

THE Dental Trader

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So. California Edition

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CALIFORNIA PRACTICE SALES, INC.
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FEATURED LISTINGS:

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

LAGUNA HILLS - 2 eq. ops. and 3 not eq. ops in a 1,100 sq. ft. suite located in a two story medical/dental building. Doctor is currently working 3 Days/Week and is seeing approximately 6-8 patients per day with approximately 4-5 new patients per month. Practice is approximately 65% Insurance (PPO) and 35% Cash. Leasehold improvements, equipment and some patient charts only.

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

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

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Corporate Formations/Dissolutions
Partnership Disputes
Estate Planning**



Jason P. Wood, Attorney at Law

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

**Ari Rosenblatt, DDS, DMD,
Beverly Hills, California**

"I highly recommend that you use his legal services!"

Bette Robin, DDS, JD Select Practice Sales & Atty

"Pat Wood is honest, accurate, efficient and confident."

**Philip B. Potter, D.D.S.,
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"Patrick Wood is not your typical dental attorney. I have seen Mr. Wood interact with other attorneys and I can say with a great deal of confidence, Mr. Wood is an attorney you want on your side."

Chris Go, DDS, Valencia

"California Practice Sales has referred clients to Pat Wood for 20 years. Pat has been timely in contacting the clients, is very up-front in describing and delivering his services and is very skilled in completing negotiations for his clients. I highly recommend him!"

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"I have been a client of Wood and Delgado for over ten years and wouldn't think of going to another attorney for any matter in the dental field."

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"I highly recommend Wood and Delgado to all dentists."

Victor E. Israel, DDS, Downey, California

"I would recommend Wood and Delgado because of their familiarity with dental practices, and promptness in returning phone calls."

John R. Stewart, DDS, Orange

"Wood and Delgado have been representing me for many years. I would highly recommend their firm to my friends and colleagues."

Saman Habibi, DDS, South El Monte

"Wood and Delgado have taken care of all of my legal needs for a number of years now and I constantly recommend them to other dentists."

**Moni Mosharaf,
Orange and Aliso Viejo, California**

"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
Charles X. Delgado, Attorney at Law
Jason P. Wood, Attorney at Law**

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WHITTIER Dental practice for sale: 3 equipped operatories, intra-oral camera, large supply inventory. Send inquiries, name and phone number to: Hilda, PO Box 1353, Whittier, CA 90609-1353.

PRACTICE FOR SALE Some of the best patients in Orange County! Family practice grossing \$324,000 on a conservative 3 1/2 days/week. No HMO's. Call 714-921-8406.

MODESTO: For Sale - Associateship leading to purchase. Owner would like to retire in 1-2 years. Gross Receipts of one million six hundred thousand dollars in 2004 with 15 days of hygiene. Owner offers cosmetics, implant dentistry, milled crowns along with his general dentistry practice. Henry Schein Professional Practice Transitions Inc. 800-519-3458.

GENERAL DENTIST NEEDED to join our busy office near LAX. Experience with kids, wisdom teeth, and all phases of general dentistry a definite plus excellent income. pls. fax your resume to (323)777-2211 or call @ (323)418-8888 to schedule an interview. Recent grads welcome.

DENTAL OFFICE FOR SALE Leasehold improvements only. No charts. 3 ops. 3 x-rays. Private office. Great for new grads or starter office. Seller moving to new larger office. Desert area 760 360-8930.

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Linda Brown
Sales Associate



Paul Maimone
Broker/Owner

FRESNO COUNTY

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

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

KERN COUNTY

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

LOS ANGELES COUNTY

ARLETA - (2) op G.P. located in a store front with pole signage. Gross collections \$150K+ part time. Cash/Ins/PPO/Denti-Cal patient base. Low overhead (52%). High net (48%). Great starter practice or satellite office. Seller is selling due to health reasons. **NEW**

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

GARDENA - (3) op computerized G.P. located in a shop ctr. with excellent exposure/visibility/signage. Cash/Ins/PPO. Panorex equipped. 2004 gross collect \$522K+ on (3) day wk. Fluency in Korean helpful. Seller moving. **NEW**

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

HAWTHORNE - (4) op computerized G.P. for sale. (3) ops Eq't'd. (1) plumbed. Cash/Ins/PPO/Denti-Cal/CAP patient base. Approx. (40) new patients/mos. 2004 Gross Collect. \$311K+. \$5K+/mos CAP cks. **NEW**

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

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

LOS ANGELES #4 - (7) op computerized G.P. Like new equipt. Cash/Ins/PPO. 2004 gross collect \$590K+ on (3) day wk. Fluency in Korean helpful. Seller moving. **NEW**

LA VERNE - (3) op computerized G.P. located in a shop ctr. with exposure/visibility/signage. Cash/Ins/PPO. Panorex and Intra-oral Camera system with docking stations. 2004 gross collect \$578K+ on (4) day wk. Seller retiring. **NEW**

MISSION HILLS - (5) op computerized G.P. Located in a prof. bldg. Cash/Ins/PPO only. (4) year w't'd average Gross Collect \$1.065M/year. Seller retiring. **NEW**

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

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

ORANGE COUNTY

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

RIVERSIDE COUNTY

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

SANTA BARBARA COUNTY

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

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

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

SAN BERNARDINO COUNTY

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

SAN DIEGO COUNTY

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

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

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

SAN LUIS OBISPO

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

SAN LUIS OBISPO - Great place to work and play. (4) op computerized G.P. (3) ops eq't'd. 2004 Gross Collections \$409K on (3) day week. Cash/Ins/PPO. (35-40) new patients per month. Located on main street in freestanding bldg. with excellent exposure/visibility. **SOLD**

VENTURA COUNTY

OXNARD - (4) op G.P. and free standing bldg. 2004 Gross Collect. approx. \$300K. Cash/Ins/PPO/Denti-Cal. **SOLD**

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

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PRACTICE FOR SALE #1072 - Santa Maria area. G.P. - Seller leaving this long established Classic Practice. Collects over \$450k/year. All insurance and cash. 4 Ops in 1,200+ sq.ft.- Condo office - Hi-identity R.E. included in sale. Fantastic opportunity - Lots of active charts. Modern office with digital X-ray, fully computerized. PPS, Inc., - Thomas Fitterer or Dean George (714) 832-0230. E-mail: PPSInet@aol.com or Register and browse our website - PPSDental.com.

