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PRACTICE for SALE N. Orange County (\$250,000) Recent build-out in spacious 2,200 sqft Free-standing building. 5 Ops. Great visibility. Located on high traffic road. Possible option to purchase building. Broker - Charles Kim 562-431-2144.

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CA Broker #01172430CA REPRESENTATIVE FOR THE NATIONAL
ASSOCIATION OF PRACTICE BROKERS (NAPB)**FRESNO COUNTY**

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

KERN COUNTY

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

LOS ANGELES COUNTY

ANTELOPE VALLEY - (7) op comput. G.P. located in a highly visible, easily accessible, free standing bldg. on a main boulevard. All ops are digital x-ray equipped. There is a Pano and a Ceph., an experienced staff, and room to grow. (20-30) new pts/mos. (50+) years of Goodwill. Cash/Ins and some PPO pt base. Annual Gross Collections of \$1.5M+. Projecting \$1.6M+ Collections in 2012. A Real Money Maker!

HACIENDA HEIGHTS #2 - (3) op comput. G.P. located in a two story prof. bldg. w excellent signage & parking. Cash/Ins/PPO pt base. 4 1/2 days/wk of hygiene. (38) yrs of Goodwill. (10) new pts./mos. 2012 Projected Gross Collect. \$525K+. Seller retiring. **[NEW]**

LOS ANGELES (SILVERLAKE - ATWATER AREA) - (3) op G.P. located in the trendy Silverlake - Atwater area of L.A. (28) years of Goodwill. Cash/Ins/PPO pts. 2011 Gross Collections ~ \$140K on a p.t. schedule. Retail store front w exposure/visibility. Seller owns bldg. & will grant Buyer first right to purchase in future. Seller retiring. **[SOLD]**

NORTHRIDGE - (6) op comput. G.P. (5) ops eqt'd (6th) partially eqt'd & plumbed. (20) years of Goodwill. Cash/Ins/PPO/HMO pts. 2011 Gross Collections \$400K+ on a two day week. Approx \$3K/mos Cap cks. 17-19 new pts./mos. Seller to concentrate on his main office, & is to busy for this one. **REDUCED AGAIN**

SAN FERNANDO VALLEY ORTHO PRACTICE - UPCOMING
Comput. ortho office with a (4) chair open bay, plus (2) private ops. Located in a (1) story professional bldg. with ample parking and monument signage. (42) years of goodwill. Annual gross collections \$450K+ on 2.5 days per week. Cash/Ins/PPO. (10-12) new starts/mos. Excellent referral base. Will introduce. **[NEW]**

RESEDA #6 - (3) op computerized G.P. located in a well known, easily accessible professional building. Cash/Ins/PPO patient base. Annual Gross Collections \$150K part time. Digital X-rays & Dentrix s/w. Excell starter or 2nd office. **REDUCED [PENDING]**

VALENCIA - Drop Dead Gorgeous! (6) op comput. G.P. Newer build out & equipt. Cash/Ins/& a few PPO's. 2012 Projected Gross Collect \$775K-\$800K on 4 days. Digital x-rays & Pano. Dentrix & Dexis. Cerec. All the bells & whistles! 22+ years of Goodwill. (4) days of hygiene/wk. (1-2) days/mos of Perio. Seller has a degenerative condition & is calling it quits before it worsens. Great opp for an experienced, quality oriented DDS looking for a larger, higher end practice. **Re-Priced! [NEW]**

RIVERSIDE COUNTY

"Room for Your Riverside County Practice Listing"

ORANGE COUNTY

ANAHEIM #3 - (3) op comput. G.P. in a one story prof. bldg. on a well known, major blvd. Abundant off St. parking. Dr. works 2.5 days/wk & collects approx \$20K/mos. Does no advertising. Can produce/collect more w some advertising & more days. Cash/Ins/PPO w no Denti-Cal or HMO's. Low rent & overhead. Great starter or second location. **[NEW]**

IRVINE - (3) op comput. turnkey office. Some charts included but not guaranteed. Located in a shop. ctr. w exposure/visibility & signage. Pano equipped. Plumbed for central nitrous. Digital x-rays. Location has been a dental office since 1992.

SAN BERNARDINO COUNTY

"Room for Your San Bernardino County Practice Listing"

SANTA BARBARA COUNTY

SANTA BARBARA #3 - (3) op comput. G.P. located in a dental/medical/prof. bldg. complex on the 1st floor w easy access to parking. Dr. retiring after 40 years. Significant goodwill available in the charts. Does little Pedo even tho many kids are attracted to the complex. Refers all specialties. 8-10 new pts/mos. 6-8 pts/day. Ave. Annual Gross Collect. \$250K on a 4 day wk. Cash/Ins/PPO pts. Digital X-rays. Support during transition. Very attractive price. **[PENDING]**

SANTA BARBARA #4 - (3) op G.P. office located in a prof. bldg. on a main thoroughfare, w off street parking. (2) large eqt'd ops. w room for two more. 40+ years of Goodwill. Excellent lease terms. 2012 Projected Gross Collect. \$140K p.t. Seller retiring but will assist w the transition. **[NEW]**

TULARE COUNTY

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

So. TULARE COUNTY - PORTERVILLE AREA - (6) op comput. G.P. in a major shop. ctr. w exposure & visibility. Cash/Ins/PPO/Kids Denti-Cal pt. base. Annual Gross Collect. \$500K+ on a (4) day wk.

VENTURA COUNTY

PORT HUENEME #2 - turnkey office w charts. (3) ops eqt'd. In a strip ctr w exposure, visibility, & signage. In an upscale beach area. Easy Dental s/w, digital tomograph, & digital x-ray. **[SOLD]**

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Practice for sale in Culver City. Connected to very busy cosmetic surgery center. Fully furnished, 3 ops, newly remodeled, digital xrays, computers everything is ready to go. Call Adam @818-402-7386 to schedule an appt.

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PACIFIC BEACH - NEW LISTING!! Owner retiring from GENERAL Practice with 4 Ops (3 equipped) in approx. 1000 sq. ft. Professional Bldg. Panorex. [NOTE: could be combined with previous listing]

SAN DIEGO - NEW LISTING!! Imperial Beach area. Estab in 1997 this GENERAL Practice has 3 Ops in 1200 sq. ft. Situated in Busy strip center with Macdonalds and KFC. Close to fwy 805.

OCEANSIDE - NEW LISTING!! Estab. GENERAL Practice situated in commercial/residential area. Digital X-Rays. Paperless practice. 3 Ops in approx. 1000 sq. ft.

TEMECULA - NEW LISTING!! Dr. joining Academia and offers this GENERAL Practice estab in 2007, situated in newer Medical Bldg, immediately adjacent to Hospital under construction. GORGEOUS office with 4 Ops (2 equipped in 1800 sq. ft. Digital and Paperless.

POWAY - NEW LISTING!! Retiring from GENERAL Practice estab in 2006. Outstanding LOCATION at busy intersection. 3 Ops in approx. 1150 sq. ft., in freestanding building.

VISTA - FOR LEASE. Approximately 2650 sq. ft. of divisible ground floor space. Situated in highly visible medical-dental bldg. along highway 78. Previously occupied by dental practice. Generous tenant improvement allowance, flexible terms and affordable rental rates.

OCEANSIDE/CARLSBAD - PERIODONTAL PRACTICE. Long-established Insurance and Cash practice. Doctor practices 2-3 days/wk. Situated in freestanding building on very busy thoroughfare. Excellent lease.

CARLSBAD - FOR LEASE. Fully built-out dental office situated in 2-suite Dental Bldg. Approx. 1700 sq. ft. with lots of windows. 4 Ops. Very spacious office!!

IMPERIAL BEACH - NEW!! Satellite ORTHODONTIC PRACTICE. 3 treatment Ops, 2 Consult Rooms. Situated in attractive Prof. Bldg. on main street.

