3eq ops in a 1,841 sq ft ste in a Dental bldg. An advanced general practice for an experienced restorative doctor! Good location, good referral base & personable staff. Income stream is approx 90% cash & 10% insurance. Dr is currently working 4 days/wk with 1 Hygienist working 4 days/wk. Intra Oral camera. Projecting \$1,060,324 for 2006. **BUYER'S NET OF \$375,756.**

**SOUTH COAST METRO**-3eq ops & 1 not eq op in a 1,183 sq ft 3 story med/dental bldg. Income stream is approx 80% insurance & 20% cash. Dr is working 3 day/wk seeing 8-9 patients/day. Projecting \$275,738 for 2006. **BUYER'S NET OF \$95,000.**

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and Appraising of Dental Practices



**CORONA-8** eq ops in a 6,540 sq. ft. shopping center. Indemnity practice, high to middle income clients, good staff, & good location w/signage. Income stream is approx. 60% insurance & 40% cash. Dr. is currently working 3 1/2 days/wk. seeing 30 patients/day. Projecting \$1,604,810 for 2006.

**BUYER'S NET OF \$312,672.**

**NEWPORT BEACH-3** eq. ops in an 851 sq. ft. ste in a multi-story med/dental bldg. Dr. is currently working 1 day/wk with 1 assoc. working 3 days/wk. Income stream is approx. 100% cash. Projecting \$446,250 for 2006.

**BUYER'S NET OF \$83,709.**



**RAMONA-5** eq ops in a 1,600 sq. ft. single story free standing bldg. 45 years Goodwill. Income stream is approx. 80% insurance & 20% cash. Dr. is currently working 3 1/2 days/wk. with 1 Assoc. working 4 days/wk. Projecting \$1,323,432 for 2006.

**BUYER'S NET OF \$485,104.**





Alice C. King, V.P.



# CALIFORNIA

## Specializing in the Selling

### GREATER LOS ANGELES & VENTURA COUNTY

**BEVERLY HILLS**-3eq ops in a 825 sq ft 9-story medical/dental bldg. Good location, good staff, good doctor – treat patients w/ respect. Income stream is approx 80% insurance & 20% cash. Dr is currently working 3 days/wk seeing approx 8-16 patients/day. Projecting \$475,717 for 2006. **BUYER'S NET OF \$106,052.**

**BRENTWOOD/LOS ANGELES**-3eq ops in a 1,080 sq ft ste in a 2 story bldg. Good location in Brentwood! Income stream is approx 75% insurance & 25% cash. Dr is currently working 4 days/wk seeing approx 5-8 patients/day. Projecting \$878,816 for the 2006 Corporate Year. **BUYER'S NET OF \$186,444.**

**HAWTHORNE**-7eq ops & 1 not eq op in a 2,700 sq ft 5-story medical bldg. Good staff, good patients & many years good will. Income stream is approx 51% insurance, 30% cash, 2% medical & 17% capitation. Dr is currently working 2 days/wk seeing approx 12-14 patients/day. Projecting \$913,172 for 2006. **BUYER'S NET OF \$185,478.**

**LANCASTER**-4eq ops in a 1,200 sq. ft. ste in a single story Med/Dental bldg. Low sales price! Leasehold improvements & equipment only.

**LANCASTER**-4eq ops in a 1,700 sq ft free-standing bldg, ½ is seller & ½ is chiropractor. Good patients, high IQ on dental treatment, acceptance is high on their dental needs, Intra Oral camera. Income stream is approx 70% insurance & 30% cash. Dr is currently working 4 days/wk seeing approx 8 patients/day. Projecting \$792,000 for 2006. **BUYER'S NET OF \$314,928.**

**LONG BEACH**-2eq ops & 1 plumbed/not eq op in a 960 sq ft ste in a single story tri-plex. Leasehold improvements, equipment & most patient charts. Turn Key Location!!!

**LOS ANGELES**-6eq ops & 1 plumbed/not eq op in a 2,400 sq ft single story free-standing bldg. in a strip shopping center. Good location, office remodeled May 2000, good staff, middle/upper middle class income patients & located on the 2nd busiest intersection in LA. Income stream is approx 6% insurance, 23% cash, Medi-Cal & 1% capitation. Dr is currently working 4 days/wk with one assoc working 4½ days/wk seeing approx 20-25 patients/day. Projecting \$1,002,505 for 2006. **BUYER'S NET OF \$534,192.**

**LOS ANGELES**- 3eq ops in a 1,500 sq ft single story bldg. Good location. Leasehold improvements & equipment only.

**LOS ANGELES**-4eq ops in a 1,500 sq ft ste in a 6 story med/dental bldg near Miracle Mile area in Beverly Hills. Income stream is approx 50% insurance, 40% cash & 10% Medi-Cal. Dr is currently working 4½ days/wk seeing approx 9-10 patients/day. Projecting \$905,038 for 2006. **BUYER'S NET OF \$237,536.**

**LOS ANGELES**-2eq ops & 2 plumbed/not eq ops in a 1,000 sq. ft. single story bldg. in a strip shopping center. Leasehold improvements, equipment & some patient charts included.

**LOS ANGELES**-3eq ops & 1 not eq op in a 1,500 sq ft single story bldg. Practice is in "Enterprise" zone (buyer will be reimbursed 50% of employee's salary). 1 Intra Oral camera. Income stream is approx 70% insurance, 20% cash, & 10% medical. Dr is currently working 1 day/wk seeing 6-7 patients/day. Projecting \$93,777 for 2006.

**MONTEBELLO**-3eq ops in a 900 sq ft shopping center. Good location with Hometown Buffet, Denny's & Albertsons. Leasehold equipment and patient charts only.

**OXNARD**-2eq ops in a 950 sq ft free standing 3 ste bldg. Good location, 43 years Goodwill & new home developments 3 miles from practice. Dr is currently working 5 days/wk seeing approx 4-12 patients/day. Projecting \$501,742 for 2006. **BUYER'S NET OF \$179,866.**

**PALMDALE**-5eq ops in a 2,800 sq ft ste in a single story shopping center. Low sales price. Leasehold improvements & equipment only.

**REMINDER: Net Income is Buyer's Net Income after Debt Service. BACK UP OFFERS ARE ALWAYS ENCOURAGED!!!**

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# PRACTICE SALES, INC.

