

THE Dental

VOL. 2 NO. 2
FEBRUARY 2005
So. California Edition

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"Pat Wood is knowledgeable, fair and a nice guy!"

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**Masoud Fanaian, DDS and
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"I am impressed with all the knowledge Mr. Wood has in the dental field. Very knowledgeable and experienced, nice to work with."

Will Wong, DDS, Irvine

"Pat Wood is a principal, ethical, interesting, knowledgeable and impressive attorney."

George Koerber, DDS, Concord, California

"I liked everything about Mr. Wood's representation of me."

David S. Han, DMD, MS, Vista, California

**Patrick J. Wood, Attorney at Law
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FRESNO COUNTY

FRESNO COUNTY #1 - (3) op G.P. located in smaller town. Only private dentist in town. Annual gross collections \$315K+ on 3 1/2-4 days/wk. Cash/Ins/PPO/Denti-Cal. Near Fresno County #2. Buy one or both.

FRESNO COUNTY #2 - (3) op G.P. located in smaller town. (2) ops eqt. 3rd plumbed not eqt. Store front location with signage/visibility. Annual gross collections \$150K+ p.t. Cash/Ins/PPO/Denti-Cal/Cap. Cap check \$2,600/mos. Near Fresno County #1. Buy one or both.

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. **NEW**

KERN COUNTY

BAKERSFIELD #9 - (3) on G.P. Office & Bldg. for sale. Gross \$600K+/yr. \$14K/mos cap. **SOLD**

BAKERSFIELD #11 - This one has it all! An absentee owner run. True money maker! (11) fully equipped ops. Paperless office, Dentrix S/W, digital x-rays, Pano equipped General Practice with (1) full day a week of Ortho. Ins/Cash/Denti-Cal/CAP patient base. Mos. Cap. Checks \$12K+/mos. Bldg. also for sale! **SOLD**

BAKERSFIELD #12 - Fully built out dental office condo for sale ~ 158 sq. ft. 5 plumbed ops. Includes some equipment. Seller motivated. **SOLD**

SO. EAST KERN CTY. #2 - (2) op part time G.P. practice. Gross approx. \$150K/yr. Mixed patient base. **SOLD**

LOS ANGELES COUNTY

AZUSA/COVINA - 1,700 sq. ft. single use freestanding dental building for sale. Located on main street with excellent exposure, visibility and parking. **NEW**

BELLFLOWER - (5) op G.P. for sale. On Main street with visibility/exposure/signage. Like new equipment. Cash/Ins/PPO/CAP Monthly CAP. Check \$7,000+. Annual gross collections \$550K+. **SOLD**

CANOGA PARK - (4) op G.P. (3) ops eqt. signage and visibility. Cash/Ins/PPO patient base, gross collections \$120K+/yr. P.T. can do much more with additional hours. **SOLD**

GLENDALE #3 - (2) op G.P. 3rd op plumbd. Attractive bldg. out. Ave. Annual Gross \$180K part time. Can do much more full time.

GLENDALE #4 - (2) op G.P. 3rd op plumbed. Nicely appointed. Cash/Ins. Annual gross \$220K+ P.T. Can do more.

HOLLYWOOD - (6) op G.P. (4) ops eqt'd located in store front with excellent signage, exposure and visibility. Average annual gross collect. \$369K+ on 4 1/2 days/wk. Cash/Ins/PPO/Denti-Cal/CAP patient base. Many walk-ins. Approx. 50-60 new patients/mos. **SOLD**

LOS ANGELES - Bldg. and (4) op G.P. office for sale. Exposure/visibility/signage. Gross collections in 2003 were \$556K; Previous years collections in 2002 were \$839K prior to seller illness. Potential to take it to \$1M. Account receivables include in sale to help with cash flow. Cash/Ins/PPO/Cap/Denti-Cal patient base. Here's your chance to own your own bldg. and million dollar practice!

PARAMOUNT - (5) op G.P. Located in store front with exposure and visibility. (3) equipped ops. (2) additional plumbed not equipped. Cash/Ins/PPO/Denti-Cal/Healthy Families Patient Base. 2004 Gross Collections \$215K+ p.t. due to new baby. Did \$332K prior to pregnancy on (4) day week. Seller Motivated. Priced to Sell! **NEW**

D&M SERVICES:

- Practice Sales & Appraisals
- Practice Search & Matching Services
- Practice & Equipment Financing
- Locate & Negotiate Dental Lease Space
- Expert Witness Court Testimony
- Medical/Dental Bldg. Sales & Leasing

RESEDA - (3) op G.P. located in remodeled professional bldg. 2004 Gross collections projected at \$210K. Mixed patient base. **NEW**

WEST SAN FERNANDO VALLEY - (4) op Fee for Service General Practice. (3) ops equipped 4th plumbed partially equipped. Crown and Bridge and Restorative Practice. Well maintained equipment; computerized office - Dentrix s/w. Annual Gross Collect. \$380K+. Seller retiring. **NEW**

ORANGE COUNTY

NEWPORT BEACH - (3) op Private Fee for Service General Practice. Located in one story professional building. Computerized office with mostly new equipment. 2004 Projected Gross Collections \$545K. Restorative/Crown and Bridge/Cosmetics with active Hygiene Program. Seller Retiring.

RIVERSIDE COUNTY

SUN CITY - (6) op G.P. for sale. Located in free standing smaller Medical/Dental bldg. Waiting room is shared with large medical group who refers many patients. Gross collections \$260K+ on 2 1/2 days per week. Can do much more. Cash/Ins/PPO patient base. Seller wishes to stay on as an associate one day per week. Will mentor and introduce. Excellent opp. for DDS just starting out.

SANTA BARBARA COUNTY

SANTA MARIA - (3) op G.P. located in free standing bldg. with exposure/visibility/signage. Gross Collect. \$275K+/yr. Cash/Ins/PPO. **SOLD**

SAN BERNARDINO COUNTY

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

SAN DIEGO COUNTY

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

SAN LUIS OBISPO

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

TULARE COUNTY

PORTERVILLE - (4) op G.P. Newer equipment. Cash/Ins/PPO. Ave. annual gross collections \$600K+. (30) new patients/mos. Growing area. **NEW**

VENTURA COUNTY

WEST VENTURA CTY #2 - (8) op G.P. on main street with excellent visibility/exposure/signage. Cash/Ins/PPO/CAP. Cap check = \$9K+/mos. Computerized office, digital x-rays, ave. annual gross collections \$850K. **Reduced Sales Price.**

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PRACTICE FOR SALE NEW! San Diego (North Park) Long-established GP on very busy intersection. 3 Ops. Approx 50% MediCal. Equip. 7 yrs old. SDPS: 760-599-7828. BUILDING ALSO JUST LISTED FOR SALE!!

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Larry Cao, DDS, Orangevale, CA

"Mr. Olson's help with my incorporation and two practice purchases has been prompt, thorough, knowledgeable, and ethical. I highly recommend his services."

Warren Gerosa, DDS, Los Angeles, CA

"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!"