TEMECULA - GENERAL Practice established 2003. 8 Ops (4 equipped) in 2400 sq. ft., in retail center. Close to 15 fwy in "Old Town."

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GLENDALE - Doctor retiring from GENERAL Practice with 40 years of GOODWILL! Excellent Location and in Med Bldg. "Pride/THE designed. 2250 sq. ft. Lots of large windows!

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-James H.I. Bicher, M.D., Oncologist, Valley Cancer Institute, Los Angeles, Ca.

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-Peiman Soleymani, D.D.S., Periodontist Los Angeles, Ca.

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-Mark Davidson, M.D., Los Angeles, Ca.

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-Dan P. Benyamini, D.D.S., Family Practice, Los Angeles, Ca.

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2 Matching Adec Chairs for Sale Lights, Delivery Unit, cuspidor (very clean) and vacuum arm with fiber optics-Color Grey-look modern and new. 818-212-9346.

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Featured Practices for Sale

BAKERSFIELD – Small /part-time 3 ops practice catering to HMO patients. First floor location. Seller relocating from area. Excellent starter or merger opportunity.

BEACH CITIES (upcoming) – High-end/ private only practice. 4 ops. Spectacular ocean views. Over 20 years of goodwill. Revenues exceed \$40k/month on part-time schedule. Contact us to be placed on call-back list.

BEVERLY HILLS – Starter practice or merger opportunity. Over 35 years of goodwill! Owner retiring. 3 Ops. **SOLD** Most specialty procedures referred out. Private patients only. Transition available. Professional building.

CHINO HILLS - Shopping center location w/modern office equip. 8+ yrs of goodwill. Revenues exceed \$30K per month on part time schedule. Seller transition available. Must See.

FONTANA – This one has it all! Single-user/free standing building. Ample parking. Large sign. Very busy street. Growth area. State-of-the-Art equipment. 8+ op facility. Revenues exceed \$60k/month. Owner works limited schedule. Serious buyers only!

KERN COUNTY - Long established practice in free standing bldg. 5+ ops. Just north of Bakersfield, this location is a store front practice with monthly revenues in excess of \$30K/mo. on part time basis. Long term staff will remain for smooth transition. Priced for immediate sale.

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LOS ANGELES (near LAX) – 3 Op practice with revenues of \$25k/month. Looking for right practitioner to take over. 1st floor location. Low overhead. **SOLD**

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RESEDA – Long-established private practice with some HMO revenues. Monthly revenues of \$33k month. 4 ops located in professional building. Nice sign and modern appearance. Seller working limited sched.; willing to assist in transition.

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LAKE ELSINORE GENERAL PRACTICE FOR SALE: Located in a retail center, this practice has been established in Lake Elsinore for over 20 years. Seller works 3 1/2 days per week with 5 full days of hygiene (hygiene accounts for 37% of the practice collections). No Denti-Cal, no HMO, no evenings and no weekends. Seller refers all molar endo, perio surgery, ortho and implant placement. The practice collects \$550,000 per year. The office consists of 3 equipped operatories. Asking \$370,000.

LA CANADA FEE FOR SERVICE PRACTICE FOR SALE: Practice consistently collects over \$1.2 million per year with a net income over \$525,000 each year on four days per week with seven days per week of hygiene. Seller does no marketing, does not work evenings or weekends and the only PPO accepted is Delta. Also refers out all endo, all oral surgery, all perio surgery, all implant placement and all ortho. Five equipped operatories, digital x-ray, panoramic x-ray and fully computerized with Dentrix software. Asking \$1,100,000.-**PENDING AT FULL PRICE**

SANTA MONICA FEE FOR SERVICE PRACTICE FOR SALE: Small, fee for service practice, collects \$170,000 per year on two and one-half days per week. Seller refers out most endo, all perio surgery and all implant placement. The practice does not accept HMO or PPO insurance patients. The office consists of 3 equipped operatories. The lease will expire at the end of May, 2013 and the Seller is willing to relocate the practice and transition the patients to a new location if a Buyer would so desire. Asking \$150,000.

TORRANCE GENERAL PRACTICE FOR SALE: This office is located in the Del Amo Medical building and the landlord of that property is not offering any leases beyond December, 2013. As a result, this office is ideal for a dentist with an office in the area or a dentist looking to open a new location in Torrance. The practice collected \$573,000 in 2011 with a net income of \$290,000 on three days per week. Buy the office now, work the practice in the present location for one year and then move it to your new location or existing office. Great practice building opportunity. Asking \$200,000.

GLENDALE/ATWATER AREA GENERAL PRACTICE FOR SALE: Small, one operatory practice shares the reception room with a medical group. Practice collects \$120,000 per year on one day per week. Digital x-rays. Lease can be terminated in three months or renewed. This situation is ideal for a dentist with a practice in the area to acquire and merge. Asking \$50,000.

ENCINO GENERAL PRACTICE FOR SALE: Over 35 years of goodwill. This practice collects \$440,000 per year on two and one-half days per week with one and one-half days of hygiene per week with no HMO and no advertising. The office has 6 equipped operatories plus an x-ray room. Seller is willing to transition the practice to a buyer or will move the practice to a buyer's office and work in that office for one year to facilitate the patient transition/retention. Asking \$360,000.- **PENDING**

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VALENCIA GENERAL PRACTICE FOR SALE: Established practice was relocated to a new facility in 2007. The office is state of the art with designer leasehold improvements, six operatories of four year old equipment. Fully computerized, digital and equipped to be completely paperless. Seller works four days per week and collected \$740,000 in 2010, \$731,000 in 2011 and is currently averaging over \$66,000/month in collections for this year. Net income averages 41% of collections. No Denti-Cal. \$2,500/month in capitation. Asking \$495,000.-**SOLD**

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NORTH HOLLYWOOD CLINIC PRACTICE FOR SALE: Over 20 years of goodwill, this practice in predominantly managed care with a current capitation check of approximately \$16,000 per month. The office has nine equipped operatories plus four additional operatories that are plumbed but not currently equipped. The office is open five days per week with no evenings and no weekends. Asking \$1,070,000 including the accounts receivable - **SOLD AT FULL PRICE**



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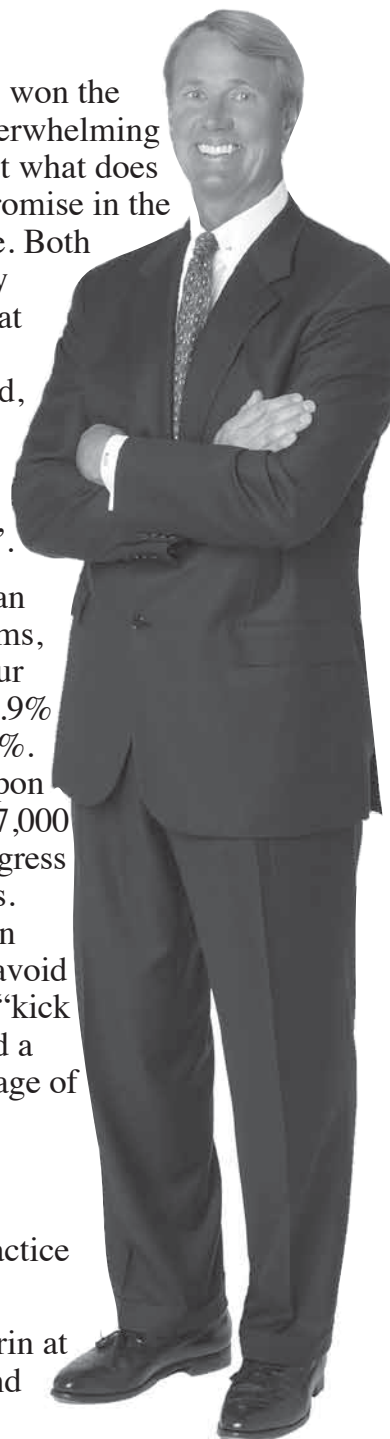
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I have been asked several times "what does it mean for me with the sale of my practice?" In simple terms, without addressing the source of the new taxes, your ordinary federal income tax rate is going to go up 4.9% and the federal capital gain tax rate is going up 9.4%. For a dental practice sale at \$500,000, depending upon the allocation of the assets, you will pay \$25,000-47,000 more in taxes for a sale after January 1, 2013 if Congress does not act. This does not consider any State taxes. Unless you already have a sale "in the works" when you read this, it is unlikely that you will be able to avoid the pending increases. If, however, Congress does "kick the can down the road", you will have been granted a reprieve, for now. Should that happen, take advantage of it, because as the national debt grows so does the probability of increased taxes to pay for it.