## and Appraising of Dental Practices



Maria Silva, V.P.

**PICO RIVERA**-3eq ops & 3 plumbed not eq ops in a 2,200 sq ft single story free standing bldg. Good location, good signage & many walk-ins. Income stream is approx 60% insurance, 30% cash & 10% Medi-Cal. Leasehold improvements & equipment only.

**PLAYA DEL REY**-3eq ops & 2 plumbed/not eq ops in a 1,370 sq ft ste in a two story bldg. Income stream is approx 70% insurance & 30% cash. Dr is currently working 3 days/wk seeing approx 8-10 patients/day with one Hygienist working 2 days/wk seeing approx 8-10 Hygiene patients/day. Projecting \$372,756 for 2006. **BUYER'S NET OF \$64,716.**

**REDONDO BEACH**-3eq ops in an 806 sq ft ste in a busy shopping center. Income stream is approx 50% Insurance & 50% Cash. Low overhead. Center will be remodeled in late 06/07. Dr is management only with Assoc working 2 days/wk. Associate refers out all Endo, O.S., Pedo & Perio. Leasehold improvements, equipment & all charts included.

**SIMI VALLEY**-4eq ops in a 1,902 sq ft ste in a professional 3 story Med/Dental bldg. (One Endo & all others are MDs in the bldg) Income stream is approx 60% insurance & 40% cash. Dr is currently working 4 days/wk with one Hygienist working 4 days/wk. Projecting \$857,546 for 2006. **BUYER'S NET OF \$202,256.**

**TORRANCE**-4eq ops in a 1,400 sq ft ste in a 4 story Med/Dental bldg. Leasehold improvements & equipment only.

**WESTCHESTER**-3eq ops in a 700 sq ft ste in a single story Med/Dental bldg. 54 years Goodwill, caring staff, & Intra Oral camera. Income stream is approx 70% insurance & 30% cash. Dr is currently working 3 days/wk with one Hygienist working 2 days/wk. Projecting \$535,998 for 2006. **BUYER'S NET OF \$242,852.**

### ORANGE COUNTY

**ANAHEIM-ORTHO**-6eq ops in a 1,500 sq ft single story free standing bldg. Income stream is approx 50% insurance & 50% cash. Management only w/ one Assoc working in the office. Collected \$394,800 for 2005. Leasehold improvements, equipment & all patient charts included.

**ANAHEIM**-3eq ops in a 1,200 sq ft 1 story med/dental complex. Intra Oral camera. Income stream is approx 80% insurance & 20% cash. Dr is currently working 3 days/wk seeing approx 9-10 patients/day. Projecting \$287,548 for 2006. **BUYER'S NET OF \$84,004.**

**GARDEN GROVE**-4eq ops & 2 denture room/eq ops in a 2,560 sq ft ste in a single story shopping center. Good location & good signage. Income stream is approx 40% insurance, 20% cash & 40% Medi-Cal. Dr is currently working 3 ½ days/wk projecting \$287,290 for 2006. **BUYER'S NET OF \$55,608.**

**LAGUNA BEACH**-3eq ops in a 1,400 sq ft single story A-frame free standing bldg. Good location, 56 years Goodwill & Intra Oral camera. Income stream is approx 65% insurance, 30% cash & 5% capitation. Dr is currently working two days/wk with 1 Assoc. working 2 days/wk. Projecting \$354,206 for 2006. **BUYER'S NET OF \$132,116.**

**LAGUNA HILLS**-5eq ops in a 999 sq ft single story bldg in a shopping center. Good location, senior center & DMV close by. Dr is currently working 4 days/wk seeing approx 10-12 patients/day. Income stream is approx 90% cash & 10% insurance. Est practice at this location since 1978. Projecting \$474,132 for 2006. **BUYER'S NET OF \$79,491.**

**LAGUNA HILLS**-2eq ops & 1 not eq op in an 800 sq ft bldg. Good location, high traffic area, compact office able to keep overhead controlled. Produced \$570,000 in 2005 from this office. Leasehold improvements & equipment only.

**LAGUNA NIGUEL**-2eq ops and 2 plumbed/not eq ops in a 1,100 sq ft ste in a professional bldg. Good location, upscale professional area & well designed open office space! Leasehold improvements & equipment only.

**NEWPORT BEACH**-3eq ops in an 851 sq ft ste in a multi-story med/dental bldg. Dr is currently working 1 day/wk with 1 assoc working 3 days/wk. Income stream is approx 100% cash. Projecting \$446,250 for 2006. **BUYER'S NET OF \$83,709.**

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Tina Ochoa, V.P.



# CALIFORNIA

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**NEWPORT BEACH**-4eq ops in a 1,103 sq ft 3-story med/dental bldg. Leasehold improvements & equipment only.

**RANCHO SANTA MARGARITA**-3eq ops and 1 not eq op in a 1,266 sq ft ste in a 2-story professional bldg in a premium location. Good area for GP endo or perio, oral surgery, or implant center. All digital office. Leasehold improvements & equipment only.

**SANTA ANA**-5eq ops & 1 plumbed/not eq op in a 2,050 sq ft ste in a 2-story Med/Dental bldg. Income stream is approx 45% insurance, 45% cash, 6% Medi-Cal & 4% capitation. Dr is currently working 3½ days/wk seeing approx 6-8 patients/day. Projecting \$156,067 for 2006. Leasehold improvements, equipment & all patient charts included.

**SANTA ANA**-2eq ops in a 1,070 sq ft ste in a 2-story professional bldg. Nice location, no medical & a good staff. Income stream is approx 85% insurance & 15% cash. Dr is currently working approx 3 days/wk seeing 4-8 patients/day. Projecting \$130,534 for 2006. **BUYER'S NET OF \$35,826.**

**SOUTH COAST METRO**-3eq ops & 1 not eq op in a 1,183 sq ft 3 story med/dental bldg. Income stream is approx 80% insurance & 20% cash. Dr is working 3 day/wk seeing 8-9 patients/day. Projecting \$275,738 for 2006. **BUYER'S NET OF \$95,000.**

**TUSTIN**-3eq ops & 1 plumbed/not eq op in a 2,250 sq ft ste in a shopping center. Intra Oral camera & Good location. Income stream is approx 78% insurance, 20% cash & 2% Medi-cal. Dr is currently working 5 days/wk seeing approx 10-20 patients/day, attracting 30 new patients/mo. Projecting \$681,410 for 2006. **BUYER'S NET OF \$234,768.**

**WESTMINSTER**-Turn Key Office-2eq ops in a 1,500 sq ft ste in a single story strip shopping center. Leasehold improvements, equipment & some patient charts included.