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REDLANDS G.P. Retail center location. Insurance and Medical. Coll. \$1.2+ million. Call (949) 548-4559 Agent.

ORTHODONTIC PRACTICE Cerritos, OC, 6 plumbed, new chairs, pan/ceph, 600/mo rent, hi fee, hi net sacrifice 150K obo. Email orthopract4sale@yahoo.com.

OFFICE FOR SALE in Ontario. ave 35 new pat/mos, open 3 d/wk, 3 full ops, 2 plumb, strip mall, (626)274-0732.

J-376 ATASCADERO GP Long Estab practice, Seller retiring. Collections of \$375K plus in '05. Insured/ Cash patients. Modern equipped 3-4 op office averaging 13-15 new patients per month. Excellent location. Growing area. FP \$275K WESTERN PRACTICE SALES 800-641-4179.

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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

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

PRACTICE FOR SALE Sacramento/foothills office overlooking golf course, 5 operatories. Collected 775k on a 3 1/2 day work week, 5 hygiene days, 50% overhead. Dr. refers most endo, perio, o.s and ortho. (916)939-0179.

SAN DIEGO Long-established practice by two main streets. 3 ops. Doctor retiring. Asking \$280,000. Select Practice Services, 626-966-8223, 949-360-8223!

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RIVERSIDE PRACTICE FOR SALE 1,766sq ft, 3ops (2eqp/1plm) single standing bldg. on major street w/good signage. Lease avail. w/option to sublease for financial opportunity or to expand into add'l 2-3ops. Fee For Service & PPO's (no HMO or Medical) Call (909) 732-8425 or (909) 732-8424 Prod\$228K in 04', asking \$160K.

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PRACTICES FOR SALE — February, 2006

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

RECENT SALES: La Mesa, Oceanside, Escondido.

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

SAN DIEGO—ESCONDIDO—NEW LISTING!! GENERAL Practice situated in single story Professional Bldg. 3 fully-equipped Ops in 1000 sq.ft. Digital Radiography, ZOOM Whitening, Computerized. Practice established 35 years, current owner 5 years. Owner moving out of state. Collections of 250K on 3-day week. **Offered for only 195K for quick sale!!**

SAN DIEGO—(I-15 at Mercy Rd)—JUST LISTED!! 3 years NEW! Owner selling this second office. 5 Ops. (3 equipped) in approx. 1700 sq.ft. Situated in strip mall. Asking 350K.

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

SAN DIEGO—BAY PARK — Owner Retiring from **GENERAL** Practice with 32 years of **GOOD-WILL!!** All Fee-for-Service!! Located in single story Prof. Bldg., excellent visibility. 5 Ops in 2600 sq.ft. includes large Laboratory. **Offered for 575K.**

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

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

for updates, please visit us at:

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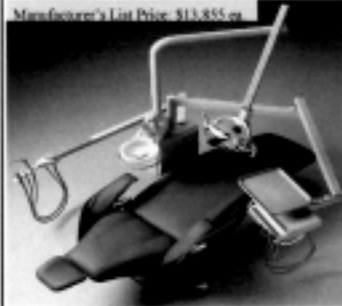
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List Price: \$1868

List Price: \$1695

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OPERATORY	INSTALL	SHIP
Aidec Trad. or Decade (R)	4995	4795
Aidec/Dentalex (R)	4995	4795
LSM Portland (New)	7140	6650
Ampco 21000 (New)	6650	6150
Belmont/TPC (New)	5950	5750
Engle Sequoia AS2 (New)	5750	5550
Forest 8350 (New)	9850	9650
Coastal/Ampco/PC (R)	2995	2750
TPC Mirage 4000 (New)	5995	5495
Dentalex /Aidec/Ritter (R)	2450	2250

CHAIRS	INSTALL	SHIP
TPC model 4000 (New)	3195	2995
Aidec Priority (R)	2550	2250
Dentalex JSA(R)	1995	1805
MDT Aseptrol (R)	1495	1395
Dentalex/Ritter base (R)	1250	1050
Coastal Medallion (R)	1495	1295
Clayes Virginia (R)	1495	1295
Vacudent (R)	1495	1295
Ritter Vega (R)	1495	1295
Forest 6100 (New)	3995	3895
Forest 6010 (New)	3150	2995
LSM Hydraulic (New)	3495	3395

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

LIGHTS	INSTALL	SHIP
Aidec 6500 (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
Prona 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
Tech West 2HP Oilless w/D (N)	3795	3595
Tech West 1HP Oilless w/D (N)	2395	2195
Tech West 3HP Oil w/D(N)	4950	4750
Tech West 2HP Oil w/D (N)	3195	2995
Tech West 1HP Oil w/D (N)	2395	2195

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)	2050	1927
Perio Pro I, w/ L (New)	1850	1695
Air Tech. AT2000 (New)	5150	4950
Air Tech. AT2000 w/teece (N)	5525	5325
Dent-X 810 Basic (New)	3095	2995
Dent-X 810 plus-AR (New)	3595	3395

STOOLS	INSTALL	SHIP
Brewer 2020B Dr. (New)	295	275
Brewer 2042L Assist (New)	3195	375
Brewer 9000 Dr. (New)	775	675
Brewer 9020 Assist. (New)	895	795

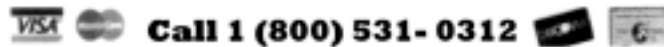
STERILIZERS	INSTALL	SHIP
Tuttnauer 2340M (Renewed)	2050	1850
Tuttnauer 2340M (New)	Super Savings	
Tuttnauer 2540M (New)	Super Savings	
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Chemiclave EC5500 (New)	3250	3050
Chemiclave EC6000 (New)	3995	3750
Barnstead PV Dry (New)	4395	4195
Barnstead MC10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

X-RAYS	INSTALL	SHIP
Gendex GX-1000 (Renewed)	2450	2250
Kodak 2000, Digital (New)	2850	2650
Dent-X ACP (New)	Super Savings	
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MISC. EQUIPMENT	INSTALL	SHIP
Optilux 500 (Renewed)	795	750
Tech West 1 HP Vac. (New)	1150	1050
Vacuum System 1 HP (R)	795	695
Handler 12" Model Trim. (R)	495	350
Southeast Ultras. Scaler (N)	650	595

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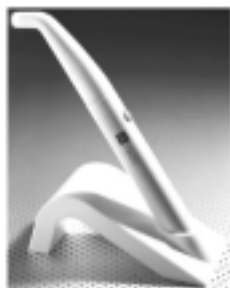
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GARDENA ORAL SURGERY – Long established with lots of goodwill and excellent referral base, 4 ops. **Asking \$345,000.**