Ruth Shifman, DDS, Thousand Oaks, CA

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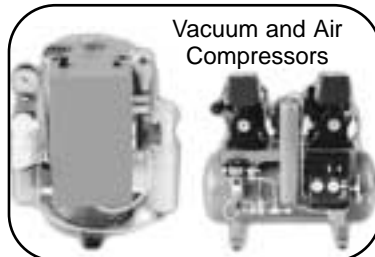
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GARDEN GROVE office for sale in Little Saigon, 3 ops, 75% cash, 25% PPO, motivated seller moving, 98K/obo, 619-733-0990.

BAKERSFIELD DENTAL PRACTICE FOR SALE Established more than 9 yrs., 2+2 ops. in 1200 sq. ft. 2003 collections \$197K on 3 1/2 days per week with net of \$111K. Predominantly Hispanic patients. Doctor moving out of area. Good opportunity for new grad or as a satellite office. A bargain at \$55K. 661-809-4416.

LEGAL TIP: You can save \$1,500 by forming your corporation at year-end. Attorney Robert W. Olson, Jr., 805.963.1120, www.transdental.com.

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THOUSAND OAKS For sale, Thousand Oaks Blvd, beautiful 3 ops, newer equipment, 2 x-rays, nitrous, low rent, growing area, leasehold only with some charts. 818.985.1848.

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Aidec Traditional Operator Package (Renewed)



Aidec Decade Asepsis Operator Package (Renewed)



List Price: Dr. \$332 ea. Assist. \$527 ea.

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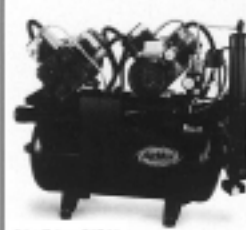
List Price: \$4498

Trophy Elite X-Ray (New) a Kodak Company



List Price: \$2620

Velopex Developer (New)



List Price: \$6744

Matrix 3.2hp Oilless Compressor (New)



List Price: \$3678

Tuttnauer 2340M Autoclave (New)



List Price: \$2347

Matrix 2hp Vacuum (New)

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

OPERATORY	INSTALL	SHIP
Aidec Trad. or Decade (R)	4995	4795
Dentalex Distinction (R)	5995	5795
LSM Portland (New)	6250	5995
Ampeco 21000 (New)	5750	5550
Bolton/TPC (New)	5950	5750
Engle Sequoia AS2 (New)	5750	5550
Forest 8400 (New)	8950	8750
Coastal/Ampco/PC (R)	2995	2750
MDT/Aidec/PC (Renewed)	2995	2750
Dentalex /Aidec/Ritter (R)	2450	2250

CHAIRS	INSTALL	SHIP
Dentalex E3000 (R)	2995	2795
Aidec Priority (R)	2550	2250
Dentalex JSA(R)	1995	1895
MDT Aseptrol (R)	1495	1395
Dentalex/Ritter base (R)	950	850
Coastal Medalion (R)	1000	900
Chayes Virginia (R)	1000	900
Vacudent (R)	1000	900
Ritter Vega (R)	1000	900
Forest 6100 (New)	3995	3895
Forest 6010 (New)	3150	2995
LSM Hydraulic (New)	3495	3395

DELIVERY SYSTEMS (Dr. & Assistant's)	INSTALL	SHIP
Aidec Decade Asepsis (R)	1850	1750
Aidec Excellence Cont. (R)	2495	2395
Forest Euro (R)	2495	2395
Aidec Decade or 4200 (R)	1550	1450
Ampco OTP (R)	1550	1450
Aidec 2021 Dr/Hygiene (R)	1295	1195
Aidec 400 & 4090 (R)	1250	1150
Forest Euro 8800 (New)	4495	4395
Beverstate S-4150 Cart (N)	1425	1352
Beverstate S-4250 Cart (N)	1995	1895

LIGHTS	INSTALL	SHIP
Aidec 6300 (Renewed)	850	750
Forest 9010 & 9000 (R)	850	750
Dentalex Distinction (R)	850	750
Pelton & Crane LFI (R)	695	595
Pelton & Crane LFI (R)	650	525
Ritter/Knight (R)	650	550
Proma Daray II (R)	695	595
Ritter/Knight Track (R)	1025	825
Pelton & Crane LFI -T (R)	1075	875
Dentalex Daray I (R)	650	550

COMPRESSORS	INSTALL	SHIP
Matrix 3.2HP Oilless w/D (N)	3750	3550
Matrix 2HP Oil w/D (N)	3450	3250
Matrix 1HP w/D (N)	2495	2295
Tech West 2HP Oil w/D (N)	3175	2975
Tech West 1HP Oil w/D (N)	2450	2250

FILM PROCESSORS	INSTALL	SHIP
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)	1995	1795
Perio Pro I, w/ L (New)	1850	1695
Air Tech. AT2000 (New)	4607	4407
Air Tech. AT2000 (R)	2495	2295
Dent-X 810 Basic (New)	3095	2995
Dent-X 9000 Excell (New)	3595	3395

STOOLS	INSTALL	SHIP
Brewer 2020B Dr. (New)	250	225
Brewer 2042L Assist. (New)	375	355
Brewer 9000 Dr. (New)	675	575
Brewer 9020 Assist. (New)	795	695

STERILIZERS	INSTALL	SHIP
Tuttnauer 2340M (New)	2450	2350
Tuttnauer 2340EA (New)	3125	2995
Tuttnauer 2540M (New)	3255	2775
Tuttnauer 2540EA (New)	3550	3395
Chemicleave EC5500 (New)	2795	2550
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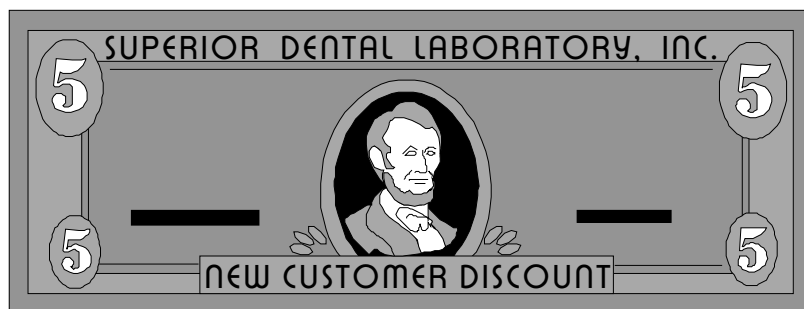
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SAN DIEGO-CHULA VISTA (North) NEW LISTING!! 38 years of GOODWILL! Owner retiring from Fee-for-Service **GENERAL** Practice situated in Professional Bldg. Doctor shares 9 Ops. in approx 3100 sq.ft. with other GP. Offered for 375K.

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Oral Surgery practice in free-standing building for sale - 6 ops in 2500 sq. ft. - on pace to gross over \$1.2 million this year with low overhead - Bldg also for sale & appraised at \$335,000 - Dr. will carry back note on Bldg.

La Jolla

Private General Practice in great professional bldg - very modern 6 operatories in 1922 sq ft - grosses \$800,000 on 3 2 days/week - Dr. retiring but would be willing to stay either during transition period or as an associate - part ownership in bldg. also for sale.

North Los Angeles County

Endodontic practice for sale in professional bldg - 3 + 1 operatories in 1200 sq. ft. - grosses nearly \$500,000/year on 3 2 days per week with overhead less than 40% - Seller will stay during transition.