### RIVERSIDE & SAN BERNARDINO COUNTIES

**CORONA**-8 eq ops in a 6,540 sq ft shopping center. Indemnity practice, high to middle income clients, good staff, & good location w/ signage. Income stream is approx 60% insurance & 40% cash. Dr is currently working 3 ½ days/wk seeing 30 patients/day. Projecting \$1,604,810 for 2006. **BUYER'S NET OF \$312,672.**

**HEMET**-7eq ops in a 1,070 sq ft 2-story professional bldg. Good location, main part of town, est. 25 yrs & good potential for absentee owner. 2 Intra-Oral cameras. Income stream is approx 55% insurance, 20% cash, & 25% welfare. Dr is currently working 3 days/wk seeing 20 patients/day. Projecting \$1,240,179 for 2006. **BUYER'S NET OF \$370,792.**

**MENIFEE**-3 eq ops in a 1,000 sq ft single story in a strip shopping center. Good location, all digital x-rays & Intra Oral camera. Dr is currently working 4½ days/wk w/ 1 Hygienist working 3-4 days/wk. Income stream is approx 70% insurance & 30% cash. Projecting \$467,630 for 2006. **BUYER'S NET OF \$98,588.**

**MURRIETA**-5 eq ops in a 1,578 sq ft 2-story bldg. Intra Oral camera. Leasehold improvements & equipment only. **TURN KEY LOCATION!**

**NORCO**-3eq ops in a 1,000 sq ft ste in a strip shopping center. Good location, many walk-ins, busy shopping center & Turn Key Location! Income stream is approx 40% insurance, 35% cash & 25% Medi-Cal. Started from scratch in 2004. Dr is currently working 2½ days/wk. Projecting 176,196 for 2006. Leasehold improvements, equipment & patient charts included.

**UPLAND**-Turn Key Office-2eq ops in a 1,600 sq ft ste in a single story strip shopping center. Leasehold improvements, equipment & all charts included.

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# PRACTICE SALES, INC.

## and Appraising of Dental Practices



Greg Beamer, V.P.

**PALM DESERT**-4eq ops in a 1,990 sq ft ste in a 2-story bldg. Good location & 2 Intra Oral cameras! Income stream is approx 50% insurance & 50% cash. Dr is currently working 1 day/wk with 1 Assoc working 1 day/wk. Projecting \$367,968 for 2006. **BUYER'S NET OF \$158,654.**

**RIVERSIDE**-4eq ops in a 1,300 sq ft ste. Good location in a shopping center. Income stream is approx. 50% insurance & 50% cash. Please contact your CPS agent for more info.

### SAN DIEGO COUNTY

**ESCONDIDO**-3eq ops in a 2,200 sq ft 1-story bldg in a shopping center. Good location, all digital office, & surveillance cameras. Intra-Oral camera. Income stream is approx 75% insurance, 15% cash & 10% medical. Dr is currently working 1-2½ days seeing 8 patients/day. Projecting \$291,428 for 2006. **BUYER'S NET OF \$35,804.**

**OCEANSIDE**-7eq ops in a 1,995 sq ft single story bldg in a shopping center. 3 Intra Oral camera stations! Projecting \$1,279,620 for 2006. **BUYER'S NET OF \$492,175.**

**RAMONA**-5eq ops in a 1,600 sq ft single story free standing bldg. 15 years Goodwill. Income stream is approx 80% insurance & 20% cash. Dr is currently working 3½ days/wk with 1 Assoc working 4 days/wk. Projecting \$1,323,432 for 2006. **BUYER'S NET OF \$485,104.**

**SAN DIEGO**-3eq ops in a 1,841 sq ft ste in a Dental bldg. An advanced general practice for an experienced restorative doctor! Good location, good referral base & personable staff. Income stream is approx 90% cash & 10% insurance. Dr is currently working 4 days/wk with 1 Hygienist working 4 days/wk. Intra Oral camera. Projecting \$1,060,324 for 2006. **BUYER'S NET OF \$375,756.**

**SAN DIEGO**-5eq ops in a 2,200 sq ft ste in a 2-story bldg. Good location. Income stream is approx 70% insurance & 30% cash. Dr is currently working 4 days/wk seeing approx 4-10 patients/day. Projecting \$1,165,524 for 2006. **BUYER'S NET OF \$208,205.**

**SAN DIEGO**-3eq ops in a 1,000 sq ft 8-story med/dental bldg. Intra Oral camera, good location, good staff, good doctor, & high IQ dental patients. Income stream is approx 80% insurance & 20% cash. Dr is currently working 3 ½ days/wk seeing approx 8-12 patients/day. Projecting \$438,408 for 2006. **BUYER'S NET OF \$75,532.**

### SAN LUIS OBISPO COUNTY

**SAN LUIS OBISPO**-4eq ops in a 1,300 sq ft 2-story med bldg. Good area, 19 years Goodwill, great staff. Intra-Oral camera. Income stream is approx. 70% insurance & 30% cash. Dr is currently working 4 days/wk seeing 10-12 patients/day. Projecting \$370,960 for 2006. **BUYER'S NET OF \$82,855.**

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Please note: If you would like a full summary of information on any of the practices listed, or to speak with an agent, please call us at (714) 639-2775 or outside (714) area, call (800) 697-5656.