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FOOTHILL RANCH GP - Established is 2006, this modern contemporary designed office is located in 2 story medical building. Office was remodeled in July 2011 and consists of 6 fully equipped operatories with Dentrax software and digital x-ray in a 1,850 sq. ft suite. Major equipment is approximately 1-7 years old. Seller works 1 days/wk with 2 days/wk of hygiene and 1 day/mo of oral surgery. Monthly revenues of approximately \$34,000/mo. Income source: Insurance / Cash / Capitation (\$1,636/mo of cap checks). Beautiful office. Excellent started opportunity. Call us now. **Property ID #4215.**

WHITTIER (GP) – Established in 1955, this large state of the art facility is located in a single story strip mall with great signage and visibility. Practice consists of 8 fully equipped operatories, hygiene room with 4 equipped operatories, consultation room, sterilization room, lab room, private office, lounge room, K-Comp software package, Pano, Kodak Imaging and wireless dock in every operatory so such as intra oral cameras can travel between operatories. Motivated seller is working 3 days/wk, Associate 3 days/wk with 3 days/wk of hygiene. Income source: PPO / Cash / In House Insurance / Capitation (Approx. \$10K/mo in cap checks) Grossed \$1,573,684 in 2011. Projecting approximately \$1,500,000 for 2012. Buyer's net \$484K. Monthly revenues of \$127,000. Seller will be retiring. Call us now for more information. **Property ID #4259.**

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

HAWTHORNE - Leasehold improvements and equipment only! This office is located in a single story free standing building on a major boulevard with private parking. It's a corner location with excellent visibility, traffic flow and near residential area. The practice consists of 6 eq. ops, 2 plumbed not eq., in a 1,997 sq. ft office with P.C. 1000 included. The major equipment is approximately 7 to 10 years old. Motivated seller purchased a building nearby. For more information, please contact your CPS Agent. **Property ID #4233.**

LA PUENTE (GP) – Well established practice was relocated to a new facility in 2006. The practice is now located in a free standing building with private parking which seller is open to sell the building. Office consists of 5 fully equipped operatories. Motivated seller sees approximately 6-10 patients/day. Insurance/Cash/Some Capitation. Great location with excellent visibility and signage. Low sales price for immediate sale. Great starter practice. Contact your CPS Agent for more details. **Property ID #4253.**

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

LOS ANGELES – General practice located in a 16 story medical /dental building on one of the busiest boulevards in L.A. Over 34 years of goodwill. State-of- the-art facility. Fee for service. Seller works 2 days per week, Associates 4 days/wk with 5 days per week of hygiene. See approximately 15 new patients per month. Office consists of 1,187 sq. ft. suite (11th floor), 4 fully eq. ops, with Dentrix software. Monthly revenues of ~\$24K/mo. Grossed approximately \$313,298 in 2011. Projecting approximately \$344K for 2012. Staff speaks Japanese, Chinese, Spanish and Tagalog. Seller will be focusing on his Torrance practice. Want more details? Please call your CPS Agent now! **Property ID #4147.**

MALIBU - TURN-KEY - General practice located in a very desirable upscale area with excellent exposure, visibility and signage. Three day/wk practice with two days/wk of hygiene. Fee for service practice. 100% patient referral. Practice consists of 4 fully eq. ops., plumbed for N2O2, computerized with Easy Dental software, intra oral camera and digital x-ray. Practice is low volume, high fee & high quality dental care. Office has new floor, paint and air conditioner system. Seller will be concentrating on primary offices. Low sales price for immediate sale. Contact your CPS Agent for more details. **Property ID #3651.**

SAN FERNANDO - (TK) While this facility has all new state of the art equipment, and has been completely remodeled, on only 1.5 days a week it is collecting ~\$12,000 - \$17,000 per month. The practice is underdeveloped and the seller does not have the time to invest here, you benefit because you could not replace the equipment alone for the asking price that already has income for you. The location of this practice is incredible, seated between Sam's Club and Home Depot; the high end traffic it attracts has to be experienced firsthand. In addition to the two anchor tenants mentioned, some of the other tenants that provide exceptional traffic flow to the area are: Mc Donald's, Kentucky Fried Chicken, Quizno's, El Polo Loco, Taco Bell, Office Depot, Supercuts and too many others to mention sharing the same parking lot here. This spacious office located in the premier center for the area with good lease terms, it will certainly not be on the market for long. Ensure you get on the list to view the practice before it's gone. **Property ID # 4245.**



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WEST COVINA (GP) – Established in 1993, this general practice is located in one story building. Office is approximately 1,000 sq. ft. and whole building is approximately 3,000 sq. ft for expansion or possible rental. Retiring seller works 4.5 days/wk and sees approximately 10-16 patients per day. There's 55% insurance, 40% cash and 10% denti-cal. Practice consists of 3 fully spacious equipped operatories with Easy Dental software and digital x-ray. Offers rear parking, great visibility and signage. Projecting approximately \$364,613 for 2012. Buyer's net \$109,674. Please contact your CPS Agent for more information. **Property ID # 4237.**

WESTLAKE VILLAGE – SEMI NEW BUILD OUT / LEASEHOLD IMPROVEMENTS, EQUIPMENT & CHARTS ONLY! Office started from scratch in January 2010. Seller has primary office in Valencia. Approximately 200 charts included. Currently Seller works 2 days per week. Beautiful office. Set up for Paperless / Digital. Located on the 2nd floor of the "Westlake Medical Center". Great upscale area. Perfect to merge an existing office into / relocate or Start up. There are a total of four (4) plumbed ops and 1 equipped op. Contact us for more details. **Property ID #3211.**

WESTWOOD (GP) - Long established practice with over 30 years of goodwill. Modern designed office. Located in a 12 story medical / dental building. Motivated Seller works 1.5 days/wk and sees approximately 15-21 new patients/mo. Insurance / Cash / Capitation (~\$1700/mo in cap checks). Practice consists of 2 fully eq. ops with Easy Dental software. 6 year old equipment. Grossed \$194,171 in 2011. Monthly revenues of \$15K/mo. Very desirable area. Call us now for more details!!! **Property ID # 4181.**

WHITTIER (GP) – Established in 1955, this large state of the art facility is located in a single story strip mall with great signage and visibility. Practice consists of 8 fully equipped operatories, hygiene room with 4 equipped operatories, consultation room, sterilization room, lab room, private office, lounge room, K-Comp software package, Pano, Kodak Imaging and wireless dock in every operatorial so such as intra oral cameras can travel between operatories. Motivated seller is working 3 days/wk, Associate 3 days / wk with 3 days/wk of hygiene. Income source: PPO / Cash / In House Insurance / Capitation (Approx. \$10K/mo in cap checks) Grossed \$1,573,684 in 2011. Projecting approximately \$1,500,000 for 2012. Buyer's net \$484K. Monthly revenues of \$127,000. Seller will be retiring. Call us now for more information. **Property ID #4259.**