REDLANDS – Beautiful fee-for-service practice in downtown area, 4 ops, 2 equipped. **Asking \$115,000.**

SAN DIEGO – Long established practice in a small professional building at the corner of two main streets. Doctor is retiring. 3 ops. **Asking \$280,000.**

TORRANCE – Beautiful high-end, up-to-date practice on a main street in a professional building. Long established, all fee-for-service, doctor is retiring. **Asking \$925,000.**

TORRANCE – Long established practice in professional building on a main street, 2 ops. Owner is retiring. 2005 collections of \$208,403. **Asking \$180,000.**

UPLAND – Leasehold improvements for sale, great lease rate! Attractive, 3 ops in 1000 sq. ft., only \$1,450/month. **Asking \$75,000.**

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I-370 MERCED GP, 2 days FFS practice grossing in the \$330K range with 3 days Denti-Cal grossing in the \$340K range. FP \$450K WESTERN PRACTICE SALES 800-641-4179.

PRACTICE FOR SALE? San Diego (La Jolla)? Fee-for-Service GP. 9 Ops in 3000 sq.ft. Collections of 1.2 mil. Seller will stay. SDPS: 760-599-7828.

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STEVE MCNAMARA was prompt, honest, accurate and above all, hard-working. I highly recommend his services if you have a business dispute. R. Iannini (Costa Mesa) See ad, Pg 14.

GENERAL DENTIST NEEDED to join our busy office near LAX. Experience with kids, wisdom teeth, and all phases of general dentistry a definite plus excellent income. pls. fax your resume to (323) 777-2211 or call @ (323) 418-8888 to schedule an interview. Recent grads welcome.

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GENERAL DENTIST NEEDED: San Fernando Valley practice looking for an associate. This is a great opportunity for a general dentist experienced in management skills, HMO and PPO Diagnosis, molar RCT, oral surgery, crown and bridge, and crown-lengthening. Excellent compensation with definite future for potential buy in. Fax resume to 818-885-1236.

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LA VERNE (3) op computerized G.P. for sale. Shopping center location. Cash/Ins/PPO. Panorex and intra-oral camera equipped. 2004 Gross Collections \$578K+ on (4) day week. Seller retiring. D&M PRACTICE SALES (818) 591-1401.

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PERIODONTAL PRACTICE Grosses over \$1.8 million per year with net income of \$900,000/year. Asking \$1.2 million. Kurt Skarin 818-991-6552.

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Los Angeles County

- #200 La Crescenta - GP. 10 years goodwill. Super corner visibility, 5 ops, 2 x-rays, int/cam and software in 1600 SF. Motivated seller!
- #201 Beverly Hills - GP. Super corner visibility. Collect. \$260K in 2004. Cute, quaint prof. building.
- #202 Glendale - Strip retail center location. 3 ops plus. Fully equipped office. Easy start-up. **NEW**
- #206 San Gabriel/Rosemead - G.P. Retail center to be built. Super corner visibility. Leaseholds. **NEW**
- #207 El Sereno/Alhambra - G.P. Newly constructed retail center with tenants & practice for sale. 4 ops in 1450 SF. BUY THE REAL ESTATE. IT INCLUDES PRACTICE! **NEW**
- #209 West Covina - 4+ ops. Leaseholds only **NEW**
- #210 Hacienda Heights - GP. Shopping ctr. loc. Office sees 30 patients/day. Coll. \$15K mo. **In Escrow!**
- #213 Wilshire/La Cienega - GP. HMO, 18 years goodwill, 2004 Collections \$1.792 Mil. 14 ops. **SOLD!**
- #214 Torrance - G.P. 18 ops, 7 x-rays, 3-4 hygiene chairs, Pano, 3 int/cam & software in approx. 5000 SF. Coll. \$3 Mil in '05. Many years goodwill.
- #215 Sunland - G.P. HMO/Fee for service, 13 yrs. goodwill, 5 ops, int/cam & software in 1800 SF. Coll. 60/65K mo. Selling for health reasons. Great visibility and signage on street. **NEW**
- #216 Santa Clarita/Valencia - Major anchor retail center. 4 ops. To be built. Leaseholds only. **NEW**
- #220 South Gate - G.P. 10 yrs. goodwill. Seller relocating. 5 ops, 3 x-rays, int. cam. and J. Dent. 2003 collections \$504K. Seller motivated. **NEW**
- #221 Mission Hills - G.P. 711 retail center, major visibility. 4 ops, 1200 SF. Leaseholds only. **NEW**
- #222 El Monte - G.P. 4 ops, x-rays, & Easy Dental. Great visible location. Lots of new patients. Seller wants reasonable offer. 95% Hispanic. **NEW**
- #225 Maywood - GP. Atlantic Blvd. visibility. 4 ops +1, x-rays, & software. Great patient flow. **NEW**
- #226 Gardena - G.P. Shopping ctr. loc. Lots of new walk-ins. 3+ ops, 2 x-rays, pano. '04 coll. \$616K. **In Escrow!**
- #227 Montebello - G.P. New corner retail center w/ Banco Popular. Leaseholds, 1200 SF, 4 ops. **NEW**
- #228 Montebello - G.P. New retail center. corner visibility, 1300 SF, 5 ops, Real estate also for sale.
- #229 Norwalk - G.P. Starter location near Walmart.
- #230 Los Angeles - HMO practice. 3 ops + Ortho bay, Pano, x-rays & software in 2000 SF. SELLER RELOCATED. Coll. \$300K MOTIVATED!
- #232 L.A. Wilshire - G.P. DROP DEAD, GORGEOUS, 7 ops, x-rays, int/cam, Pano & software. Seller needs to sell now! **NEW**
- #233 Bell Gardens - G.P. 12 yrs. goodwill. Busy street. Sell will not refuse any reasonable offer. **NEW**
- #236 San Pedro - G.P. Free standing dental building. 3 ops and x-rays. Seller relocating.
- #235 Gardena - G.P. Busy center. Leaseholds only. 4 operatories and more. Great visibility.
- #236 Wilmington - G.P. **In Escrow!**
- #239 Pasadena - G.P. Lake & Orange Grove. New retail center, 4 ops, 1200 SF. Best opportunity, in San Gabriel Valley. **NEW**

**Thinking of Selling?
 Call us First!**

Los Angeles County

- #241 San Gabriel/Huntington - G.P. Major ctr. & anchors. 4 ops in 1200 SF. Leaseholds only. **NEW**
- #242 Torrance - G.P. MAJOR CENTER IN SUPER SUPER LOCATION, 5 ops, dig/x-rays, int/cam. Great signage front & back. Seller lives out of area. **NEW**
- #244 Reseda - G.P./HMO. 6 ops, 5 chrs., x-rays, int. cam., & Easy Dental in 1700 SF. **NEW**
- #245 Wilming - G.P. 4 ops, x-rays, pano in 1700 SF. Seller sees 55 new patients/week. **In Escrow!**
- #246 Monterey Park G.P., Super location and low, low price. Motivated seller. **NEW**
- #248 Lancaster - G.P. Coll. \$732,694. 30 yrs. goodwill. Seller retiring will transition or stay. 4ops.