*All the above information is from sources deemed reliable but not guaranteed by agents. Information is subject to price changes, corrections, error, omission, prior sale and withdrawal.*

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**NEW! A-2984 BAY AREA**—Dentist interested in sharing dental office. Great opportunity for a dentist who desires to practice in a state of the art facility. **Call for Details**

**NEW! B-468 ANTIOCH**—GP, group in large 10 op practice. FFS w/gross revenues in \$1.5 mill. **\$950k**

**NEW! B-4581 LAFAYETTE**—Long Estab, 26 years of good will. 1400 sf office w/ 3 ops. **\$375k**

**B-2945 OAKLAND**—30 years established, 5 op 2000 sf office in great location. **\$225k**

**B-2968 SAN PABLO**—Great Starter practice, 100% private/ins patients office is 4 ops, 1450 sf. **\$65k**

### BAY AREA CONT.

**D-403 SAN JOSE**—GP, Modern shopping center location, new equipment 3 ops plumbed for additional. Nice office located in prime commercial area. **\$225k**

**D-455 CAMPBELL**—GP, practice grosses in the 1 million range. 7 ops. **\$785k**

**D-463 SAN JOSE**—Turn-Key facility, no patients. Newer bldg in busy evergreen area. 3 ops Adec Equip. **Asking Only \$85k**

**D-437 FREMONT**—Practice in one of the nicest Prof. Bldgs in Fremont! Beautiful operatory views of golf course. **\$320k**

**REDUCED! D-445 REDWOOD CITY**—GP located in prof bldg on El Camino Real bordering Atherton.

### NORTHERN CAL CONT.

**E-440 SACRAMENTO**—GP Leasehold/Asset sale w/ some residual patient base 5 op office. **\$150k**

**E-394 SACRAMENTO**—Long Est. GP Coll'd \$607K in 2005. Busy area near major shopping center. **\$400k**

**E-406 SACRAMENTO**—Long established practice. Collections of approximately \$300K in '05. Prime mid-town location. Fully equipped 4 op office. **\$185k**

**E-420 SACRAMENTO**—GP, Prime W. Sac shopping center location. Mixture of private pay, indemnity and PPO Plans. 4 ops, collections of \$485K. **\$300k**

**E-428 SACRAMENTO**—Long established GP, located in 1045 sf 3 op office. **\$350k**

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**B-2962 LA MORINDA**—Established 50 years. Office is 750 sf w/ 2 ops. Good Potential. **\$120k**

**B-453 OAKLAND**—Long established Modern equipped 4 ops, Ins/Pvt Pay/PPO nets close to \$200k. **\$310k**

**B-2975 EAST BAY**—Part of group practice, 33 years of goodwill, 3 Fully equipped, + 1 hygiene, 3 – 4 Doctor Days worked per week, 2 Days of hygiene per week. **\$550k**

**NEW! B-467 EAST BAY**—50% interest in practice, grosses in the \$800k range. **\$385k**

**NEW! B-4711 OAKLAND** GP in 1988 sf 4 fully equipped op downtown location. Gross in the high \$500k range.

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**NEW! C-4851 PETALUMA** GP, 1550 sf, 4 ops **\$650k**

**C-2957 SOLANO CO**—Large GP, State of the art well designed office. 2200 active pts. Gross +/- 1.1m. **\$790k**

**C-2964 SOLANO CO**—Established 30 yrs GP, Associate buy-in. 3500 active pts. 3000 sf 9 ops. **\$820k**

**NEW! C-464 CENTRAL MARIN**—GP, Long estab, Seller retiring. Collections of \$731K in 2005. Ins/cash pts only. 4 op office. Prime centralized location. **\$500k**

**NEW! D-365 PLEASANTON**—Facility available. **Call for details!**

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**D-457 SAN JOSE**—GP in nice prof bldg. FFS, approx. 1000 sf 3 ops. **\$310k**

**D-2977 SALINAS**—GP, 3 doctor days w/ 3 days of hygiene 1000 sf w/2 ops with 1 hygiene op. **\$200k**

**D-2972 SANTA CLARA**—Facility only-new practice with new equipment. Nice 3000 sf w/ 6 ops. Motivated Seller. **Call for details!**

**D-2939 SAN JOSE NEAR EASTRIDGE**—1600 sf w/ 5 ops. 3 year avg collections \$858K. 3 dr days w/4 hyg days. **\$500k**

**NEW! D-4731 SAN JOSE**—GP, 3 ops + plumbing for 1 additional Practice grosses in excess of \$500k on less than 3 dr days/week. **\$420k**

**NEW! D-474 LOS ALTOS**—Facility/asset sale. 2100 sf 6 ops. **\$225k**

**NEW! E-480 CARMICHAEL**—GP, 2100sf, 4ops, plumbed for 5th, Attractive single story bldg near major thoroughfare. **\$395k**

**NEW! E-478 SO. SACRAMENTO**—GP, near I-5 pocket area, seller retiring. Approx 1500 sf w/4 ops. Collections of \$327k in 2005. **\$175k**

tice, Seller retiring. 2600 sf with 8 ops. **\$650k**

**E-2966 SACRAMENTO**—GP, Long established 1650 sf w/ 5 ops. Experienced staff. 2000 active patients! Seller will assist w/transition. **\$290k**

**E-423 SACRAMENTO**—Well estab GP in 1,345 square feet and consists of 4 fully equipped ops. **\$300k**

**E-422 SACRAMENTO**—GP, located in a highly visible single-story Medical/Dental Professional Building 1,333 sf & 4 fully equipped **\$358k**

**E-460 ROSEVILLE**—GP, Large capitation practice w/ Gross Receipts at \$1.8 mill. **\$1.2m**

**NEW! E-483 SACRAMENTO**—Established practice w/ collections of \$644k in 2005. 4 ops, plumbed for 2 additional. Prime mid-town location. **\$475k**

**NEW! E-484 SACRAMENTO/CITRUS HEIGHTS**—GP, 1100 sf office w/ 2 fully equipped ops. Mostly HMO patients. **Call for details!**

**NEW! F-482 COOS BAY, OREGON**—GP, Seller Retiring. Modern equipped, 2500 sf w/3 ops & plumbed for 3 additional. **Call for Details!**

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# WESTERN PRACTICE SALES

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### NORTHERN CAL CONT.