El Segundo

General dental practice for sale - Dr. Retiring grosses over \$140,000 on 2 days per week. Great starter practice with upside potential.

Blythe

General dental practice for sale - 4 completely equipped operatories - grosses over \$550,000 on 3 2 days/wk with 1 week off/month - Very low overhead - unbelievable bargain.

Garden Grove

"One of a kind" general dental practice for sale in great location in strip shopping center - 9 operatories with state of the art equipment - practice grosses over \$1.9 million/year on 5 days - approx. 10% MediCal - Orthodontist works 2 days/week - 4 associates - complete C&B lab upstairs included - largely Hispanic patients.

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... a Q&A self-help column by Sari Reis



Q: I would like to raise my fees this year to offset rising overhead costs. How can I do it without adversely affecting my practice?

A: Your concern about the potential negative effects of implementing fee increases is understandable. Many dentists share your ambivalence. I can assure you however; that there are proven measures for raising fees without driving away patients, reducing treatment acceptance and diminishing new patient referrals.

Remember that the Costs that you are Trying to Offset Ultimately Benefit your Patients by Allowing you to Perform Optimal Dentistry

Therefore, it makes sense that patients should share in these expenses. You can soften the blow by not raising your fees across-the-board at the same time. Most patients won't notice a slight increase in hygiene visits one year and in restorative the next. Also, limit your increases to between 4-6%. This should adequately cover your higher costs without causing your patients unwarranted financial discomfort.

Before Proceeding with Increases

hold a staff meeting to discuss your fee schedule. To maximize effectiveness, familiarize staff members with the escalating costs of new materials, new technologies and state-of-the-art equipment. Inform them of the mounting investment in continuing education, OSHA compliance and employee benefits. Ask employees for their input and use the information you glean from them to determine which fees should be increased. Having staff support is essential. Establish the wording you want your staff to use when discussing fees with patients.

An Excellent Way to get Patient Acceptance

for extensive treatment plans is by offering interest-free outside financing as a payment option. This gives patients the opportunity to get the dentistry they need and want and pay for it over time.

Keep in Mind

That what's truly at stake here is not the bottom line on your P & L statements but your ability to provide your patients the highest quality care and service available and in order to maintain these high standards, you have to charge a little more.

Sari Reis is the Senior Consultant of Reis Consulting Services.

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Los Angeles County

#203 Wilshire Miracle Mile/L.A. - G.P. Leaseholds only. 4 ops in well designed, 1200 SF. Landlord will do a lot of TI's.

#204 Torrance - **In Escrow!** cam. Dextrix. Pano, 1500 SF Coll. 22/26K mo.

#206 Woodland Hills - G.P. Shopping center location. Great starter practice.

#209 Torrance - **In Escrow!** will Coll 22/24K on 3 days. 3 ops. Seller retiring.

#210 Hawthorn Heights - G.P. Shop, ctr. loc. Office sees 30 pat./day. CAP/ck \$15K/mo.

#211 West L.A. - G.P. Prime prof. build. 16 yrs. goodwill. Great starter. Seller to retire.

#212 Mid-Wilshire - G.P. HMO plans. 4 ops, x-rays, pano, intraoral camera, & software in 1200 SF. Avg. CAP/ck \$3,500.

#221 Valencia - G.P. Million \$\$ new shopping center loc. 6 ops in 2200 SF. 50/75 new patients a mo. Selling for health reasons.

#224 South El Monte - G.P. Store front location. 5 ops, 3 x-rays, Int. cam. Pano and Software in 1600 SF. 2003 Collections \$270K. Projected to do over 300K for 2004. **NEW**

#227 Valley Village - Great visibility 4 ops, 2 x-rays, 1400 SF. Coll. \$550K in 03. **NEW**

#228 Montebello - G.P. New retail ctr. Both practice leaseholds & ctr. for sale. Rent free & have tenants pay the mortgage & build equity in practice and real estate. **NEW**

#230 Bellflower - G.P. 9 yrs. goodwill. High net practice. Coll. \$274K on 3 1/2 days.

#232 West Covina - G.P. Retail center on busy corner. 3+ ops, 2 x-rays, software in 1200 SF. Coll. \$15/18 mo. on 2 1/2 days. **NEW**

#236 Wilmington - New retail ctr. 4 ops, 2 x-rays in approx. 1100 SF. Next to busy medical practice. Center also for sale. **NEW**

#238 Huntington Park - G.P. & HMO practice. Sees 50/62 new pat./mo. Projection collections for 2004 \$550K on 4 days. This should be a 7 day practice. **NEW**

#239 Glendora - G.P. 3+ ops in approx. 1200 SF with HMO plans. Seller to retire.

#244 Maywood - G.P. New retail center. Leaseholds only, no charts. High density Hispanic population.

#248 Lancaster - G.P. 21 yrs. goodwill. 4 ops, 4 x-rays, 2 int.cam., pano, Computer Age plus more. Coll. \$732K in 03. Seller will transition.

Orange County

#503 Irvine - G.P. Coll. \$255K in 03 with some HMO plans. 5 ops, x-rays in 1175 SF.

#505 South Coast Plaza - G.P. Prime loc. 4 ops, 3 x-rays, 2 int. cam., pano (leased) **NEW**

#506 Huntington Beach - G.P. 2 ops and located on lower level of a condo. **NEW**

#509 West Santa Ana - G.P. Coll. \$30/35K mo. Lots of upside. 4 ops in 1237 SF. **NEW**

#510 San Clemente - G.P. Busin opportunity. Corner location. 4+ ops in 2000 SF.

#512 Westminster - G.P. Prime prof. bldg. HMO office with potential to expand.

#517 Huntington Beach - G.P. 3 ops, x-ray, 1000 SF. Coll. \$8/10K mo. on 2 days/wk. **NEW**

#518 Rancho Santa Margarita - Specialist wanted for this prime location.

#520 Irvine - G.P. 4+ ops, 3 x-rays, int. cam., in 1800 SF. Coll. \$1,319,208 in 2003.

#523 Buena Park - G.P. Starter practice. Low rent. 2 ops, 600 SF. Medical neighbors refer.

#535 RSM/Coto de Casa - G.P. 4 ops, in 1400 SF. Coll. \$478K in 03 & Proj. 04 coll. \$540K.

#543 Anaheim - G.P. 4 ops, x-rays in approx. 1100 SF. New retail ctr. Leaseholds only. **NEW**

#549 Fountain Valley - G.P. Dental condo for sale. 4 ops, x-ray in 1500 SF. No charts.

Riverside/SanBernadino

#300 Colton - HMO office, free standing build. 9+ops, 3 x-rays, pano, 3 intra.cams, Coll. \$1.12 Mil CAP approx.16K mo.

#301 Rialto - G.P. 2 day starter practice. High net. Seller needs to sell.

#304 Colton - New retail ctr. Leaseholds of 1662 SF. No charts & ctr. for sale.

#305 Temecula - G.P. 5 ops, x-rays, int. cam., software in 1384 SF. Coll. \$356K in 03. **NEW**

#306 San Bernardino - G.P. Free standing building. 5+ ops, 1800 SF. 90% Hispanic.