Orange County

- #502 Tustin - G.P. 12 yrs. x-rays & software all new. Collections \$45/50K mo. Super location. **SOLD!**
- #503 Irvine - G.P. Dental consultant reported this office a great opportunity, 5 ops, x-rays & software in 1200 SF.. Low, low rent for Irvine!
- #504 Tustin - G.P./HMO. Free standing bldg. 5+ ops, x-rays & software. All new equipment. **NEW**
- #506 Costa Mesa - G.P. 13 yrs. goodwill. 4 ops, x-rays in 1200 SF. Coll. \$617,329 in '05 Seller retiring.
- #507 So. Orange County II - G.P. Collections \$1,416,862 in 2004. 12 yrs. goodwill. **In Escrow!**
- #508 Laguna Niguel - G.P. 2 x-rays, 2 int/cam, 1700 SF. "A PROVEN WINNER!" **In Escrow!**
- #510 Mission Viejo - G.P. 4 ops, 2 x-rays, 2 int/cam, 1700 SF. "A PROVEN WINNER!" **NEW**
- #514 Tustin - G.P. 10 yrs. fee for service. 4 ops, **SOLD!**
- #518 Fullerton - G.P. 5 ops, x-rays, int/cam, 1500 SF. **SOLD!**
- #526 Anaheim - G.P. 3 ops, 2 x-rays, leaseholds only. Super location to start your practice and super low, low price. Motivated seller. Submit offer.
- #528 Hunt. Hb. /Stratton - G.P. Shop ctr. loc. 4 ops/2 chairs, dig. x-rays in 1300 SF. **In Escrow!**
- #530 Fullerton/La Habra - G.P. Nice retail center 6 ops, 2 x-rays, int/cam, 1500 SF. **Sale Pending!**
- #533 Santa Ana - G.P. Landlord is major clinic, referring new patients. Great opportunity here. New office w/ great neighbor to send patients. **NEW**
- #535 Anaheim - G.P. Shop/ctr, 6 ops, x-rays, monitors and software in 1750 SF., HMO plans. This center generates 20/30 new patients per month. Advertise and triple new patients. **NEW**
- #543 Anaheim - G.P. New center. 4 ops, 2 x-rays. State College area. Instant equity.
- #549 Fountain Valley - G.P. Dental condo for sale. 4 ops, x-ray in 1500 SF. Great location.

Million Plus Collections

- #213 Wilshire/La Cienega - G.P. HMO Coll. \$1,792 in '04. Coll. \$184K 7/05. Offer working.
- #214 Torrance - G.P. Coll. \$3,007,595 in '04. In house lab. 25 years goodwill. Back-ups requested.
- #240 L.A./Monterey Park - G.P. Coll. \$1.2 million. Super opportunity. Call for more information. **SOLD!**
- #300 Colton - G.P. Coll. \$1,416,862 in '04. **SOLD!**
- #316 Redlands - G.P./HMO. '04 coll. \$1,070.
- #507 South County II - G.P./HMO. 2004 collections \$1,416,862. Back ups needed. **SOLD!**

**Associateship
 Purchase Financing**

San Diego County

- #400 Ramona - G.P. 20+ yrs. goodwill. Best opportunity in San Diego. Selling for health reasons. Coll. \$338K. Submit offer now!
 - #401 Alpine - G.P. Practice dentistry in great area. 3 ops, x-ray and software. Low rent.
 - #410 El Cajon - G.P. Shop/ctr. on \$2K mo. with 2-1/2 day associate. \$500K+ plus collections. **SOLD!**
 - #412 Chula Vista - G.P. FREE STANDING AND VERY VISIBLE BLDG, 3 ops, x-rays, int/cam, and software. Coll. \$410K Motivated Seller. **NEW**
 - #416 Claremont - G.P. Shop ctr. Super location. 3 ops, x-ray, Pano & software. Great opportunity. **NEW**
 - #422 Oceanside - G.P. Shop/ctr, 4 ops, x-rays, 2 int/cam, Pano and software. HIGH NET, LOW RENT PRACTICE. Coll \$24/26K mo. on 3 days.
- Riverside/San Bernardino**
- #301 Rialto - G.P. Starter practice. 2 ops in 775 SF. Low rent. Coll. \$19/20K mo. Seller out of area.
 - #302 Ontario - G.P. Shop/ctr. **Sale Pending!**
 - #305 Temecula - G.P. Prof. building. Collections \$356K & growing. 5 ops, x-rays and Easy Dental.
 - #306 Riverside - G.P. Major ctr. & anchors. 5+ ops
 - #308 San Dimas - G.P. More info soon! **NEW**
 - #310 Palm Springs - G.P. 12 years goodwill. HMO plans, 100 new patients per month. Coll \$329K. Seller relocating and very, very MOTIVATED. **NEW**
 - #312 Rialto - G.P. Retail ctr. 4 ops, 2 x-rays, pano & more in 1200 SF. Seller relocating. **NEW**
 - #314 Colton - G.P. Est. 1950. Free standing building. Collections \$18/20K mo. on 3 days.
 - #316 Redlands - G.P. Great Shop. center location. Close to freeway. Absentee owner/ motivated. Lots of upside here. Coll. \$1.2+ million. **NEW**
 - #318 Indio - G.P. Retail center. CAP/ck. \$31K mo. Seller to retire '05 proj. \$700K. 5 ops 1550 SF.
 - #320 San Bernadino - G.P. Free standing bldg. on visible crnr. Both practice and real estate for sale. Seller wants to be a full-time parent. **NEW**
 - #322 Moreno Valley - Spec/GP. Coll \$240K in '04, low, low overhead, near Sunnymead Shop/ctr. **NEW**