**F-326 EUREKA AREA** - GP, long established practice. Seller Retiring. Nicely appointed 1,250 sf w/ 3 ops. Insured/cash pts only. Collected \$604K in '04 w/ taking 5-6 weeks vacation. **\$345k**

**G-360 REDDING AREA**—GP, Seller retiring from quality FFS practice. Office is 1440 sq ft w/ 3 ops. **\$325k**

**G-395 CHICO** — Long established GP w/ collections averaging \$500K. Modern equipped 4 op office. Seller refers out most specialties. **\$300k**

**G-456 YUBA CITY**— GP with approx gross \$400k. FFS retiring, 4 ops. Seller owns building. **\$275k**

**G-2979/G-443 CHICO**— GP, High end, 4 ops and 1750 sf. Practice grosses in the \$700k range. **\$475k**

**NEW! G-476 CHICO**—GP, established practice collections of \$300k in '05. Projecting \$380k in '06. Beautifully equipped 4 ops, all Adec. Desirable location. **\$250k**

**NEW! H-481 NORTHERN CALIFORNIA** - Gp, seller retiring, collections of \$549k in 2005. 2200 sf w/3 fully equipped ops, plumbed for 1 add'l. Real Estate (2 bldgs) also available for \$500k. **\$300k**

**H-224 CHESTER/LAKE ALMANOR** - Long established GP in beautiful 4 season resort area. Office is 1400 sq ft w/ 3 fully equipped ops. Bldg avail also separately. **\$150k**

**H-392 SAN ANDREAS** - GP Seller Retiring. Collections of \$300k. Insured/Cash patients, 3 ops. **Practice REDUCED TO ONLY \$60k Real Estate \$175k**

**H-353 NORTH SHORE LAKE TAHOE**—GP, long established practice, w/ collections of \$571K in '05. Insured/cash patients only. Fully equipped 3 op office. **Beautiful, scenic views of Lake Tahoe. \$340k**

**REDUCED! H-386 SONORA** - GP, in beautiful 2200 sf 6 op completely computerized office w/digital x-ray. Collections avg 1.13 million in past 4 years. Option to purchase building. **REDUCED! \$695k**

**H-2916 GOLD COUNTRY**— 42 years established, GP in modern computerized 3 op office, 1064 sf. Great Staff and Seller to assist w/transition. **\$260k**

### CENTRAL VALLEY

**I-404 TURLOCK** - GP, Modern equipped 5 op office. Collections in the \$500K range. **Real Estate Also Available! Practice: \$335k**

**I-407 MERCED**— Long established practice. Collections of \$745K in '05. Beautifully equipped 4 op office. Insured/Cash patients only. **\$425k**

**I-454 STOCKTON**—GP, shopping center location 5 ops, collected \$738k in 2005. **\$495k**

**I-2959 CENTRAL VALLEY**— Long established, GP 3 ops. **\$165k**

**NEW! I-4701 STOCKTON**— GP, 2500 sf 6 + 2 ops. FFS with collections in range of \$1.5 million. **\$960k**

**J-371 EXETER**—GP, in heart of San Joaquin Valley Basin. Fee-For-Service practice, refers out most specialties. **\$150k**

### CENTRAL VALLEY CONT.

**J-2934 SAN LUIS OBISPO AREA**—GP, Growing, desirable area, FFS 2000 sf w/ 4 ops plumbed for additional. Condo also available to purchase. **\$495k**

**J-438 FRESNO**—GP, established practice located in prime NE area of Fresno. Collections of \$441K in '05. Beautifully equipped 4 op office. **\$300k**

**J-439 LAKE ISABELLA**—GP, Long established in Kern River Valley a beautiful four season's resort area. **\$290k**

**J-449 FRESNO/CLOVIS**—GP, mostly FFS. Collected \$637K in 2005. 2006 projected at \$600k. **\$550k**

### SOUTHERN CALIFORNIA

**K-319 WHITTIER** - GP in shopping center. Practice has 2 ops with plumbing for 1 more. **\$110k**

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

**K-448 TEMECULA** - GP w/beautiful build-outs. Fast growing practice. **\$350k**

**K-466 NORTHRIDGE**- GP Long Established practice. Located in a Professional building, Thousands of active patients. Gross in the mid \$700k range. 1550 square feet, 4 ops. **\$625k**

### ARIZONA

**Az-412 PHOENIX**— Large 7 op practice, plumbed for one additional. Real Estate is also available for purchase. **\$350k**

**Az-426 SCOTTSDALE**— GP in beautiful 2500 sf 8 op office. Practice grosses in the 1.2 million range. Possibly selling interest in building. **\$950k**

**Az-430 GLENDALE**— Leasehold improvement practice. Large 6 op office. **\$180k**

**Az-431 BULLHEAD CITY**—Nice 5 op practice. **\$275k**

**Az-433 SCOTTSDALE**— Nice new 1100 sf, 3 op FFS practice. **\$235k**

**NEW! Az-477 MOHAVE CO** - GP, in beautiful centrally located 1510 sf 4 op office. Practice grosses in the \$1.2 million range. **Call for Details!**

**NEW! Az-486 TUCSON** - GP, 1000 sf, 3 op office **\$175k**

### NEVADA

**R-359 RENO**—GP, established practice with collections of \$608K in 2004. Modern equipment, 5 op practice located in upscale area. Mostly insured/cash patients. **\$450k**

**R-434 RENO** - GP, Long established practice, Seller retiring. Collections of \$291K in '05. Insured/cash patients. Excellent merger opportunity. **\$175k**

**R-446 RENO**—Long Established, 2000+sf with 5 ops. Gross avgs 1.1 million. **\$650k**

### NEVADA CONT.

**LV-380 LAS VEGAS** - GP in west LV location. Fee For Service practice. On track for \$450K in collections for '05. **\$300k**

**LV-398 LAS VEGAS** - GP, family orientated practice. Seller retiring! Practice grosses in the \$900k range. **\$450k**

**LV-465 LAS VEGAS**—Great Location near UNLV. 5 ops nicely equipped top of the line Adec. 3000 Active Patients. Approx 80 new pts/month! **\$425k**

**LV-461 LAS VEGAS**—Very desirable NW location. Newer free standing bldg, 5 ops. Avgs nearly 50 new pts/month. Gross in the 1 mill range. Predominately Prosthodontics. **\$400k**

**NEW! LV-472 LAS VEGAS**—GP spectacular and spacious office w/sophisticated décor 2,600 sf, 5 ops. **Call for Details!**

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**A-2980 GREATER BAY AREA**—Ortho, long established. **\$400k**

**D-365 PLEASANTON & TRACY**—Perio, Be the only full time practice Periodontist in Tracy. Nice newer facility in Pleasanton. **\$250k**

**E-387 ROSEVILLE**—Perio, located in one of the fastest growing areas of California. Practice grosses in the \$400K+ range. **\$195k**

**E-416 SACRAMENTO**— Ortho, Nice 2500 sf w/ 4 fully equipped ops + 2 partially equipped. Approx 15 new starts per month. **\$350k**