ORANGE COUNTY

FOOTHILL RANCH (GP) - Established is 2006, this modern contemporary designed office is located in 2 story medical building. Office was remodeled in July 2011 and consists of 6 fully equipped operatories with Dentrix software and digital x-ray in a 1,850 sq. ft suite. Major equipment is approximately 1-7 years old. Seller works 1 days/wk with 2 days/wk of hygiene and 1 day/mo of oral surgery. Monthly revenues of approximately \$34,000/mo. Income source: Insurance / Cash / Capitation (\$ 1,636/mo of cap checks). Beautiful office. Excellent started opportunity. Call us now. **Property ID #4215.**

IRVINE (GP) – **PRICE REDUCED!** Well established practice with over 10 years of goodwill is located in a busy shopping center with lots of foot traffic. This modern designed practice consists of 4 eq. ops with Easy Dental software, intra oral camera and digital x-ray. Seller only works one half day/wk. Associate works 2 days/wk and sees approximately 8-12 patients per day. Income source: Insurance 32%; Cash 54%; & Capitation 14% (~\$2,650 in cap checks/mo). 100% Patient referral. The office has been recently painted. Office has excellent exposure, signage and visibility. Grossed approximately \$314,349 in 2011. Seller will be focusing on his primary office in Culver City. **Property ID #4053.**

IRVINE - Leasehold Space. This practice was started from scratch in October 1983 and the Seller is only second owner who has outgrown the facility. The office has just been completely remodeled and is move in ready, including but not limited new: tile, lighting, plumbing fixtures and cabinetry. *Please note we are only selling the facility there is no dental equipment included in the current pricing model except for the vacuum and compressor. **Property ID #4169.**

LAGUNA HILLS – This nice General practice is located in the 2nd floor of a 2 story busy shopping center on one of the busiest streets in L.H. with over 19 years of goodwill. It has Great visibility and signage. Upscale neighborhood. Seller has a flat rate lease that includes all utilities, maintenance, janitorial supplies and cleaning. Office is open 3 days/wk but certainly can produce more. Fee for service. Office consists of 4 fully eq. ops, in a 1,700 sq. ft. suite. Well lay out office with island containing the sterilization area. Monthly revenues of approximately \$47K/mo. Grossed approximately \$615,786 in 2011. BUYER'S NET OF \$243K. **Property ID #4155.**

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Maria Silva, V.P.

ORANGE - Well established practice located in a single story medical center with 4 fully computerized eq. ops, with intra oral camera, digital x-ray and Dentrrix in a 1,040 sq. ft. suite. Fee for service office open 4 days/wk. An excellent lease includes all minor repairs, even bulb/fixture replacement. Full service cleaning is also included with bathroom supplies. This full service lease also includes storage outside of the office where the vacuum and compressor reside. All utilities are paid for with the exception of the phone service and answering service. Many referrals come from nearby Hospital. Great street visibility and heavy traffic flow. Grossed approximately \$185K in 2011. **Property ID #3531.**

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

SANTA ANA (GP) - TURN KEY LOCATION. Absentee owner. Long established practice located a single standing building with ample parking. Seller owns building. Practice consist of 4 fully computerized ops., with EZ Dental software and intra oral camera. Excellent street visibility and Heavy traffic flow. Nice office. Grossed approximately \$189,952 in 2011. **Property ID #4071.**

SANTA ANA - Leasehold Improvement & Equipment Only! Great starter practice is located on the second floor of a multi story professional medical building. Excellent lease. Office consists of 1,268 sq. ft. with 3 computerized eq. ops, and 2 plumbed not eq. for expansion with EZ 2000 software. Well designed. Motivated seller made some upgrades approximately 2 years ago and now purchased a building nearby. Ask your CPS Agent for more details. **Property ID #4221.**

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

TUSTIN - Leasehold Improvements & Equipment Only! Great office located on one of the busiest intersections of Tustin and in a busy shopping center with heavy traffic flow. Practice consists of 3 equipped operatories on the second floor in a 1,222 sq. ft. suite. Motivated seller moving to a larger building nearby. Price for immediate sale. Call us now for more information. **Property ID #4267.**

RIVERSIDE & SAN BERNARDINO COUNTIES

LAKE ELSINORE / CANYON HILLS (GP) - Established in 2007 this modern designed office is located in a busy shopping center with great visibility and signage. Practice consists of 3 fully equipped computerized eq. ops with Practice Works software, 1 plumbed not eq., for expansion in a 1,620 sq ft suite. Equipment is 5 years old. Sellers work 2 days/wk. Insurance / Cash / Some Cap. (\$1450/mo in Cap checks). Monthly revenues of \$23K. Grossed \$229,529 in 2011. Projecting approximately \$297K in 2012. Buyer's net of \$119K. **Property ID #4189.**

LA QUINTA - One of the fastest growing cities in California - Leasehold Improvements & Equipment Only!! Practice consists of 3 eq. ops, 1,000 sq. ft. suite located in a strip shopping center. Computerized office with Dexis software, intra oral camera and Dexis Digital X-ray. Newer equipment. Affluent area World Class Golf, high end resorts and shopping. Practice established since 1995. Motivated Seller opened new location. **Property ID #4063.**

MURRIETA GP - Established in 2010, this general practice is located in one of the busiest intersections of Murrieta surrounded by anchor tenants. Motivated seller works 4 days/wk and sees approximately 10-15 patients/day. Income source: Insurance / Cash / Capitation. Office consists of 3 fully equipped operatories with Dentrrix software in a 1,400 sq. ft. suite. Please contact your CPS Agent for more information. **Property ID # 4247.**

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



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Tina Ochoa, V.P.

RIVERSIDE (GP) – Established in 2011, this general practice is located on a busy shopping center and next to a medical facility. Practice consists of 4 fully equipped operatories with Easy Dental software and digital x-ray. Office is open 4 days/wk and see approximately 10-15 patients per day. Monthly revenues of \$18K/mo. Great starter office Call us now for more information. **Property ID #4269.**

TEMECULA – Leaseholds and Equipment ONLY! Bank owned location. Nice office with 2 eq. ops, 2 plumbed not eq. in a 1,857 sq. ft. suite. Located in a 3 story prestigious building. Great natural light and views with a courtyard entrance. Mediterranean décor and lush landscape. Near upscale neighborhood. Excellent starter practice. Call us now!! **Property ID #4159.**

WRIGHTWOOD GP – Well established practice with over 21 years of goodwill nestled among the pines high in the San Gabriel Mountains. Retiring seller works 3 days/wk and with 3 days/wk of hygiene. Fee for service. Office consists of 4 fully equipped operatories in a 1,265 sq. ft. suite. Located in a two story building. Projecting approximately \$510,906 for 2012. Buyer's net of \$178,130. Please contact your CPS Agent for further details. **Property ID # 4243.**

SAN DIEGO COUNTY

SAN MARCOS - Leasehold Improvements & Equipment! Established in 2010, this modern designed office is located in a two story building. In a retirement community and high income area. The practice consists of 2 eq. ops, consultation/private office, reception area and a storage room in a 800 sq. ft. office. Price for an immediate sale. Contact your CPS Agent for more information. **Property ID #4217.**

VENTURA & SAN LUIS OBISPO COUNTIES

CENTRAL COAST (GP) - Located in a Historic Colony District on a single free standing building with a flat lease. Great visibility and heavy traffic flow. This landmark on the central coast is surrounded by rolling hills studded with oaks; historic buildings; quaint lake, park and zoo. Seller works 3 days/wk with 6 days/wk of Hygiene. Fee for service. Sees approximately 10-15 new patients/mo. Office consists of 3 fully eq. ops with Dentrix software, digital x-ray and intra oral camera. Grossed approximately \$995,145 in 2011. Projecting approximately \$1,046,466 for 2012. Well established practice with 48 years of goodwill. Seller will be focusing on second office. Contact your CPS Agent for more information. **Property ID # 4201.**