#311 Rancho Cucamonga - G.P. Prime loc. 5+ ops, 2 x-rays, int. cam., software. Has 15/17 HMO plans. Proj. \$550K for 04. **NEW**

#312 Rialto - G.P. Shop ctr. 4 ops, 2 x-rays, pano (new equip.) Coll. \$240K in 03 on 3 days.

#314 Colton - G.P. 3 ops, x-rays in 1000 SF. Coll. \$15K mo. Landlord may sell real estate.

#316 Temecula - G.P. Mill. \$ loc. 5 ops, x-rays (all new equip.) in 1300 SF. No charts. **NEW**

#318 Indio - HMO/GP. CAP/ck \$23K/mo. 5 ops, 3 x-rays, int. cam., Easy Dental. **NEW**

San Diego County

#401 Alpine - G.P. 3 ops, x-rays, in approx. 1000 SF. Coll. \$14/16K. Seller wants it sold. Any reasonable offer will work.

#404 Miramar - G.P. Retail center, new office. 4 ops, 3 equip., \$250 SF Proj. 2004. **Sale Pending**

#408 Poway - G.P. 19 yrs. goodwill. 6 ops, 2 x-rays, 1854 SF. Seller to retire. HMO plans. CAP/ck approx. \$4/5K mo. **NEW**

#410 El Cajon - G.P. Great shop, ctr. loc. Seller needs to sell, relocating. Submit your best offer and start your practice now. **NEW**

#419 Mira Mesa - G.P. Shop, ctr. 4 ops, 2 x-rays, in 1200 SF. Coll. \$40/45K mo. Seller avg. coll. for last 3 yrs. \$531K. Seller relocating.

#420 La Jolla - G.P. 4+ ops, 3 x-rays, pano, Proj. 04 coll. \$540K. Seller to retire. **NEW**

#422 Oceanside - G.P. Corner shop, ctr. loc. 4 ops, 2 chairs, x-rays, 2 int. cam., & dental software. Coll. \$19/21K mo. **NEW**

Sacramento County

#800 South Sacramento - Private Ortho practice. Currently collecting \$45/50K mo.

#803 Fair Oaks - G.P. 5+ ops, 3 x-rays, pano, int. cam., software, 1700 SF. Avg. coll. for last 3 yrs \$420K on 3 days. 14 yrs. goodwill.

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#242 Gardena - Retail center newly built with 4 ops in 1003 SF. Great visibility. **In Escrow!**

#518 Rancho Santa Margarita - Prime spot for a specialist in the heart of growing area!

#549 Fountain Valley - Real estate only. Dental condo. 4+ ops, no chairs, in 1500 SF.

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#528 San Clemente - G.P. 3+ ops in 1110 SF. All operatories have ocean coastline views.

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#203 Miracle Mile - G.P. 4 ops, 1200 SF, prof. building leaseholds & equipment only. Seller out grew this great location in only 4 years.

#210 Glendale - Strip center. Leaseholds. 3 operatories in approximately 1000 SF.

#228 Montebello - New shopping center with many walk-ins. Lease up to 3500 SF.

#236 Wilmington - G.P. New shop, center, build out in Hispanic area. Fast start office!

#309 Rialto - New shopping center location on busy street corner. 4 ops in approx. 1100 SF. New build out but no equipment.

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TUSTIN—7 eq. ops. in a 2,400 sq. ft. single story free standing duplex. Great location on the busy boulevard, great staff, many new patients per month and great potential. Intra Oral camera, software package and computer system.

Projecting \$741,802 for 2004.

BUYER'S NET OF \$170,121.



LYNWOOD—3 eq. ops. in a 1,296 sq. ft. suite located in a single story strip shopping center. Great location on corner lot, secured parking, excellent dentist and good staff. Leasehold Improvements and Equipment Only.

SAN JUAN CAPISTRANO—3 eq. ops. in an 1,100 sq. ft. suite located in a single story strip mall shopping center. Great location in South Orange County! 31 years of Goodwill.

Projecting: \$286,205 for 2004.

BUYER'S NET OF \$65,214.



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GREATER LOS ANGELES & VENTURA COUNTY

BEVERLY HILLS—3 eq. ops. in a 1,122 sq. ft. suite located in a four story medical dental building. Great location. Chairs, lights, X-rays and more stays. 18 years of Goodwill. Leasehold Improvements and Equipment only.

BEVERLY HILLS—4 eq. ops. in a 1,198 sq. ft. suite located in a four story medical/dental building. Great area of Beverly Hills, great staff, good patients, and 25 years of Goodwill. Two Intra Oral Camera units, computer system, software package and much more is included! Projecting \$650,720 for 2004. **BUYER'S NET OF \$248,970.**

CERRITOS—3 eq. ops. in a 950 sq. ft. suite located in a three story medical/dental building. Great location in Cerritos. Chairs, lights, X-rays and more stays. Leasehold Improvements and Equipment only.

DOWNEY—3 eq. ops. in a 690 sq. ft. suite located in a four story medical/business building. Plus a 400 sq. ft. area for storage! Great area & 36 years of Goodwill. Chairs, lights, deliveries and much more included! Projecting \$250,000 for 2004. **BUYER'S NET OF \$72,540.**

EL SEGUNDO—2 eq. ops. in a 1,800 sq. ft. suite located in a single story duplex. Great location. 41 years of Goodwill! Chairs, lights, X-rays and more stays. Intra Oral Camera, computer system and more! Projecting \$566,774 for 2004. **BUYER'S NET OF \$212,688.**

ENCINO—5 eq. ops. in a 1,600 sq. ft. suite located in a three story medical/dental building. Great office location in Encino, modern, high tech, one of a kind office. Computer/TV's in every room, x-rays, chairs, lights and deliveries included! Leasehold Improvements and Equipment only.

ENCINO—3 eq. ops. in a 1,025 sq. ft. suite located in a 20 story business building. Great location and there is only one other dentist in the entire 20 story building. Intra Oral Camera, computer system, software package and much more is included! Leasehold Improvements and Equipment only.

GLENDORA—3 eq. ops. in an 880 sq. ft. suite located in a single story shopping center. Great location, good dentist, good staff and 20 years of Goodwill. Intra Oral camera, computer system and much more included. Projecting \$367,020 for 2004. **BUYER'S NET OF \$158,297.**

HAWAIIAN GARDENS—4 eq. ops. and 1 not eq. op. in a 1,100 sq. ft. suite. Located in a great location of a busy Von's shopping center. TV monitor in every room, 15 X-ray plans, and much more! Projecting \$833,220 for 2004. **BUYER'S NET OF \$375,540.**

HAWTHORNE—2 eq. ops. and 2 plumbed not eq. ops. in a 1,200 sq. ft. medical/dental building. Chairs, deliveries, lights, X-rays, and more stays. Leasehold Improvements, Equipment and Some patient charts included!

LONG BEACH—3 eq. ops. and 4 open bays in a 2,249 sq. ft. suite located in a two story medical/dental building. Chairs, deliveries, lights, and more stays. Great location. Leasehold Improvements & Equipment included.