**H-327/328 GREATER SOUTH LAKE TAHOE AREA** - Ortho practices with a combined Collection of \$620K+ in '04. Modern equipped 4 op office. **Call for Details!**

**Az-369 CHANDLER, AZ** - Oral Surgery, located in one of the fastest growing suburbs of Phoenix! 1700 sf w/ 2 fully equipped ops, plumbed for additional. **\$350k**

**Az-390 PINETOP AREA**—Ortho, Escape to the beauty of the cool country and tall pines! Easily accessible from Highway 260. Office is 1,500 sf with 3 fully equipped ops. **\$175k**

**Az-411 PHOENIX AREA**—Oral Surgery, Well-established, upscale practice, 1350 sf w/ 4ops. Gross receipts in the \$875k range. **\$650k**

**Az-430 GLENDALE**— Improvement/Equipment Sale. Large 6 op office. **\$180k**

**NEW! K-450 HUNINGTON BEACH** - Ortho practice, 5 ops, 1467 square feet. Practice Grosses in the \$600k range. **\$650k**

**NEW! B-462 ANTIOCH**— Pedo, established practice. Grosses in the mid \$300k. **\$200k**

**NEW! B-475 EAST BAY**—Perio, Call for Details!

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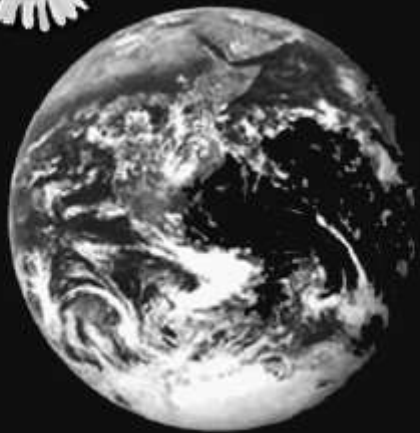
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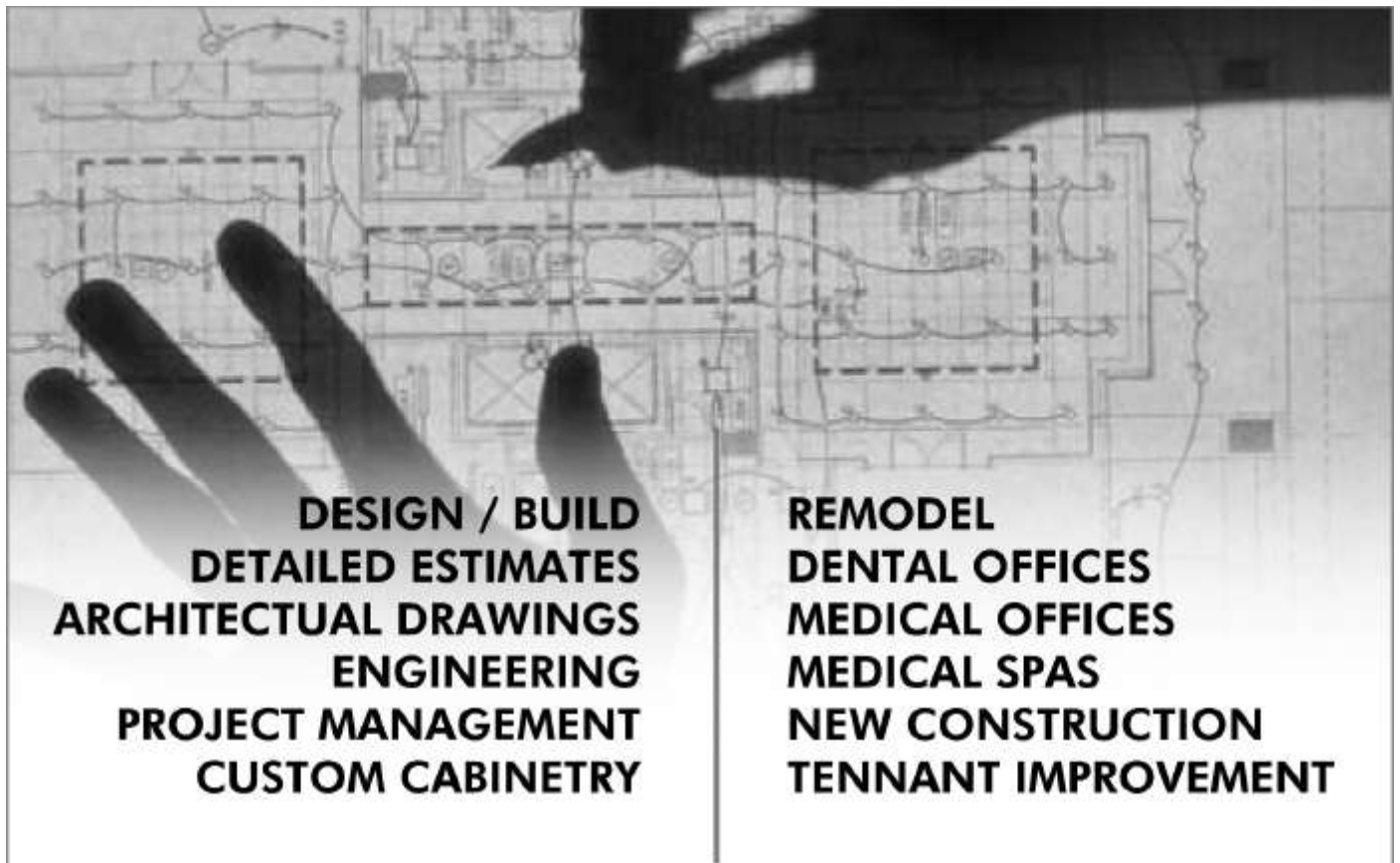
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**SANGER:** For Sale - General Dentistry Practice. This 6 operator office has 5 days of hygiene, and has been at it's present location for 32 years. 2004 gross receipts \$1,016,277.00. Small community with high growth and new housing development. Doctor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

**MODESTO:** For Sale - General Dentistry Practice. Located in close proximity to one of Modesto's premier shopping plazas. Gross receipts were \$873K in 2005. This highly desirable office has 11 days of hygiene is open 4 days a week within a 1500 sq. ft. office with 5 equipped operatories. Building is also for sale. 100% financing may be available for both practice and building. **SOLD**

**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, Intr-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.

**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.

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**VENTURA:** For Sale - General Dentistry Practice. This office is 1,700 sq ft. with 6 available treatment rooms. Gross receipts for 2005 was \$404K with a \$112K adjustable income. New equipment was purchased in 2004 and includes an intra oral camera system. Software is Practice Works. This area is very desirable and growing.