PORT HUENEME (GP) - Absentee Owner Practice. Seller is retiring. Office was established in 1980 and currently Seller has one (1) Associate working 2 days per week and 1 day per week of Hygiene. Office is located in a busy two story retail plaza with heavy traffic flow. Practice consists of 3 eq. ops, with motion sensor sinks, 920 sq. ft. suite. Income source is 90% Insurance, 10% Cash. Great location and great ocean views. Grossed \$277,103 in 2011. BUYER'S NET OF \$74K. **Property ID #4167.**

THOUSAND OAKS (GP) – This modern designed office is located in a single story building. Seller owns building but not for sale. Practice consists of 6 fully equipped operatories with Data Tex software and digital x-ray. Equipment is approximate 5 years old. 50 years of goodwill. Absentee owner. Two Associates work 2 days/wk each and 3 days/wk of hygiene. See approximately 8-12 patients/day. Grossed \$547,871 for 2011. Projecting approximately \$715,000 for 2012. Please contact your CPS Agent for more information. **Property ID # 4257.**

VENTURA (GP) – Turn Key office located in a single strip mall on one of the busiest intersections in Ventura with great street visibility near residential area and government building. Heavy traffic flow. Absentee owner brings associates with an inconsistent schedule of 1-1 ½ days per week. Well established practice with over 24 years of goodwill. Insurance / Cash / Some Denti-cal. Practice consists of 3 eq. ops, Easy Dental 2010 and intra oral camera. Contact your CPS further information. **Property ID #4193.**

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Greg Beamer, V.P.

SPECIALTY PRACTICES

LADERA RANCH (ORTHO) – Beautiful state-of-the-art office located in a two story medical/dental building near schools and residential area where new homes are being built. Practice was established in 1978 and consists of 2,627 usable sq. ft. with 5 fully eq. chairs in open bay, 2 chairs in adult room with Dolphin software. Retiring Seller is currently working 4 days/wk and sees approximately 40 patients per day. Fee for service office. Grossed \$604,701 in 2011. Monthly revenues of \$42,000/mo. Seller also rents space from GP in a nearby city ½ day/wk for the past 25 years which is included in the sale as well. Please contact your CPS Agent for more details. **Property ID #4209.**

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

MURRIETA (ORTHO) - Established in 2009, this modern, state-of-the art private specialty office is located in a one-story shopping center with excellent signage to a major street. Seller works approx 2 days/wk with 12-17 starts per month. Projecting approximately \$624,000 for 2012, monthly revenues of \$52,000/month combined with low overhead allow for 55% Profit Margin and Buyer's Net of \$260K. Practice consists of 5 open bay chairs, 2 consult rooms, paperless charting and digital Pano/Ceph. Great practice with room to grow! Don't miss this opportunity! Contact your CPS Agent for more information. **Property ID#4195.**

SAN GABRIEL - This Specialty practice has been in existence since 2003 with 1 eq. ops and 3 chairs in open bay. With no GP services, the focus has been on Orthodontics with some Endo, Perio with very little O.S. which was recently started. The practice is located on the corner unit within one of the busiest intersections in the city and offers ample private parking. Great signage and visibility. Call your CPS Agent for more details. **Property ID #4139.**

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- **AMADOR COUNTY:** For Sale-General Dentistry Practice. Owner retiring. 2011 gross receipts of \$710K+. There are 4 1/2 to 5 1/2 days of hygiene on a four day week. This well designed and spacious 2,400 sq. ft. office includes 5 ops, Laser, Intra-oral camera, Dexis Digital X-ray, and Pano. Almost paperless. Av. age of dental equipment is less than 5 years. Abundant recreational opportunities are available close by. #CA510
- **ANAHEIM:** For Sale-General Dentistry Practice. This 3 op had \$253,000 in collections in 2011. There are 3 ops in this 864 sq. ft. office with 1.5 days of hygiene. Owner works 3 days per week. No welfare or 501(c)(3). Laser, Dentrix Software and Intra-Oral Camera.
- **BISHOP:** For Sale-General Dentistry Practice & Building. After 29 years in the same location this retiring dentist is selling both his practice and building. Collections were \$1,000,243 in 2011 with \$387,000 adjusted net income. There are 6 days of hygiene in this 5 op., 1,800 sq. ft. building. 100% financing available for both building and practice. Owner has reduced price below valuation price. #14390
- **CHICO:** For Sale-General Dentistry Practice. The collections in 2011 were \$1,209,207. There are 7 days of hygiene in this 5 op., 2,400 sq. ft. office. Equipment includes Laser, Intra-Oral Camera, new Cone Beam X-ray and Dentrix software. This excellent practice has 1,824 active patients with 12 new patients a month. Owner will consider an Associate to Buy-In position leading to the purchase of this practice. #14392
- **CHULA VISTA:** For Sale-General Dentistry Practice and Building. DECEASED DENTIST as of March 25th, 2012. This beautiful 11 op. office located in a highly visible prime area in Chula Vista, had collections of \$1,684,000 in 2011 and \$1,730,000 in 2010. There are 5 days of hygiene with approx. 30 new patients per month. Lasers, Intra-Oral Camera, Pan-Ceph, etc. Practice has been in this location since 1998. 100% financing available for practice and building. Staff will stay. #14394
- **EAST BAY:** For Sale-ENDODONTIC PRACTICE. The adjusted net income was \$186,000 in 2011 in this 3 operatory, 1000 sq. ft. office. Includes Microscope, X-ray Scanner and PBS software. Transfer of referral base should be excellent. Ideal office for new endodontist or as a satellite practice for established practitioner. Dr. is retiring.
- **FRESNO:** For Sale-General Dentistry Practice: \$935K in collections in 2011, w/adjusted net income of \$337K. Office is 2,300 sq. ft. and is located in north Fresno in a highly visible professional office complex on a main thoroughfare. There are 6 equipped operatories, owner reports average age of equipment is 4 years. Practice has been operating in present location for over 20 years. Eaglesoft software, owner is retiring. #CA502
- **FRESNO:** For Sale-General Dentistry Facility. One of the best opportunities this year. This 3 op dental office comes equipped. It is in a great location and has about 200 active patients. Owner is in the process of completing his Orthodontic training and will work in the office 5 days a month. Complete pictures of the office and an inventory list of included furniture and fixtures are available. Everything included for only \$85,000 You can't afford to pass this up. #14383
- **GRASS VALLEY:** For Sale-General Dentistry Practice. Gross Receipts of \$491K with an adjusted net income of \$130K. Overhead 73%. Office leased 1,555 sq. ft., 4 equipped operatories, 5 available. Laser, Intra-oral Camera, Cerac, & Eaglesoft Software. Owner would like to retire. #14379
- **GRASS VALLEY:** For Sale-General Dentistry Practice. GR 545K 3 days/wk (4 avail). 3 hygiene days/week. 5 Ops (6 Avail) 1,950 sq ft. Refers out most/all Ortho, Perio, Endo, Surgery. Office has Laser, Intraoral Camera, Pano, & Dentrix Software. Owner retiring. #14372.
- **GRASS VALLEY:** For Sale-General Dentistry Practice. Owner relocating. 2011 gross receipts \$505K on 4 days per week with 5 days of hygiene. This well-established practice with approximately 1,300 active patients is located in an 1,100 sq. ft. office with 4 ops, Dentrix software, Panoramic X-ray, Cerec, Intra-oral Camera, and X-rays in all ops. #CA509
- **GRASS VALLEY:** For Sale-General Dentistry Practice. Owner retiring. Well-designed 1,550 sq. ft. office with 4 ops plumbed, 3 ops furnished. Gross Receipts for 2011 were \$309K on easy 3 days/wk with low (47+% overhead. Practice refers out Endo, Perio, Surgery & Ortho. Pano, PBS software. May be able to merge with another existing practice that will also be for sale in the near future, This merger would result in \$800,000 gross annually. #CA503
- **GREATER CHICO/YUBA CITY:** For Sale-General Dentistry Practice. 2011 GR \$592,520 on 4 days. 1,200 sq. ft. office with 4 equipped ops. Intra-Oral Camera, Pano, 1,100+ patients. Owner retiring after 33+ years in this picturesque and prosperous community with abundant recreation, close to the mountains and near one of the largest lakes in N. CA. #14359
- **GREATER SACRAMENTO:** For Sale-Periodontal Practice: Retiring owner is the only Periodontist in a community of 50+/K with a draw area of 100K. Implant experience a must. Great opportunity to work closely with a Prosthodontist and an Endodontist. Nicely appointed 1,500 sq. ft. office with 5 operatories, Digital X-rays and Dentrix software. 2011 gross receipts of \$719K. #CA500.
- **HAWAII (MAUI):** For Sale-General dentistry practice. Gross Receipts of \$636K. Office has four equipped operatories in 1198 sq.ft. Pano, Laser, I.O. Camera, Fiber Optics, 2 1/2 days of hygiene. Owner retiring. Don't miss this opportunity to live and work in paradise. #20101
- **HAYWARD:** For Sale-General Dentistry Practice. This practice consists of 1,600 sq ft with 4 treatment rooms in an excellent location. 2010 Gross was \$501,000 with a \$228K adjusted net income. Dental Vision software, Average age of equipment is 8 yrs. Approximately 1,200 active patients.
- **LANCASTER:** For Sale-General Dentistry Practice. This 4 operatory office is located in 2,360 Sq Ft on the second floor of an attractive Medical Dental office building. Gross receipts were \$676,000 with a \$174K adjusted net income. Dentist is retiring after 39 years. 4 days of hygiene. Additional operatories could be added to existing space. Great location. #14376.
- **LAS VEGAS:** For Sale-General Dentistry Practice. This 4 operatory practice is in a great location in a high-end professional building with a view of the city of Las Vegas. It is equipped with an Intra-oral camera, Pano, Laser, and Dentrix software. There are 2 days of hygiene. The staff is well trained to efficiently run this low overhead office with great potential for further growth, 2011 gross receipts were \$727K with adj. net income of \$331K. Doctor moving out of state. #NV500
- **LEMOORE/HANFORD AREA:** For Sale-General Dentistry Practice & Building. Owner has worked in this location since 1971. Gross Receipts were \$378K with \$139K adj. net income. There are 3 equipped operatories and 3 days of hygiene. Purchase of the building is optional to the Buyer. 100% financing is available for both building and practice. Excellent opportunity for new grad or satellite practice. #14375.
- **MERCED:** For Sale-General Dentistry Practice. This is a tastefully done, 4 op., 1,550 sq. ft. office with 4 and 1/2 days of hygiene/week. All equipment is less than 10 years old and includes 2 Lasers, Intra-oral Camera, Panoramic X-ray, Digital X-rays, and Dentrix Software. Molar endo and involved oral surgery cases referred out. Basic general (non-amalgam) type dentistry. 2011 gross was \$878,000 with 4 weeks out as a result of a medical issue. 2010 collections were \$956,000. Excellent location. Seller retiring. #CA512
- **MILLBRAE:** For Sale-General Dentistry Practice. This beautiful, well-established office is located on the main