New Patient Generators

- #207 El Sereno - G.P. Center & practice for sale.
- #209 West Covina - G.P. Corner shop/ctr
- #216 Valencia/Santa Clarita Corner shop/ctr
- #220 South Gate - Next to busy pediatric medical practice. Walk-ins from heavy auto & foot traffic.
- #222 El Monte - G.P. Patient referrals from OBGYN & Pediatrician. No marketing needed.
- #227 Montebello - G.P. New retail center with Banco Popular & Game Center on busy, busy corner.
- #228 Montebello - New retail center on corner.
- #233 Bell Gardens - Next to busy medical office.
- #241 San Gabriel/Huntington - New retail center
- #245 Wilmington - G.P. Newly opened office & growing. Street signage. Medical clinic next door will send new patients everyday all day.
- #246 Monterey Park - Busy retail center location.
- #412 Chula Vista - Free standing building loc.
- #533 Santa Ana - Busy neighbor is medical clinic
- #535 Anaheim - G.P. Corner center location equals lots of new patients weekly!

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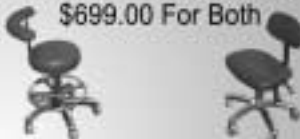


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RAMONA G.P. Professional building location. 16 years goodwill, 3 ops, 1250 S.F. Low rent. Call (949) 548-4559 Agent.

PRACTICE FOR SALE? San Diego (Escondido) NEW LISTING! Owner 3 Ops in 1000 sq.ft. in single story Professional Bldg. Collections approx 250K. Offered for only 195K. SDPS: 760-599-7828.

WIRED INTRA ORAL CAMERA and foot pedal with a 1 year REPLACEMENT WARRANTY - \$995 CALL US TODAY ASHTEL DENTAL 909-484-2727.

I-374 MODESTO Estab. practice with collections of approx 1 million in '04. Modern equipped 6 op office. plumbed for additional. Mostly insured/private pay w/ PPO plans. FP \$650K WESTERN PRACTICE SALES 800-641-4179.

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TORRANCE PRACTICE FOR SALE General practice in professional building- 7 operatories grosses \$400,000/year - Owner retiring - Thomas & Fees Practice Sales (714) 544-4341.

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- *Know your substantial & material duties.*
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- *Know how to handle a request for your signature when a company field investigator asks you to read & sign a statement they have prepared.*
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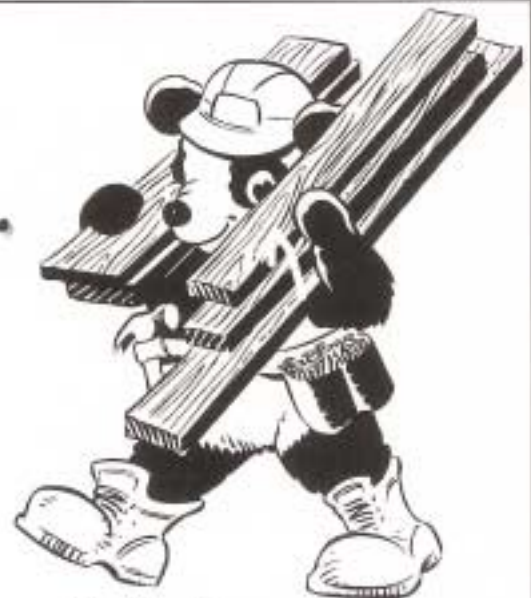
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BEVERLY HILLS—2 eq. ops. in an 850 sq. ft. suite located in a five story medical/dental building. 48 years of goodwill. Chairs, lights & deliveries included. Leasehold improvements, equipment & some patient charts included.

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

CLAREMONT—4 eq. ops. in a 1,400 sq. ft. suite located in a two story building. Income stream is approximately 60% Cash and 40% Insurance. Good location, good recall program, patients accept treatment plan & 50 years of Goodwill. Projecting \$815,011 for 2005. **BUYER'S NET OF \$255,852.**

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

LAWNDALE—6 eq. ops in a 1,750 sq. ft. suit located in a single story strip shopping center. Income stream is currently approximately 67% Insurance, 17% Cash, 2% Medi-cal & 14% Capitation. Doctor is on a 3 days/week work schedule and has an associate working 2 days/week. Projecting \$475,308 for 2005. **BUYER'S NET OF \$190,884.**

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

REDONDO BEACH—3 eq. ops. in a 806 sq. ft. suite. Income stream is approximately 50% Insurance and 50% Cash. Good location in a busy shopping center. Low overhead. Projecting \$150,673 for 2005. Leasehold improvements, equip & all patient charts included.

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WEST LOS ANGELES—2 eq. ops. & 1 not eq. op. in a 919 sq. ft. suite located in a seven story building. Holistic office, nutritional based practice, does alternative dentistry and is an all digital office. Intra Oral camera included. Income stream is 100% cash. Projecting \$760,461 for 2005. **BUYER'S NET OF \$107,096.**

WHITTIER—10 eq. ops. in a 4,700 sq. ft. building. Seller owns building. Building is not for sale. 40 years of Goodwill. Income stream is approximately 47% insurance, 38% cash, 5% Medi-cal & 10% capitation. Currently there are 7 associates working. Doctor is management only for approximately 4 days/week. Projecting \$1,322,068 for 2005. **BUYER'S NET OF \$414,416.**

WINNETKA—3 eq. ops. located in a single story medical building suite. Good location. Income stream is approximately 90% cash and 10% insurance (PPO). Projecting \$220,325 for 2005. **TURN KEY LOCATON!**

ORANGE COUNTY

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

ANAHEIM—4 eq. ops. in a 1,200 sq. ft. suite located in a single story strip shopping center. Practice is located off busy freeway; only dental office in that center & center is under new construction. Computer system & software program included. Leasehold improvements & equipment only.

COSTA MESA—4 eq., ops. in a 1,512 sq. ft. suite located in a two story building. New Intra Oral Camera included! Doctor is working 3 days/week and has one hygienist working 4 days/week. Income Stream is currently 50% insurance and 50% cash. Projecting \$759,501 for 2005. **BUYER'S NET OF \$175,013.** **UNDER OFFER**

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HUNTINGTON BEACH-3 eq. ops. and 1 not eq. op. in a 1,645 sq. ft. suite located in a single story building. Good location in Huntington Beach with huge storage space. Income stream is approximately 80% insurance, 15% cash & 5% capitation. Doctor is currently working 2 days/week and seeing approximately 5-6 patients per day while attracting 30-40 new patients per month. Leasehold improvements, equipment and some patient charts included.