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

**LOS ANGELES:** For Sale - General Dentistry Practice. The office has been in its present location for 10 yrs. It is located in an 1100 sq. ft. 4 operatory equipped leased suite. 2005 gross receipts were 507K. Practice doing 4.5 days of hygiene. Dr. retiring. **SOLD**

**VISALIA:** For Sale - **DENTIST DECEASED** - General Dentistry Practice. 3 days of hygiene, 2005 Gross Receipts were \$460K on a 4 days week. 3 treatment rooms. Located close to hospital. Will consider all offers. **SOLD**

**SANTA BARBARA:** For Sale - Pediatric Practice. Two treatment rooms, plumbed for a 3<sup>rd</sup> in approx. 900 sq. ft. Equipment and Leaseholds only 3 years old. Practice located in professional building near hospital. 2005 gross receipts were \$209K on a 2 day/wk. Owner relocating.

**DEL MAR BEACH:** For Sale - General Practice. Three treatment rooms in 950 sq. ft. Office is approximately three blocks from the beach with ocean view. Equipment in excellent condition. 2005 gross receipts \$465K on a 3 days per week. Doctor retiring.

**EL CENTRO:** For Sale - General Practice. Three treatment rooms, plumbed for a fourth. Separate room for Pano and X-rays. Practice located in free standing 1,900 sq. ft. one story building on a corner near downtown. Building is also for sale with adjacent three unit residential buildings. 2005 gross receipts were 225K on 3 days per week.



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**GLENDORA:** For Sale - General Dentistry Practice. this practice has been in its present location since 1966. It consist of 1000 sq. ft. office with 3-fiber optic equipped operators and Dentrix software. Gross receipts for 2005 were \$266K, with an adjusted net income of \$107,903.00. Doctor is retiring.

**SANTA CRUZ:** For Sale - General dentistry practice. There are five equipped treatment rooms and two additional rooms that are plumbed for expansion in this 2,347 sq. ft. office. The 2005 Gross receipts were \$885K with a low 62% overhead. Dr. is reporting 2,340 active patients. There are 7.5 days of hygiene per week. The practice has operated in the same location since 1977. Doctor is retiring.

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**OROVILLE:** For Sale - General Dentistry Practice. 2005 Gross Receipts were \$338K on only 3 days a week Production. 3 days of hygiene. Doctor retiring after 30 years in Oroville and 20 years in same location. 3 ops. All Endo and most Perio and Surgery referred out. Intra-oral camera, Panoramic X-ray, and Air Abrasion.

**NOVATO:** For Sale - General Dentistry Practice. Owner retiring after 38 years in the same location. 2005 gross receipts were \$515K with a \$180K adjusted net income. Three days of hygiene, 35 hr week schedule. 3 ops with room for expansion. A beautiful place to live and work.

**SANGER:** For Sale - General Dentistry Practice. If you are a new graduate or your are looking and you are looking for a great practice to purchase you should look at this. Very tastefully decorated, this 3-op office collected 345K in 2005 with less than a 50% overhead. This would also be a great satellite practice. The office is a condominium space that is also for sale and can be purchased at no money down. Owner is retiring.

**STOCKTON:** For Sale - General Dentistry Practice in north Stockton area. This practice has been in its present location for 10 years and was purchased in 2003 from the previous owner. The practice grew rapidly to gross receipts of \$527K in 2005 returning a \$237K adj. net income. Will consider all offers

**RIDGECREST:** For Sale - General Dentistry Practice. This practice is collecting \$795K per year. Owner's adjusted net income was \$416K in 2005 on 3 1/2 says per week schedule. There are 6 ops in this 4000 sq. ft. building that is also for sale. There are 5 days of hygiene. Owner is retiring.

**REDDING:** For Sale - General Dentistry Practice. This exceptional office is located in a beautiful free standing office building of 3,300 sq ft. with 6 ops and six days of hygiene at 12 patients per day. The practice collected \$933K in 2005 with approx. \$300K adj. net income to the owner. The practice was started in 1985 and was moved to its new location recently. The owner will consider selling the building also. If you are looking for a family oriented life style in a wonderful community you should consider this practice.

**ENCINITAS:** For Sale - General Practice. This office is located in an affluent community across the street from a school. The office has 3 TX rooms in a 1000 sq. ft. This office has intra-oral cameras, digital panoramic x-rays, and softdent software only 1 year old. Last years gross Receipts were 567K and does 4 days of hygiene. Net pre-tax income \$203K.

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**SACRAMENTO:** For Sale - General Dentistry Practice. Four operatories in 1,350 sq ft. There are six and a half days of hygiene available per week. Gross receipts in 2005 were \$680K with an adjusted net income of \$240K. Practice was started in 1975 and has operated in its present location for 18 years. - BUILDING ALSO FOR SALE.