LOS ALAMITOS—3 eq. ops. in a 1,103 sq. ft. suite located in a two story medical/dental building. Great location, Intra Oral Camera, chairs, lights, deliveries and much more included! Projecting \$172,049 for 2004. **BUYER'S NET OF \$61,609.**

LOS ANGELES GP—3 eq. ops. in a 974 sq. ft. suite located in a seven story building. Only Dental office in the building! The only Dental Office within a half mile radius! Chairs, deliveries, lights, X-rays, and more stays. Projecting \$235,859 for 2004. **BUYER'S NET OF \$62,414.**

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LOS ANGELES—6 (total) eq. ops. in a 1,800+ two story professional building. 1 eq. op. is located in a separate high-end dentistry suite. Great location, free parking for Dr. and staff, bus stop in front of office, surveillance camera for the manager, 500 sq. ft. storage facility (garage), light sensor, and all chairs have new upholstery! Projecting \$1,648,276 for 2004. **BUYER'S NET OF \$414,554.**

LOS ANGELES—4 eq. ops. in a 1,100 sq. ft. suite located in a single story building. Good location, computer system and software package included. Projecting \$309,134 for 2004. **BUYER'S NET OF \$106,446.**

LYNWOOD—3 eq. ops. in a 1,296 sq. ft. suite located in a single story strip shopping center. Great location on corner lot, secured parking, excellent dentist and good staff. Leasehold Improvements and Equipment Only.

MONTEBELLO—4 eq. ops. and 2 not eq. ops. in a 1,800 sq. ft. suite located in a busy shopping center. Great location with high traffic. Intra Oral Camera, computer system, software package, and so much more included! Projecting \$400,470 for 2004. **BUYER'S NET OF \$115,764.**

MOORPARK—4 eq. ops. in a 1,100 sq. ft. suite located in a two story professional building. Great location in growing area. Beautiful, slate floors. Low Rent. Chairs, deliveries, lights, X-rays, and more stays. Patient files are not included.

NORTHRIDGE—6 eq. ops. in a 1,650 sq. ft. suite. Great location, good staff, 30% of patients come from Evangelical Christian Church in the area. Intra Oral Camera included. Projecting: \$914,148 for 2004. **BUYER'S NET OF \$271,902.**

NORTH HOLLYWOOD GP—5 eq. ops. and 3 plumbed not eq. ops. in a 2,950 sq. ft. suite. Practice is currently attracting 70 new patients a month. Intra Oral Camera. Great location in North Hollywood. Projecting \$904,506 for 2004. **BUYER'S NET OF \$133,292.**

NORTH HOLLYWOOD—4 eq. ops. in a 1,280 sq. ft. single story free standing building. Great location next to the corner. Great signage. Chairs, lights, deliveries and much more included! Leasehold Improvements & Equipment only.

PASADENA—4 eq. ops. in a 2,880 sq. ft. suite located in a single story building. Great patients, great location, great staff and 31 years of Goodwill. Computer system, software package, chairs, lights, deliveries and much more included! Projecting \$394,917 for 2004. **BUYER'S NET OF \$86,671.**

SOUTHGATE—3 eq. ops. in a 980 sq. ft. suite located in a two story duplex building. Good staff, nice patient base and 21 Years of Goodwill. Leasehold Improvements and Some Patient Charts included.

ORANGE COUNTY

FULLERTON—5 eq. ops. in a 2,785 sq. ft. suite located in a one story building. Chairs, deliveries, lights, X-rays, and more stays. 14 years of Goodwill. Leasehold Improvements only. Patient charts are not included.

IRVINE GP—4 eq. ops. in a 1,650 sq. ft. suite located (fully renovated in 2002) in a two story medical/dental building. Great location in Irvine. Intra-Oral Camera included. Equipment two years new! Projecting: \$1,079,287. **BUYER'S NET OF: \$223,896.**

IRVINE GP—3 eq. ops. in a 1,350 sq. ft. suite located in a three story medical/dental building. Intra Oral camera, computer system, chairs, deliveries, x-rays, and more stays! Practice is approximately 60% insurance and 40% cash. Great location in Irvine. Projecting: \$472,171 for 2004. **BUYER'S NET OF \$122,760.**

IRVINE—5 eq. ops. in a 1,755 sq. ft. suite located in a single story strip shopping center. Intra Oral camera, chairs, lights, deliveries and more included! Leasehold Improvements and Equipment Only.

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SAN JUAN CAPISTRANO—3 eq. ops. in a 1,100 sq. ft. suite located in a single story strip mall shopping center. Great location in South Orange County! 31 years of good will. Projecting: \$286,205 for 2004. **BUYER'S NET OF \$65,214.**

SANTA ANA - 3 eq. ops. and 3 plumbed not eq. ops. in a 2,000 sq. ft. medical dental building. Chairs, deliveries, lights, X-rays, and more stays. Leasehold Improvements, Equipment and Some patient charts are included.

TUSTIN—7 eq. ops. in a 2,400 sq. ft. single story free standing duplex. Great location on the busy boulevard, great staff, many new patients per month and great potential! Intra Oral camera, software package and computer system. Projecting \$741,802 for 2004. **BUYER'S NET OF \$170,121.**

YORBA LINDA - 4 eq. ops. and 3 not eq. ops. in a 2,400 sq. ft. two story free standing building. Great area of Yorba Linda, good signage and located on a busy corner. Computer system and software package included. Leasehold Improvements and Equipment included. Equipment is only a few months old!

RIVERSIDE & SAN BERNARDINO COUNTIES

PALM DESERT—4 eq. ops. and 2 not eq. ops. in a 2,050 sq. ft. single story free standing building. Best location in the desert across from the college in the desert. Great dentist, great staff and wonderful patients. Intra Oral camera, computer system, software package and much more included! Projecting \$408,009 for 2004. **BUYER'S NET OF \$132,732.**

RIVERSIDE GP—5 eq. ops. and 6 plumbed not eq. ops. in a 1,500 sq. ft. building. Practice is currently attracting 80 - 100 new patients a month. Assignable PPO and CAP plans. Great location with many walk-ins. Projecting \$348,105 for 2004. **BUYER'S NET OF \$111,666.**

SAN BERNARDINO—3 eq. ops. in a 1,200 sq. ft. suite located in a single story medical/dental plaza with a center courtyard. Lots of charm! Assignable CAP and PPO plans. Great location in an established area for dentistry. Computer system and software package included. Projecting \$307,764 for 2004. **BUYER'S NET OF \$93,006.**

YUCCA VALLEY GP—3 eq. ops. & 2 plumbed not eq. ops. in a 1,500 sq. ft. suite located in a one story professional building. Assignable CAP and PPO plans. Great location, knowledgeable staff, growing area and currently attracting 20-30 new patients per month. Projecting \$227,26 for 2004. **BUYER'S NET \$207,384.**

SAN DIEGO COUNTY

CARLSBAD—8 eq. ops. in a 6,200 sq. ft. two story building. Great location, great staff, excellent long established practice, and 4+ years of good will. Assignable PPO plans. Intra Oral camera. Projecting \$710,152 for 2004. **BUYER'S NET OF \$208,726.**

CHULA VISTA—5 eq. ops. in a 2,000 sq. ft. single story free standing building located in a busy shopping center with great signage. Low sales price! Chairs, lights, deliveries and much more included! Leasehold Improvements & Equipment only.

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Sandy Knipf, V.P. &
Maria Silva, V.P.