LAGUNA HILLS-2 eq ops and 3 not eq ops in a 1,100 sq. ft. suite located in a two story medical/dental building. Doctor is currently working 3 Days/Week and is seeing approximately 6-8 patients per day with approximately 4-5 new patients per month. Practice is approximately 65% Insurance (PPO) and 35% Cash. Leasehold improvements, equipment and some patient charts only.

MISSION VIEJO-6 eq. ops. in a 2,200 sq. ft. single story free standing building. Seller owns building. Building is not for sale. Good location, good staff and office is set up for digital. Income stream is 70% Insurance and 30% Cash. Projecting \$2,188,668 for 2005. **BUYER'S NET OF \$550,219.**

TUSTIN-3 eq. ops. in a 1,220 sq. ft. suite located in a two story shopping center complex. Good growing location in Tustin. Sony Intra Oral camera included. Income stream is approximately 100% cash. Doctor is working 3 days/week. Leasehold Improvements, Equipment and Some Patient Charts included.

RIVERSIDE & SAN BERNARDINO COUNTIES

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

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

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Greg Beamer, V.P.

MORENO VALLEY—8 eq. ops. in a 2,296 sq. ft. suite located in a two story professional building. Practice has two suites on the ground floor. Intra Oral Camera included. Income stream is currently 85% Insurance and 15% Cash. Doctor is working 9 Days/Week and alternate Mondays and sees approximately 16 patients per day with approximately 28 new patients per month. Projecting \$796,212 for 2005. **BUYER'S NET OF \$326,800.**

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

SAN DIEGO COUNTY

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

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

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

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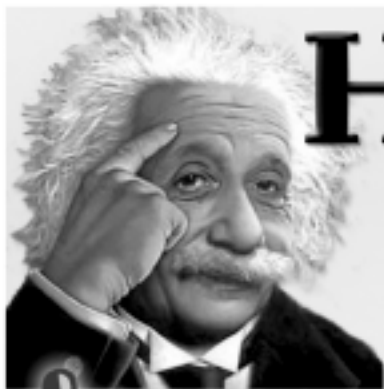
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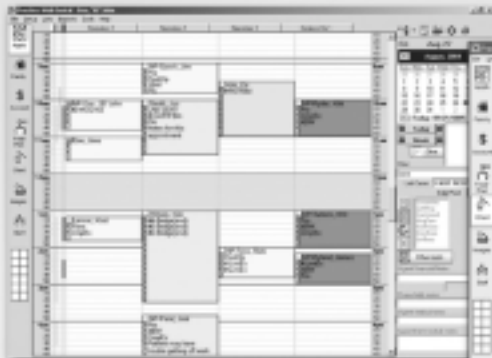
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SANTA BARBARA FEE FOR SERVICE PRACTICE FOR SALE: Established for 30 years in Santa Barbara. Collects over \$1,200,000 per year with net income of more than \$540,000 per year. Seller works 22 hours per week. Refers 90% of oral surgery, 80% of endo, all perio surgery and ortho. Office has six equipped operatories. Very strong new patient flow. Asking \$1,100,000. **PENDING**

PERIO/IMPLANT PRACTICE FOR SALE: Located in east Los Angeles County. Gross collections have been \$1,850,000 with a net income of more than \$900,000 per year. Seven equipped operatories with 2 hygienists every day, five days per week. Solid referral base with good potential for practice growth. Asking \$1,400,000.

LA MIRADA MANAGED CARE PRACTICE FOR SALE: Collects \$1,125,000 per year on an absentee basis. Mostly managed care patients-HMO & PPO. Capitation checks are \$9,500 per month. 35 patients per day, 60 new patients per month. Eleven operatories. Asking \$1,020,000.

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

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

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

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

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LANCASTER MANAGED CARE PRACTICE FOR SALE: Practice collects over \$1.2 million per year with \$19,000 per month in capitation checks. No Denti-Cal and no advertising. Seven equipped operatories. Motivated seller. Asking \$975,000.

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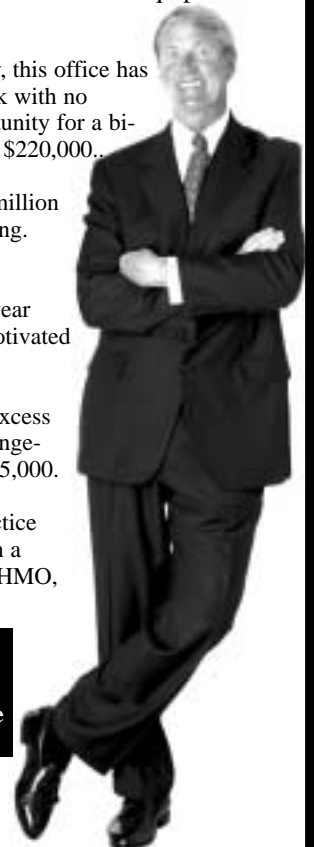
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#B-348 LAMORINDA AREA—GP long estab. Practice. Collections of 1.2 plus million in '04. Insured/Cash patients only. 4 fully equipped ops. Active recall w/ 12 days of hygiene. Seller refers out Endo +surgery. **Call For Details!**

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

REDUCED! #D-288 SAN ROSE—Facility in a professional building. Suite of the Art 1000 sq ft., office w/5 fully equipped operatories w/ Pelton Crane chairs and Siemens X-ray w/ an option to purchase para machine Rent below market value \$1.70 sq ft. **Only \$79K!**

#D-304 CENTRAL COAST—GP This practice is as good as it gets. Collections of approx 2.5 million. Beautifully equipped 9 ops. w/ Cerec machine. **Call for Details!**

REDUCED! #D-220 PALO ALTO—GP. Located in single story complex. Fee-For-Service, 3 ops newer equipment, less than 2 years old. **REDUCED TO \$198K!**

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

#D-346 SAN JOSE—GP in prime strip mall, in West San Jose. New office w/2 fully equipped ops, plumbed for 2 add. ops. Insured/PPO patients. **FP \$275K**

#D-357 SAN JOSE—GP, in large 3,200 sq ft. 4 ops office. Collections consistently in the mid 300K range. Mostly PPO and Capitation. **FP \$245K**