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- thoroughfare of the North Peninsula, offering great exposure that generates 25-30 new patients per month. 5 treatment rooms (6th plumbed) in approx. 1,500 sq. ft. equipped with Digital Pan, Digital Imaging and Intra-Oral Camera. 2011 gross receipts of \$651,000 with \$230,000 adjusted net income. Owner is retiring. Don't delay, this won't last long! #14395
- MODESTO:** For Sale - General Dentistry Practice. Collections have been approximately \$700K per year with a 62% overhead on 3 days per week schedule. Six days of hygiene in this 4 op. office. Eaglesoft software and Panoramic X-ray. Approximately 2,000 active patients. Perio and Endo referred out. Excellent location. #CA505
 - MODESTO AREA:** For Sale-General Dentistry Practice. Owner is a senior partner in a practice set up to share expenses and reduce overhead. Each partner has their own patients, operatories, etc. Selling partner's gross receipts in 2011 were over \$950,000 with only 54% overhead or \$443,777 adj. net income. There are 8 days of hygiene. Intra-oral camera, Panoramic X-ray, digital X-rays, and Dentrix software. Owner is retiring. #CA506
 - MODESTO-TRACY-AREA:** For Sale-Pediatric Practice. \$677,000 in collections in 2010 with a \$357,000 net income. This 3-chair office is located in approximately 1,250 sq. ft. & has recently been remodeled. Patient Base software. Office equipped for NO2 & IV sedation. Practice has operated in its present location for 20 years.
 - MOUNTAIN VIEW:** For Sale-General Dentistry Practice: This 2 day per week satellite office is located the heart of Silicon Valley, surrounded by most of Mountain View's largest employers. 2 fully equipped treatment rooms (expandable to 4), Pano, Digital Processor and Dentrix Software in approx.. 1500 sq. ft. With household names as your neighbors, few opportunities are this good! #14398
 - MORGAN HILL:** For Sale-General Dentistry Practice & Building. DECEASED DENTIST AS OF JUNE 6TH, 2012. The office and equipment are only 5 years old. The office is beautifully decorated and efficiently laid out with 5 operatories. The condominium space is located in highly visible, upscale, professional office building. 2011 gross receipts were \$846,000. Intra-oral Camera, Panoramic X-Ray and Digital X-Ray. Staff and hygiene are working daily with out-of-the-area doctor covering. Approximately 1,700 active patients. #14399
 - NEWPORT BEACH:** For Sale-General Dentistry Practice. This 4 operator practice is located in beautiful Newport Beach and is part of a larger office complex. Gross receipts were \$490K in 2011, with an average of 20 new patients per month. The office is 920 sq. ft. with Dentrix software, Dental laser, and up-to-date equipment. #14397
 - NORTHERN CALIFORNIA:** For Sale-Pediatric practice. Owner has operated in same location for 32 years. Approx 1,760 active pts, 1,160 sq ft panoramic X-Ray, Dexis Digital and Dentrix software in this 5-chair office. 2009 Gross Receipts \$713K with 48% overhead. Owner retiring. Call for Details.
 - NORTH OF SAN FRANCISCO:** For Sale - PERIODONTAL PRACTICE. Owner retiring: Great opportunity for a Periodontist with experience in dental implant placement. This well appointed practice is located in a 1,300 sq. ft. office with 4 operatories along the busy 101 corridor north of San Francisco. 2011 gross receipts of \$558,000. DSN software. Buyer will be the only full-time periodontist in an area with the population of approximately 60,000. #14396
 - ORINDA:** For Sale-FACILITY SALE. If you are thinking about relocating or building out a new office in a prime location, then you need to look at this opportunity. At half the cost or less, you can have an outstanding, fully furnished, 3 operator office (2 additional plumbed) in a great location with good parking in an upscale building. Pictures and a complete list of equipment and furnishings are available. Office is suitable for Endo, Oral Surgery, or General Dentistry. #CA508
 - ROSEVILLE:** For Sale-General Dentistry Practice. Great Location. 2009 GR \$900K with adjusted net income of \$300K. 1,975 sq. ft. with 8 days hygiene/wk. Digital, Intra-Oral Camera, Dentrix, Trojan, fiber optics, P & C chairs - all less than 5 years old. Owner is retiring. #14327
 - SACRAMENTO:** For Sale-General Dentistry Practice. Ideal start-up or satellite practice. This is a satellite practice of the owner. This is a 5 op. office that includes Intra-oral camera, Panoramic X-ray, and Soft Dent software. 2011 gross receipts were \$202,000. Average age of equipment is 5 to 10 years. Purchase price is far less than purchasing equipment and paying for leasehold improvements in a new location. This office also comes with approximately 450 active patients that provides an immediate cash flow. #CA507
 - SACRAMENTO:** For Sale-General Dentistry Practice. Gross Receipts \$546K with adjusted net income of \$159K. Office is 2,400 sq ft with 7 operatories. Practice has been operating in the same location for the past 50 years. Pano, Softdent software. Owner to retire. #14374
 - SAN FRANCISCO:** For Sale-General Dentistry Practice. This 1000 sq. ft. office is located in the heart of the financial district. It is a corner office with each of the operatories looking out at the incredible views on Golden Gate side of the bay. The 2011 collections were \$1,200,000 with a low overhead. The practice averages approximately 15 new patients a month.
 - SAN JOSE:** For Sale - FACILITY SALE ONLY - NO PATIENTS: Exclusive Willow Glen district offering 4 fully equipped treatment rooms, 2 additional plumbed, in approximately 1,900 sq. ft.. Digital Scanner, Intra-Oral Camera in a very elegant setting. This facility only sale offers favorable lease terms as well. #CA504
 - SAN LUIS OBISPO:** For Sale - Two Doctor General Dentistry Practice. Gross receipts \$1,537,142 for 2010 with an adjusted net income of \$691K. The office has 2,331 sq. ft. with 8 equipped operatories. Pano, E4D, and Dentrix software. Practice started in 1990 and has been in its present location since 1998. Approx. 3000 active patients. Great location with nice views. #14353.
 - SAN RAMON:** For Sale-FACILITY SALE. Great San Ramon location in professional complex: equipment, leaseholds & furnishings only. 1,400 sq. ft. with 4 equip. treatment rooms (2 additional plumbed), Pano X-ray, Computer Server & Workstations w/Dentrix, Intra-oral Camera & wired for digital. Priced to sell in an upscale community that's home to Chevron, AT&T, Robert Half International, Accenture and Safeway Stores. #CA511
 - SANTA BARBARA:** For Sale-General Dentistry Practice. Wonderful opportunity to live and work in one of California's most desirable areas. 2010 Gross Receipts were \$974,000 with a \$370,00 adjusted net income. Six days of hygiene. Dentrix software, Intra-Oral Camera and Panoramic X-Ray. Owner is retiring. #14382
 - SANTA CRUZ:** For Sale-General Dentistry practice. This excellent practice is centrally located in a professional complex. Office is approx. 1,885 sq. ft., 4 operatories with room for one additional. There are approx. 2000 active patients with 6 days of hygiene per week. Practice Pano, Intra-Oral Camera and Easy Dental software. Owner is retiring. Reasonable lease available. #14361
 - VICTORVILLE:** For Sale - General Dentistry Practice. This practice is worked just on a three day a week schedule. There are 3 operatories with 10 off-street parking spaces. Practice has high visibility. The practice was acquired from previous owner in 2002. #14393