IMPERIAL BEACH GP—3 eq. ops. in a 1,150 sq. ft. medical dental building. 21 years of Goodwill. Good signage. Practice is approximately 70% insurance and 30% cash. Assignable PPO plans. Projecting \$488,487 for 2004. **BUYER'S NET OF \$176,198.**

LA JOLLA GP—3 eq. ops. in a 1,500 sq. ft. suite located in a two story building. Great location, assignable PPO plans, Intra Oral Camera and more! Projecting \$750,389 for 2004. **BUYER'S NET OF \$422,082.**

LA MESA—4 eq. ops. and 1 plumbed not eq. op. in a 2,400 sq. ft. suite located in a single story dental building. Intra Oral camera, computer system, software package, chairs, lights, and more included! Practice remodeled 1 and _ Years ago. Projecting \$643,302 for 2004. **BUYER'S NET OF \$137,444.**

POWAY—4 eq. ops. in a 1,551 sq. ft. suite located in a free standing building. Intra Oral Camera. Practice is currently 80% insurance and 20% cash. Great signage. Projecting \$675,870 for 2004. **BUYER'S NET OF \$150,246.**

POWAY—3 eq. ops. in a 1,500 sq. ft. suite located in a single story medical/dental building. Great location on the corner lot and 40 years of Goodwill! Intra Oral camera, computer system, software package and much more included! Projecting \$423,677 for 2004. **BUYER'S NET OF \$149,318.**

POWAY—6 eq. ops. in a 2,351 sq. ft. suite. Great area of Poway, 27 years of Goodwill, many technology companies nearby and great staff! Intra Oral camera, computer system, software package and much more included. Projecting \$1,415,900 for 2004. **BUYER'S NET OF \$277,976.**

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SAN LUIS OBISPO COUNTY

SAN LUIS OBISPO— 4 eq. ops. in a 1,300 sq. ft. suite located in a two story medical/dental building. Great area, 15 years of Goodwill, and a great staff! Intra Oral camera, computer system, software program, and much more included! Projecting \$473,141 for 2004. **BUYER'S NET OF \$170,198.**

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Sandy Knipf – sknipf@calpracticesales.com
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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.

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LOS ANGELES - Free standing bldg location; Hispanic area; low overhead.

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MONTEBELLO - Retail center; busy 4 op practice; mostly pvt.; over 15 yrs. goodwill.

NORTH HOLLYWOOD - 1st floor with visibility; clean office; modest price.

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SAN FERNANDO VALLEY - Retiree; part-time sched.; gross over \$300k.

SAN GABRIEL VALLEY - 1st Floor; 4 ops; seller moving out of area; will sell quick.

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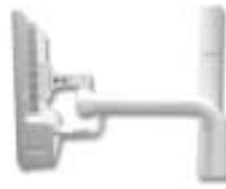
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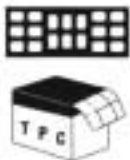
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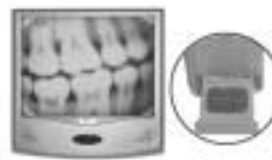
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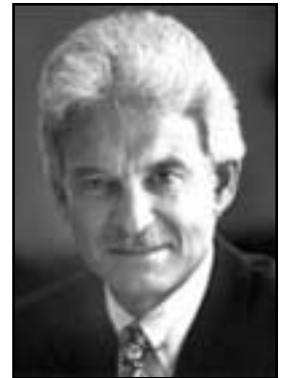
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BAY AREA

#A-273 DALY CITY - GP, Long Est practice w/ collections of \$581K in '03. Insured/Cash patients only. Modern equipped 4-op office, plumbed for 5th. **Call for Details.**

#B-157 CONCORD - GP Long Estab. Coll'd \$245K in '02. 2 ops, plumbed for 3rd. Centrally Located! **FP \$160K**

#C-208 SANTA ROSA - Great Location, Previous Collections avgs \$550K. **FP \$250K**

#D-250 CUPERTINO - Turn-key facility off Stevens Creek, less than two years old! Great location! Great Build Outs! Won't last! **Call for Details.**

#D-217 MONTEREY - GP Long estab. practice. Prime location. Collections of \$954K in '03. Fully equipped 4-op office. Insured/cash pts only. Seller refers out most specialties. **Call for Details!**

#D-278 SANTA CRUZ COUNTY - GP, Seller retiring. Modern equipped 5 op office. Insured/Cash patients only. Collections of \$523K in '03. Office bldg/real estate available for purchase with practice. **Call for Details.**

#D-279SANTACRUZ AREA - Nice office, 5 operatories with a mix of Fee-For-Service and some PPO's. Gross receipts in the 500K range. **Call for Details!**

#D-277 SANTA CLARA - GP, 2 ops Plumbed for additional. Nice area of Santa Clara. **Call for Details.**

NORTHERN CALIFORNIA

#E-122 YOLO COUNTY - Long Estab. GP. Coll'd \$760K in '03. Ins/cash only. 2,100 sf w/5 ops, plumbed for 1 more. **FP \$460K**

#E-183 EL DORADO HILLS - GP with emphasis on cosmetic dentistry. Seller is pursuing other interests. Fee-For-Service, 900 sf 4-op of doctoring 14 pts per day w/30 new/mo. **Call for Details!**

#E-251 SACRAMENTO - GP Estab. practice. Prime location near Country Club shopping center. 1600 sq ft office, w/2 fully equipped ops, plumbed for additional. **Call for Details!**

#E-267 WOODLAND - GP with Collections of \$472K in '03. Modern equipped 4 op office, plumbed for additional op. Priced to sell! **FP \$250K**

#E-268 SACRAMENTO - GP, Est. 24yrs. Seller retiring from this fee-for-service practice. Office is 1300 sq ft 4 ops. **FP \$210K**

COMING SOON! PLACER COUNTY - GP, Fee for Service Practice. Won't last! **Call for Details!**

REDUCED! #E-149 MENDICINO COAST - Great opportunity for dentist who would like to own their own bldg in beautiful beach community. **Only \$75K!**

#C-230 OROVILLE - GP, Long Estab. practice. SELLER retiring Coll'd \$289K in '03. Seller refers out all specialties. 3-op office w/all new dental chairs. Seller was office bldg, may consider selling. **FP \$185K**

REDUCED!! #H-210 MOTHERLODE - GP Long Estab. practice. Coll'd \$332K in '02. Low overhead office, netting approx. 50% of collections. Modern 3 op of. **FP \$195K**

NORTHERN CAL. CONT.