NEW! #C-373 NAPA—GP, Seller retiring. Part-Time practice w/ collections of \$142K in '04. Insured/Cash Patients only. 2 op office, plumbed for 3rd. Seller owns ¼ interest in 4,426 sq ft office bldg. Sells practice along w/ interest in bldg for sale as a package. **Call For Details!**

NEW! #B-382 CONCORD—GP, Beautiful office Great Location! 6 ops 3-4 days of Hygiene. Gross receipts in the \$700K range **Call For Details!**

COMING SOON! ANTIOCH—Seller retiring. Collections of approx \$480K in '05. Insured/Cash Patients. 3 ops, plumbed for 4th. Office condo avail for w/practice. **Call For Details!**

REDUCED! #D-362 SUNNYVALE—GP, Established practice with Collections of \$847K in 2004. 3 fully equipped ops. Insured/Cash Patients. **FP \$550K**

NORTHERN CALIFORNIA

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

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

#E-317 CITRUS HEIGHTS—GP, estab. practice located in single story bldg. 5 ops collected \$200K w/o/last with asking only 50% of collections **FP \$110K**

#E-361 CARMICHAEL—GP in greater Sacramento. 4 op office located in single story Professional Bldg. 2004 gross collections in \$300K range. **FP \$225K**

#E-368 SACRAMENTO—GP, Seller relocating from this quality fee-for-service practice. Large 6 ops 3000 sq ft. **Call For Details!**

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NEW! #E-385 SACRAMENTO—GP Fee for Service 9 op practice plumbed for one additional. Collections in excess of 1.4 million! **FP \$950K!**

NEW! #E-391 SACRAMENTO—GP Leasehold practice w/ some residual patient base. Fully equipped 5 op office. Insured/Cash patients only. Seller relocating. Price to sell! **FP \$300K**

#E-326 EUREKA AREA—GP, long estab. Practice. Retiring. Nicely appointed 1,250 sq ft w/ 3 ops. Insured/cash pts only. Collected \$604K in '04 w/ taking 5-6 weeks vacation. **FP \$345K**

#E-360 REDDING AREA—GP, Seller retiring. Office is 1440 sq ft w/ 3 ops. **FP \$325K**

#E-344 HUMBOLDT COUNTY—GP, Seller retiring. Practice located in high quality area. Mostly insured/cash patients. Collections of \$332K in '04. **FP for practice \$175K. FP For Building \$425K**

NORTHERN CAL. CONT.

#E-244 HUMBOLDT COUNTY—GP, Seller retiring. Practice located in high quality area. Mostly insured/cash patients. Collections of \$332K in '04. **FP for practice \$175K. FP For Building \$425K**

REDUCED! #E-224 CHESTERLAKE ALMANOR—Long Estab. GP in beautiful 4 season resort area. Office is 1400 sq ft with 5 fully equipped ops. Insured/Cash pts only. Collected approx. \$300K in '04 on a 3 day work week! Office bldg avail w/purchase of practice. Will Consider All Reasonable Offers!

#E-311 NORTH SHORE LAKE TAHOE—GP Long established practice. Collections of \$598K in '04. Modern equipped 4 op office. Great location w/ scenic lake views. **FP \$325K**

COMING SOON! CENTRAL SIERRA/MURPHYS AREA—GP Seller Retiring. Collections of \$300K. Insured/Cash patients. 3 ops. Practice \$135K. Real Estate \$175K

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

CENTRAL CALIFORNIA

#E-291 SALIDA—GP, Great location in growing north area of Modesto. Collected \$950K in last 3 years. Modern equipped 10 op office mixture of insured/managed care patients. Exc. opportunity for owner/retiree. Aves 160 new pt/mo. **Call for Details!**

#E-366 STANISLAUS COUNTY—GP, in nice historical area of town. 5 ops 1800 sq ft office w/ reasonable rent. Seller motivated. **Call For Details!**

REDUCED! #E-388 MERCED—GP, Seller retiring. Part-time practice with collections of \$166K in 2004. Office condo avail to purchase with practice. **Practice: \$75K; Office/Condo \$200K**

NEW! #E-374 MODESTO—Estab. practice w/collections of approx 1 million in '04. Modern equipped 6 op office. Mostly insured/private pay w/ PPO plans. **FP \$650K**

REDUCED! #E-365 VISALIA—GP, Long estab. Mostly insured/cash patients. Two fully equipped ops, plumbed for 3rd. Doctors take home pay is close over \$200K. **REDUCED TO FP \$195K**

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

#E-315 FRESNO—GP, Modern equipped 5 op office plumbed for 6th. Mix of insured/PPO/Denti-cal patients. **Call For Details!**

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

#E-371 ENETER—GP, in heart of San Joaquin Valley Basin. Fee-For-Service practice, refers out most specialties.

#E-375 FRESNO AREA—Charming desirable community south of Fresno. Fee-for-Service. 4 ops. Beautiful leaseholds, granite countertops, maple floors. Collect in \$700K Range. **Priced to Sell! Seller extremely motivated! FP \$350K**

NEW! #E-376 ATASCADERO—GP Long Estab practice. Seller retiring. Collections of \$575K plus in '05. Insured/ Cash patients. Modern equipped 3-4 op office averaging 13-15 new patients per month. Excellent location. Growing area. **FP \$275K**

SOUTHERN CALIFORNIA

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

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

REDUCED! #K-349 TORRANCE—Great practice in professional building on a main street. Doctor will stay on as needed. **FP \$495K**

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

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

NEW! #K-384 IRVINE—Leasehold improvement practice sale. 1700 sq ft w/ 4 plumbed ops, 2 chairs, w/x-ray. Priced to Sell. Seller motivated **Call for Details! FP \$95K**

NEVADA

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

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

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

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

#LV-313 LAS VEGAS—GP, Well Estab. practice with consistent collections in 1 million dollar range. Large quality pt base. **Call For Details!**

#LV-335 LAS VEGAS—Seller Retiring. Modern equipped 8 op office. **Call For Details!**

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

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

NEW! #LV-346 HENDERSON—GP. Collections of \$635K in '04. Fully equipped 4 op office, plumbed for additional 2 ops. Mixture of insured/PPO patients. **FP \$325K**

NEW! LV-378 LAS VEGAS—GP, located in highly desirable northwest area of LV. Beautiful build outs shows nice! Practice on track to gross in the 1.6 million range **FP \$950K**