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**Tip of the month:*

I have received many email inquiries about Asset Protection and how it benefits doctors. The most common type of Asset Protection for dentists is practicing dentistry as a Corporation. You may have seen your friends and colleagues using "Inc" behind their names, or "A Professional Corporation". A corporation is an entity on its own and when you practice as a corporation, you are in essence, separating "You" and your "Practice." Why the separation? In the event of a lawsuit, your personal assets will be shielded from the lawsuit against the corporation. That being said, it is important to follow guidelines so your corporation status cannot be challenged on its validity.

Another common asset protection strategy is the use of Trusts. A trust is a legal vehicle in which another layer of protection is added by creating another entity to separate "YOU" and "YOUR ASSETS". By creating a trust, you are in essence, putting your assets under the trust (the other entity) that can shield your assets, commonly known as RES to attorneys and accountants from creditors for the benefit of your loved ones, commonly known as beneficiaries to the trust. If you are interested in knowing more about asset protection, I am one phone call away from helping you protect your assets.



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

Law Offices of Jeng and Associates
(714) 858-0536 Jenglaw@yahoo.com

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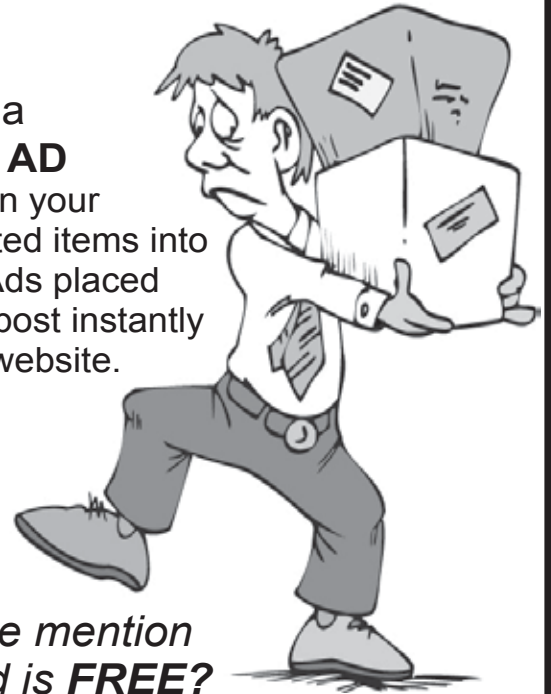
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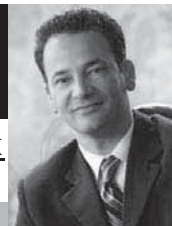
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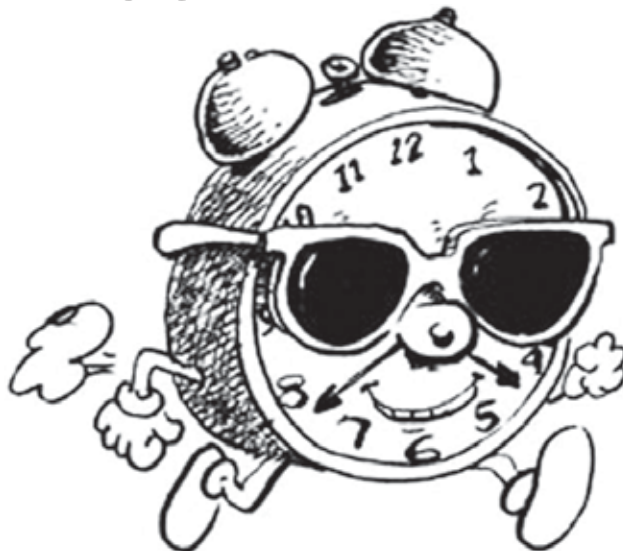
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PALM SPRINGS - PALM DESERT GROSS \$2,000,000 if you buy both Practices, or buy individually, one can include Dental Building, Both Hi Identity/Locations.5ops in PS and 4 ops in Palm Desert. both have advantages, Buyer with a marketing plan will gross \$3,000,000.

SAN DIEGO BEACH CITY HIGH IDENTITY FREE STAND DENTAL BUILDING- ABSENTEE SELLER - HEALTH EMERGENCY SALE--Gr \$800,000 Requires hands on Dentist who can motivate staff to build to over a million like seller did when he had more time to work practice. Full Price on practice \$550,000.