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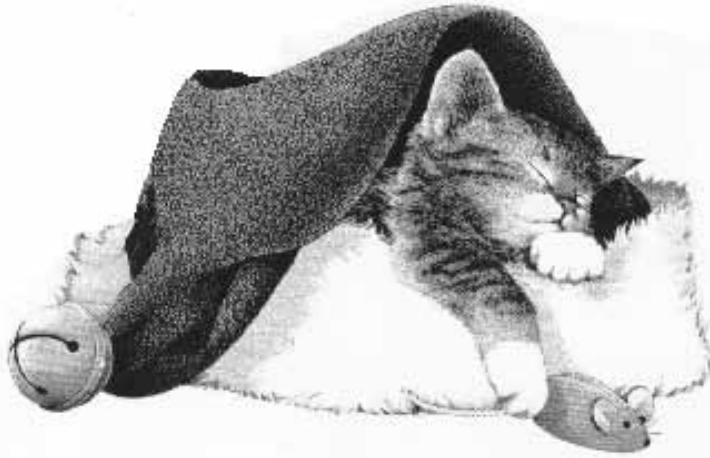
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- 5880 - **Downtown Oakland High rise** - Collected \$588,000 in 2005 with very strong profits. 4 chair bay has 3-walls of glass. FP \$310,000
- 5890 - **Santa Rosa - Memorial Hospital Medical Village.** Great starter opportunity. 2 Op office with 12year old equipment in great shape. \$135,000 year in relaxed schedule. FP \$75,000
- 5891 - **Ortho Practice - San Francisco East Bay - Growing family community.** \$375,000 year on part time schedule. 5 chair bay plus Exam room. FP \$75,000
- 5895 - **El Dorado County's Placerville - Long established.** Collections of \$700k with profits of \$290k on 3.5 day week. Strong Hygiene department. Well equipped.
- 5896 - **Sacramento's El Grove - Great opportunity in fast growing area.** Sold \$250,000 per performer with older DDS. Lots of patients. Well designed 4 op office. FP \$160,000
- 5898 - **South San Jose - Intersection of Highways 85 & 101.** Steady \$1,000,000/year performer. 6 days of Hygiene. Lasers, air abrasion, digital radiography & computerized ops.
- 5899 - **San Joaquin Valley's Merced.** Community is growing with new UC Campus. Beautiful office with over \$180k invested. Not yet 3 years old, performing at \$400k level with great profits
- 5900 - **Centra Contra Costa County - Long established and very successful Managed care practice.** Performing at the \$1.5 million/yr level with great profits. 5 Ops.
- 5901 - **Southern Sonoma County - Collections in 2005 topped \$620k with \$300,000 in Profits.** 3.5 days of Hygiene. Explosive growth occurring nearby.
- 5902 - **Sacramento's Roseville - Right off interstate 80.** 5 year old, custom designed suite. Computerized ops and digital radiography. Has averaged \$345k year in collections the last 3 years.

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- 1005 - **Hemet** - Beautiful office - \$450k investment - Shopping ctr. F.P.\$350k
- 1017 - **Palm Springs/La Quinta** area- Established 40 yrs. New owner 14 yrs. Like new 9 Ops. Hi tech office. Seller to work back for Buyer. Grossing \$1.4 mil. Fantastic opportunity. New DDS can achieve \$2.5 million first year. FP \$1.2 Million
- 1069 - **Irvine/Orange County -GP-** Gross \$160k. Cap checks \$2,000+/k/mo. 3 Operators. Full Price. \$300,000
- 1076 - **West L.A. - Newly established.** Gross \$270k '04. Hi visibility. 5 Ops
- 1078 - **Nevada-Historic city.** GP wants partner. Solo Group. Gross \$600k. Full Price \$350,000
- 1088 - **So. OC lady DDS in busy shopping center.** Seeks Solo Group member to share facility. Purchase 1/2 facility for \$365k.
- 1094 - **2 Practices near Bakersfield.** Gross \$750k+. Free standing building included in sale.
- 2038 - **San Bernardino shopping center location.** 1,500 sq.ft. 4 Ops. Collects \$300k annually. Absentee run. A Bargain
- 2039 - **San Bernardino. Private Practice.** 3 Operators. Collects \$170,000.
- 2053 - **Fontana area. Shopping center - GP-** 3 Ops. Sees a lot of new patients. Collects over \$300k annually. 1,200 sq.ft - Good lease available
- 2060 - **East L.A.-** Gross \$850k, net \$400k+. Older office. F.P. \$650k.
- 2063 - **Down town LA.** Established GP collects \$10,000 month Property also available.

**Orthodontic Buyers needed for SOUTHERN CALIFORNIA**

- 2065 - **S. O.C. Are you losing your lease.** Shopping center location in Aliso Viejo. Great opportunity. Seller will finance @ 6/1/2 % interest
  - 2070 - **Indio - Established 40 years.** Senior DDS. Gross \$5k-\$15k month. 2 Ops. Full Price \$50k.
  - 2071 - **Roland Heights-GP.** State of art office. Gross \$1mil. Seller may welcome partner.
  - 2079 - **Downtown near Staples.** Lady DDS gross \$300k working 3 1/2 days. More volume available. F.P. \$250k.
  - 2088 - **Cerritos Ortho office available.** Could be converted to G.P. Beautiful 5 Ops open bay & quiet Ops. F.P. \$165,000
  - 2090 - **E. San Fernando Valley- A Special corner office.** Grossing \$1,300,000 with no external marketing. 8 Ops in 2,400 sq.ft. more available.
  - 2091 - **Inglewood. GP** Gross \$350k, net \$180k. Est 20 yrs. F.P. \$220k.
  - 2095 - **Santa Barbara - Beautiful 4 Ops,** 3 equipped. R.E. available. Grosses \$800k +, 4 days. F.P. \$795k including AR. Fee for service some
- PPO's**
- 2097 - **Westminster - On freeway.** Beautiful 6 Op office. Location only.
  - 2098 - **Atascadero G.P. - Established 30 yrs.** Grossing \$20k/mo. Refers out Endo, Perio, Most O.S. and C & B. Beautiful office. F.P. \$330k.
  - 2099 - **Huntington Park. Est. 20 yrs.** 1 day only, produces \$10k/mo.
  - 3001 - **South O.C. - Small practice,** collects \$160k annually. Located in strip center. Hispanic patients. Seller moving south.
  - 3003 - **NO/E Santa Ana/Tustin. Retiring Dr. - collects \$260k/annually.** Insurance & cash only. 3 Ops in professional bldg. Long established.
  - 3005 - **Temecula/Murrieta Hot Springs. HMO-Grossing \$1,500,000.** w/\$15k/mo HMO checks. Absentee owner.
  - 3006 - **Covina/West Covina HMO** Grossing \$1,100,000 w/\$14k/mo. HMO cks. Newly renovated. FP. \$1,100,000, RE \$1,800,000. Absentee owner.
  - 3007 - **Lamont/Arvin- Practice with RE.** Newly renovated. Beautiful bargain.
  - 3008 - **Fullerton area - Private Practice - 20 yr estb.** Office. Seller moving out of state. Insurance & cash only. 6 ops. Located in small center
  - 3012 - **Apple Valley area - HMO \$20k/mo.** Gross projected at \$1mil. Now in 1,400sq.ft. soon to be relocated to 2,800 sq.ft. R.E. in newly renovated office available at \$1,385,000. Practice \$1,100,000

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