NEW! #LV-579 LAS VEGAS—GP, located in professional building in primes tract LV area. Large newly decorated office with 9 ops. Gross in 600K range. **FP \$495K**

NEW! #LV-380 LAS VEGAS—GP in West LV location. Fee For Service practice. On track for \$450K in collections for '05. **Call For Details!**

NEW! #LV-381 LAS VEGAS—GP in 5 op, 1800 sq ft office. Building possibly available for purchase. **Call For Details!**

ARIZONA

#Az-343 TUCSON—GP in beautiful, blue-net office, 1,783 square feet and consists of 5 fully equipped ops. Approx 100 new patients per month. **FP \$480K**

#Az-345 PHOENIX—Pankey practice philosophy. Approx 2300 sq ft w/ 5 ops. Practice grosses in 600K range. **FP \$390K**

SPECIALTY PRACTICES

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

REDUCED! #D-381 EAST BAY—Perio, Long Estab. Ins/cash pts only. Beautifully appointed office w/updated computer sys. Does not do implants/room for expansion for dentist that enjoys implant work. **REDUCED TO \$475K!**

NEW! #D-365 TRI-VALLEY AREA—Perio, Family oriented bread and butter practices that production could easily be increased due to doctor currently not doing implants. **FP \$295K**

#D-322 SOUTH BAY, NO CAL.—Ortho, Long Estab practice, 3 open bay ops with updated equipment. Call'd in to high \$300K. **Call For Details!**

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

NEW! #E-355 CENTRAL VALLEY—Ortho, Estab practice. Modern equip 6 op office. Collections projected at \$460K on part time schedule avg 10-12 new starts per month. **FP \$360K**

NEW! #E-356 CENTRAL VALLEY—Ortho, Long Estab practice. Excellent Location. Modern equipped office w/8 ops. Averaging 22-24 new starts per month. **FP \$890K**

NEW! #D-372 SAN JOSE, CA—Perio, Well respected personalized care. Strong referral base. **Call For Details!**

NEW! #D-354 ALAMEDA COUNTY—Ortho, newly remodeled office. Modern equipped w/ 1 open bay, new patient exam room. Collections projected \$600K for '05. **FP \$550K**

#AZ-369 CHANDLER, AZ—Oral Surgery, located in one of the fastest growing suburbs of Phoenix! **Call for Details!**

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LV-379 LAS VEGAS GP located in professional building in primes west LV area. Large newly decorated office with 9 ops. Gross in 600k range. FP \$415K WESTERN PRACTICE SALES 800-641-4179.

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

ORANGEVALE: For Sale - This practice has operated in its present location as a satellite practice for the last 12 years. There are three ops. The office is located in a good location with excellent visibility.

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

LAKE TAHOE: (South Shore) For Sale - How does it get better than this? A successful family oriented practice located in the heart of beautiful Lake Tahoe has gross receipts of over 850K in 2004 with low overhead. There are 4 operatories with 5 days of hygiene. If you ever wanted to locate in a resort community with extensive summer and winter sport activities and have a very successful dental practice at the same time you should consider this opportunity.

MODESTO: For Sale - Gross Receipts for this practice in 2004 were one million six hundred thousand. The practice was acquired in 1970 and has been in its present location for 27 years. There are 15 days of hygiene. The office has 7 treatment rooms in 2200 sq ft. Digital X-rays, Panoramic X-Ray, Laser and Intraoral Camera. Owner would like to return as associate for two days a week.

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

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

WATSONVILLE: For Sale - 2004 Gross Receipts were 709K with an adj. net income of 312K. There are 6 treatment rooms in 1,400 sq. ft. Practice has operated in its present location since 1983. Owner is willing to stay or consider an outright sale, or partnership leading to complete ownership.

HACIENDA HEIGHTS: For Sale: **ORTHODONTIC PRACTICE.** DOCTOR PASSED AWAY IN AUGUST. Practice needs to be sold immediately. 3 chair open bay and on **SOLD** dental room. 1,100 sq. ft. near major shopping center in a professional building with lots of parking.

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

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

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

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

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

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

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

COTTONWOOD: For Sale - General Dentistry Practice. This small practice is ideally suited for the new graduate or a satellite practice. The building is also for sale. Gross Receipts in 2005 were 375K. The office has 2 TX rooms in 880 sq. ft. with room for expansion. Four thousand acres were recently purchased in Cottonwood for a new Del Webb retirement community set to break ground in early 2006. Owner is retiring after 27 years in the same location.

FRESNO: For Sale - Gross Receipts were 1M in 2004 with an adjusted net income of \$343K. It has been at its present location for 22 years. This beautiful and spacious office has 8 days of hygiene, 5 treatment rooms equipped, Intra-Oral Cameras, Pano machine, and Softdent software. Dr. would like to sell and come back 2-3 days a week. 32 new pts/mo.

FOLSOM: For Sale - General Dentistry Practice. Well established practice in a new building. This beautiful 2600 sq. ft. office includes 8 equipped treatment rooms, Laser, and Panoramic X-Ray, and Dentrix software. This practice has 13 days of hygiene/week. Gross Receipts for 2004 were 1.4 Million with an adjusted net income of \$504K. Owner would like to sell and come back to work 2 days a week.

MINDEN, NEVADA: For Sale - This practice will do over 900K in 2005. The practice was acquired in 1987 and has been in its present location for 17 years. There are 31 new patients a month seen in this 5 op 2000 sq. ft. office. There are 6 days of hygiene. The building is also available for sale with room for expansion.

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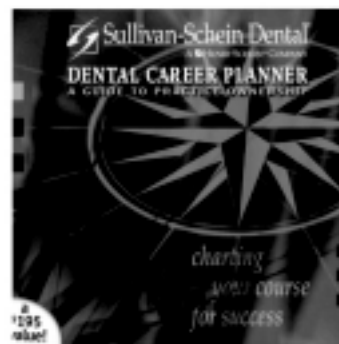
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





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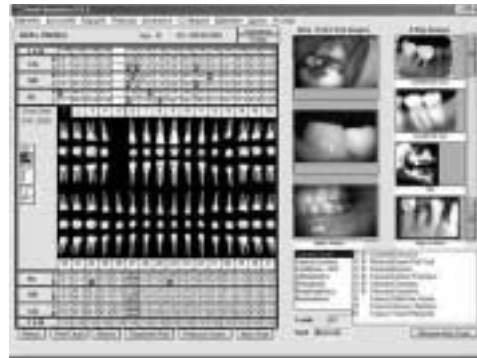
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