REDUCED!! #H-224 CHESTER LAKE ALMANOR - Long Established GP in Beautiful 4 Season Resort area. Office is 1400 sq ft office with 3 fully equipped ops. Insured/Cash pts only. Coll'd approx. \$300K in '04 on a 3 day work week! Office bldg avail w/purchase of practice. **Real Estate \$350K, Practice \$195K**

#H-253 PENN VALLEY - GP in Awesome growing community. Office is adjacent to Lake Wildwood. 3 Fully equipped ops, 1000 sq ft office with beautiful leaseholds and newer equipment. Great start-up or satellite office. **Call for Details.**

CENTRAL CALIFORNIA

#I-200 STOCKTON - GP Managed Care Practice. Modern 1900 sq ft office with 7 fully equipped ops. Avgs 175 new pts/mo. **Call for Details**

#I-249 STOCKTON - GP Estab practice, 2 ops **Call for Details!**

#I-188 TAFT - GP 1400 sq ft, 4 op office, Dr. avgs 10 pts/day. Seller will entertain all reasonable offers on this quality practice. Real Estate is also avail w/400 sq ft Rental Space. **Call for Details!**

#I-246 FRESNO AREA - GP Collections of \$522k in '03. 5 fully equipped ops, w/all the latest technology. Patient base is a mixture of insured, private pay and Denti-Cal. **FP \$340K Call for Details!**

#I-264 STOCKTON - Long established GP, quality practice in the desirable March Lane neighborhood of this family-oriented community. Dr. avgs 10 pts/day and with approx 10 new pts/month. 1214 sq ft, 3 op office is conveniently located in a highly visible, single-story Med/Dental Bldg. **Call for Details!**

#I-272 CENTRAL CAL. - Awesome, Busy and still growing family oriented practice in desirable area of town. Over 3000 active Fee-For-Service paties. 5 operatories w/room for one more. 2,000 sq ft of beautiful space. This is a practice anyone would be proud of. **Call For Details!**

#I-270 FRESNO - Brand New Beautiful office!! 1300 sq ft, 2 ops plumbed for 4 with even more room for expansion. Top of the line equipment. **FP \$175K**

#I-271 FRESNO AREA - Charming desirable community south of Fresno. Fee for Service, 4 ops. Beautiful leaseholds, granite countertops, maple floors. Collect in \$770K Range. **FP \$450K**

NEW #I-280 MANTECA - GP, Long Est. practice. Seller retiring. Collections of approx. \$650k in '04. Insured/cash patients only. This hi-tech office has 5 fully equipped ops, w/digital x-rays and intraoral camera. Seller refers out most specialties. **FP \$450K**

COMING SOON! SAN LUIS OBISPO - GP, Call for Details!

COMING SOON! VISALIA - GP, Call for Details!

ARIZONA

#Az-245 TUCSON - Estab. GP of 13 years. Office is 2400 sf located in free standing bldg w/4 ops. Great location! Collects in range of \$350K. **FP \$220K.**

#Az-247 CENTRAL ARIZONA - GP Long Estab. practice. Dr. avgs 12-15 pts/day with 30 new pts per day w/30 new patients per month. Office is 1450 sq ft w/4 fully equipped ops. Practice \$220K Building Also Available for Purchase. **Call For Details.**

NEVADA

REDUCED!! #R-128 RENO - Long Estab. Fee-for-service GP. 5 ops office near hospital. Coll'd over \$600K in 2001, FP is only 50% of Gross! **FP \$175K**

#R-142 - RENO - Long Estab. GP. Seller retiring. 1,540 sf w/5 equipped ops, ofc is centrally located. Coll'd \$373K in 2002. Ins/cash pts. **Call for Details!**

#R-233 RENO - Long Estab. practice. Modern equipped 4 op office. Collections of \$795K in '03. Mostly Insured/cash patients. Excellent location with reasonable rent. **Call for Details. FP \$400K**

#LV-239 HENDERSON - Well Estab. fee for service practice Whitney Oaks area of Henderson. 5 ops w/ private office in great location. Collections in the high \$700K's to low \$800K's. **Great value at \$475K.**

#LV-240 LAS VEGAS - Awesome 10 op practice in free standing building on West Flamingos. Mostly fee for service practice w/gross about 2 mill **Call for Details!**

#LV-242 LAS VEGAS - Beautiful new office in busy business complex. Great growing location near Rainbow and 95. 6 Fully equipped ops - 3 operative and 3 Hygiene. **FP ONLY \$330K!!**

#LV-263 LAS VEGAS - Long Estab. 6 op practice. Beautiful 3000 sf office. **Call for Details!**

#LV-266 LAS VEGAS - Turn Key facility with state of the art equipment. Would cost twice as much to duplicate. Stunning office with beautiful decor. **Call for Details!**

#LV-275 LAS VEGAS - GP, Beautiful new 5 op office. Has everything you would want in a dental office. Grosses over 1 million! Desirable location. **Call for Details!**

HAWAII

#HI-257 MAUI - GP Beautifully decorated, beautiful views. One of the only dentists between Lahaina and Kapalua. On high traffic corner lot in professional bldg. Gross over \$650K on relaxed schedule. **Call for Details!**

SPECIALTY PRACTICES

#C-256 EAST BAY - Endo, Long Estab practice. Ins/ Cash pts only. Modern equip'd 3 op office. Coll'd \$504K in '03 on 4 day schedule. **FP \$300K**

COMING SOON!! SAN JOSE - Oral Surgery. Absolutely beautiful!! New equipment, Gross over 1 Million. **Call for Details!**

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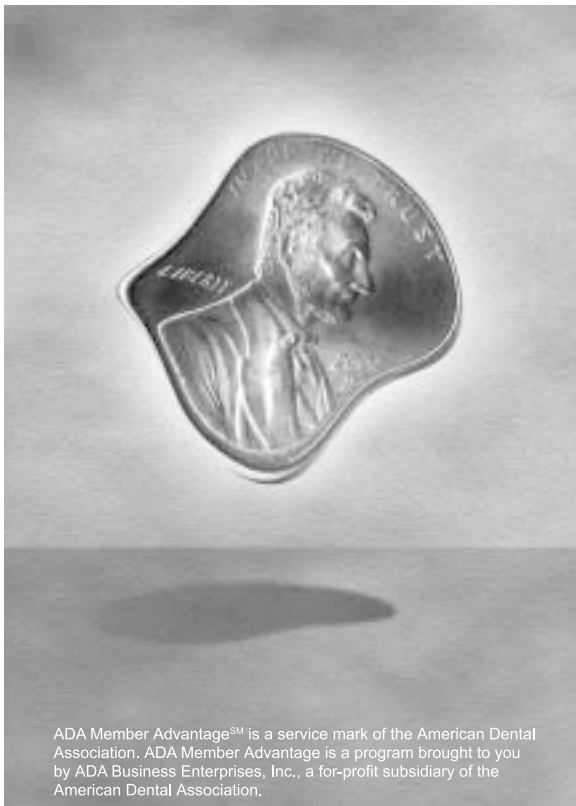
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LOS ANGELES COUNTY ENDODONTIC PRACTICE FOR SALE - Long established endodontic practice with average gross collections over \$550,000 per year very consistently with a net income of over \$350,000/year. 3 equipped operatories with fourth plumbed but not equipped in a one-story professional building. Solid referral base averages over 60 new patients per month. Motivated seller. Asking price is \$325,000.

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OXNARD STARTER PRACTICE FOR SALE - Gross collections of \$200,000/year on three days per week with net income of 50%. Four operatories in small professional building on a busy street. Seller does no marketing. Predominantly Hispanic patients. Some capitation and about 25% Denti-Cal. Excellent potential for growth through availability and marketing. Asking \$120,000. Motivated Seller.