210/57 FREEWAY INTERCHANGE CONFIDENT YOUNG BUYER ON A MISSION-- Join senior Seller willing to assist in a five year Buy out. Seller grosses in excess of one million consistently. Actually enough room for two young dentists. With a marketing plan there are many options available No HMO or Medi-cal

MONTCLAIR PURCHASE PRICE \$750,000 Need cash or bank loan for \$250,000 using other assets as collateral. Tricked out 6 op HI identity dental Office; Newly Constructed, This is an extension of a Practice Thomas Fitterer sold two times in 40 years and now will certainly be a million dollar office within five years. If you like the top of the muffin, you will like this opportunity. A great 2nd office that will be your first office within three years.

HEMET--HI IDENTITY CORNER --LIKE A WESTERN DENTAL LOCATION-HMO OFFICE-SELLER WORKS TWO DAYS Ten ops in pedo ortho bay, and incl comm lab all in 4000sq ft and approx \$4000 rent. Incls approx 100K in ortho Gr approx 700k previously over a million when Seller limited himself to two offices. Wth good marketing plan this is a \$1,500,000 opportunity. FP \$550,000.

MURIETTA-TEMECULA Classic 4 op office, Seller Grosses \$750,000 3 and 1/2 days a week. NO PPO; HMO, Medi-Cal, Beautiful Office, Seller Retiring FP 550,000.

LANCASTER Estb. 50 years, center of city. 6 ops in 3000sq ft. Low rent, Part Time Seller Gr \$400,000 plus, Seller Mgr. says full time DDS will do a million. When the US gets into a space program again, this practice will take off like a rocket. Great future. Doing 5 or \$600,000 now is assured.

ANAHEIM HILLS SELLER WANTS PARTNER TO SHARE OVERHEAD-Preferably a Dentist with a following in the area.

LAMONT/ARVIN Part time Dentist grs \$40k in Two days will assist young Dentist In building nice volujme office . Free Standing Dental Condo next to MacDonalds 3000sq ft office 5 ops with living area Full Price with Real Estate \$385,000 or present offer.

BALDWIN PARK HIGH IDENTITY FREE STANDING DENTAL BUILDING- (to be appraised) Small dental building 3 ops with conservative lady dentist, gr \$200,000 plus located next to large Medical Complex. Practice \$185,000.

RESEDA SF Valley Area High Identity location; 70 New Patients per month growing rapidly grossed \$600K in 2011, With current projections \$1,000,000 this year.

GARDEN GROVE KOREAN PRACTICE--est 20 yrs, Store Front, Gr \$350,000 full Price \$250,000.

ANAHEIM PART TIME DENTIST 1 to 1 and 1/2 days per week Gr \$200,000. Previously oped 4 Doctor days, Seller has no time to cover the practice. Full Price \$150,000.

LA/QUINTA/PALM DESERT HI IDENTITY CORNER NEAR NEW CITY OF 5000 residents nearest to this office est 20 plus years, 4 ops in 1200sq ft, low rent, Gross \$780,000 2011 project \$840,000 2012. Full Price \$660,000.

BUYERS LOOKING FOR MULTI MILLION DOLLAR OFFICES REQUESTED TO REGISTER WITH PPS

3237 - Anaheim Hills - Solo group member wanted-Hi-identity-HiTech share beautiful space.
3250 - Anaheim - NW Disneyland. Part time Seller. 2 days wk. Hi identity corner. 1,800 sq. ft. 5 Ops equipped. Low rent.

3280 - Indio - 4,600 sq.ft. building. First Dental Practice in Indio. Original location across street from City Hall. 2 Op office ready to expand

3281 - Yucca Valley - Hi identity(huge sign) small Dental building. 600 sq. ft., 2 Ops on .44 acres, zoned for additional home plus apts. F.P. \$110k.

3284 Temecula/Menafee CLASSIC NO HMO PPO OR MEDI-CAL Estb 30 YRS. Gr \$850K 4 ops 3 days hygiene FP \$550,000

NEW Sml Twn minutes from Bakersfield MODERN RE/Practice Gr 20 to 40 per month Bargain.

3290 - Santa Paul at Fillmore-Hi identity location. GP Gross \$400k+. Est 2006. Like new. 5 Ops plumbed, 3 equipped. Steady growth. Beautiful office.

3298 - WESTWOOD/BH Estb 9 yrs HI IDENTITY CORNER GROUND FLR Gr \$350k No covenant, still a bargain at \$350k Seller invested over \$350,000.

SELLERS-FREE APPRAISAL (714) 832-0230

3299 - Lamont/Arvin Practice and RE next of MacDonalds Very Part time seller gr 15 to 40 per month. Full time DDS will do \$500,000. Full price \$250,000 RE \$150,000.

4000 - Hi identity Apple Valley Special SHOPPING CENTER Dental Office front and center Gr 650,000 Seller very conservative. Part time DDS says full time DDS will do a million FP at 550, K.

4001 - Cathedral City. HI HI Identity corner dental off 8 to 12 ops FP \$150,000 dk Previous 1,000,000 location.

Temec/Hemet HMO. Gr. \$600,000 part time. 8 ops fantastic location Million Dollar corner. Full Price \$565.

3284 - Temecula Classic-Cash & Indemnity 3 Days Hygiene 4 ops 3 equip super staff. Grossing Approx \$850K. Retirement.

HEMET/TEMECULA - HMO PT ABSENTEE GR \$700 PPS says Buyer will do 1.5 within 18 months Special Situation.

Lancaster - Estb 50 years - Hi identity central location, low overhead. Gross \$480,000 by part time owner. Seller can work back per new owner. Five operatories. Sellers Mgr says Full Time Doc will do a million here.

Orange County - Beautiful office - the right buyer will gross 2 million first year. Need specialists to group with this fantastic opportunity. Financing in place. Need Entrepreneur who has a team of specialists in place or dentist with multiple talents. HMO/PPO/Ins/Cash. Includes 9 days hygiene 10,000 - charts. As said with right team will do 2 million first year. Hi identity location shopping center.

Also Fantastic opportunity near 57/210. LAVERNE GROSSING 1.2 million. Fulltime DDS will do more. Call PPS.

Carlsbad - Est 30 plus yrs Free Standing Bldg 12 ops Absentee run Gr \$700,000 HIGH IDENTITY BLDG-- Full Price Practice \$585,000.

BALDWIN PARK -HI IDENTITY BLDG & PRACTICE est. 1984 3 ops 50%Latin 30%Philippino.

CARLSBAD HI IDENTITY 4000 sq ft Dental Bldg and Practice est 28 yrs Gr 7 to 800k. FP \$585,000.

FOLLOW THE MONEY Senior Seller has made it - BOUGHT RANCH IN IDAHO -- WANTS IMMEDIATE RETIREMENT--RUN DON'T WALK GROSS ONE MILLION NET \$500,000 LAST MONTH \$100,000--- 5 ops in Free Standing Tricked out Dental Building previously a central Bank in middle of city.Every resident knows of this premier practice. Fantastic area to semi-retire or for a young family to raise a family. Run your spouse for mayor. Appraised at \$850,000, Full price \$775,000 or present your offer. Ave over 50 new patients per month. CONFIDENTIAL--BE PREPARED TO SIGN NON-DISCLOSURE.-- There is room to grow to a two million Dollar office. Rent very reasonable, possible to buy real property as well. beautifull homes at a bargain now. THE STARS ARE LINED UP FOR A GLORIOUS FUTURE. CALL PPS TOM FITTERER OR DEAN GEORGE ASAP 714-832-0230.

RANCHO CUCAMONGA - EMERGENCY - HEALTH NECESSITATES SALE - Includes a Mgr who routinely can bring in 50 to 80 new patients per month-- high identity shopping center next to 210 freeway. Full price \$880,000 Call PPS 714832-0230.

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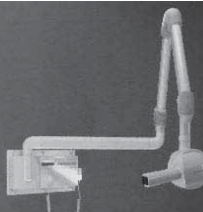


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