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EAGLE ROCK STARTER PRACTICE FOR SALE - Long established general practice located on Eagle Rock Blvd. in Eagle Rock collects \$110,000 per year on two to three days per week. Net income is 45% of collections. No Denti-Cal or capitation. No advertising. Location has good visibility. Three equipped operatories. Good potential for growth. Asking \$70,000.00

LONG BEACH MANAGED CARE PRACTICE FOR SALE - Located on Long Beach Blvd. with good visibility. Gross collections have been \$400,000/year with good net income. Capitation checks are about \$5,000/month. No Denti-Cal. Five equipped operatories. Practice currently has two associates that work a total of three days per week. Seller is only working two days per week. Associates could stay. Asking \$225,000.00. **PENDING**

LANCASTER FEE FOR SERVICE PRACTICE FOR SALE - Established fee for service practice located in a professional building collects \$750,000 per year on a four day work week with a net income of \$270,000+ per year. No Denti-Cal or capitation. Family relocation necessitates sale. Motivated. Asking \$500,000.00.

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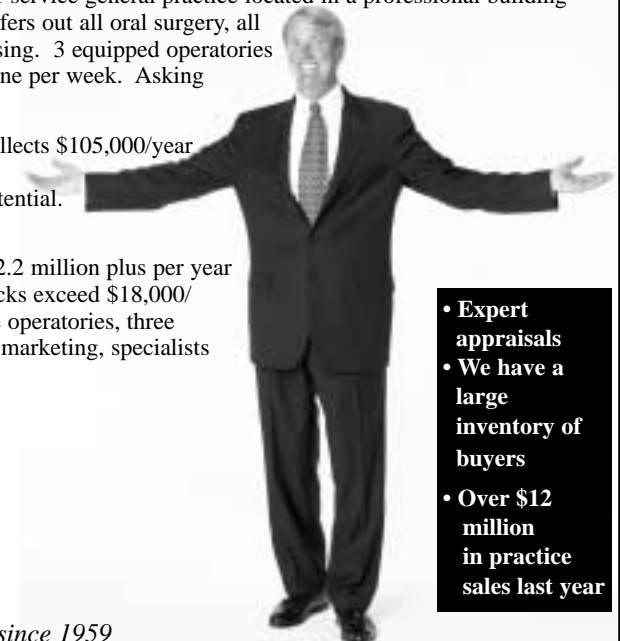
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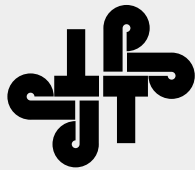
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SACRAMENTO: For Sale - This practice located in the Land Park Area. Net Receipts of 619K in 2003 and adjusted net income of 334K. This fee for service practice is well established. Owner would like to continue working two days a week. Patient base is large enough to accommodate this type of transisition.

CORCORAN: For Sale - Average Adjusted Income \$117K, 2003 GR were 288K. 3 treatment rooms. 2 days of hygiene. Doctor works approximately 33 hours per week.

NORTHERN CALIFORNIA SIERRA FOOTHILLS: For Sale - This practice located on historic Highway 49 and its satellite practice located in Orangevale offers a great opportunity for any dentist wanting to go into partnership with the owner with eventual buyout. 2003 Gross Receipts were 622K with a low overhead of 53%. 8 days of hygiene with 7 operatories.

VENTURA COUNTY: For Sale - Pediatric Practice. This practice had gross receipts of 813K in 2003 with overhead less than 50%. Practice has been in the excellent location for over 24 years. There are four operatories in approximately 2000 sq. ft. office space.

WHITTIER: For Sale - Owner looking for associate to become a 50% partner in his dental corporation with the obligation to purchase the 2nd half in 5 years. The practice Gross Receipts were 999K in 2003. There are 10 day of hygiene with 7 operatories. Practice includes Intra-oral camera, Digital X-Rays and Dentrux software.

COVINA: For Sale - Pediatric Practice: Office space is 1,900 sq. ft. Total Gross Receipts for 2003 were 365K. Practice was acquired by the present owner in 1978 and has operated in its present location for over 50 years.

PALOS VERDE ESTATES: For Sale - This excellent fee for service practice has operated in its present location for over 30 years. The area is stable and affluent. There are five days of hygiene. The practice has four operatories, laser, intra-oral camera, and digital x-rays. The 2003 Gross Receipts were 603K.

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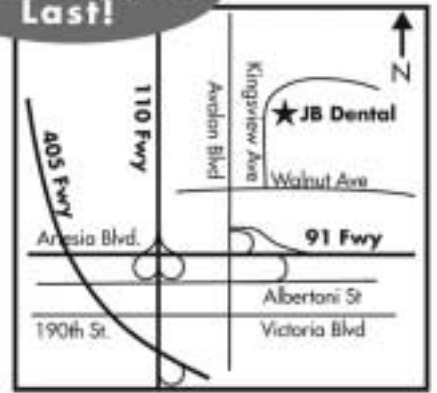
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- 4952 - College Town No. Sacramento. HMO & FFS. Gross 40-\$50k/mo by absentee owner. Hi identity traffic intersection in city. F.P. \$385,000. 4953 - Yucca Valley - Hi identity dental office location only. Collected \$40k/mo Location 3 Ops- Lease @ \$950/mo. Invest \$15,000, Gross \$250k first yr.
- 4978 - Sacramento - (a most desirable suburb) G.P. Est. 40 yrs. Hi Identity location. Gross \$1.3mil in 6 Ops, ample room to grow to \$2 to \$3mil. F.P. \$1.3mil. E-mail resume to PPSincnet@aol.com (800) 695-2732
- 4986 - Inland Empire - G.P. Collects \$160k annually
- 4992 - Escondido area - Solo Group ownership. 1 million potential by new owner within 1st year. F.P. \$395k
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- 1000 - Anaheim HMO \$5/\$6k/month established 43 years, 4 Ops. Gross \$550k.
- 1005 - Hemet - Beautiful office - \$450k investment - Shopping ctr. F.P. \$350k
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- 1017 - Palm Springs/La Quinta area- Esbl 40 yrs. New owner 10 yrs. 9 Ops. Hi tech office. Seller to work back for Buyer. Grossing \$1.2mil
- 1030 - El Monte- Est. '88, 90% Hispanic. Grossed \$1mil plus. Now P.T. Seller grosses \$800k. F.P. \$850k
- 1031 - ~~Huntington Beach - Children/Adult practice. Gross \$600k net \$400k., 2,700 sq.ft., 8+ Ops. SOLD~~
- 1032 - Huntington Park-99% Hispanic. Absentee owner Gross \$700k.
- 1033 - Small Practice in San Pedro area. Located in Professional Bldg
- 1035 - Riverside - HMO- Checks \$5,000/mo Grossing just less than \$215k Part time. F.P. \$215k.
- 1036 - Inglewood emergency RE Dental building. FP \$500k. Hi traffic. Hi identity
- 1037 - Western/Wilshire- Korean practice. Small office. Gross \$200k, esbl 30yrs
- 1040 - Indio GP - Gross \$10 to \$15k/mo. Est. 40 yrs. F.P. \$110K. RE available
- 1043 - Riverside - Hi identity building- Gross \$600k. state of the art. 4 Ops
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- 1046 - Downtown - 2 Ops, Gross \$5 - \$8k/mo. In 22 story Apt bldg. F.P. \$35k
- 1048 - Coming up-Newport sharp office. Gross \$600k. Net 65%. No equipment
- 1049 - Santa Ana HMO. Cap cks \$7k/mo. Modern office. Gross \$200k. F.P. \$150k
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