

THE Dental Trader

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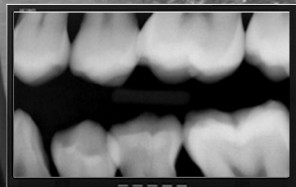
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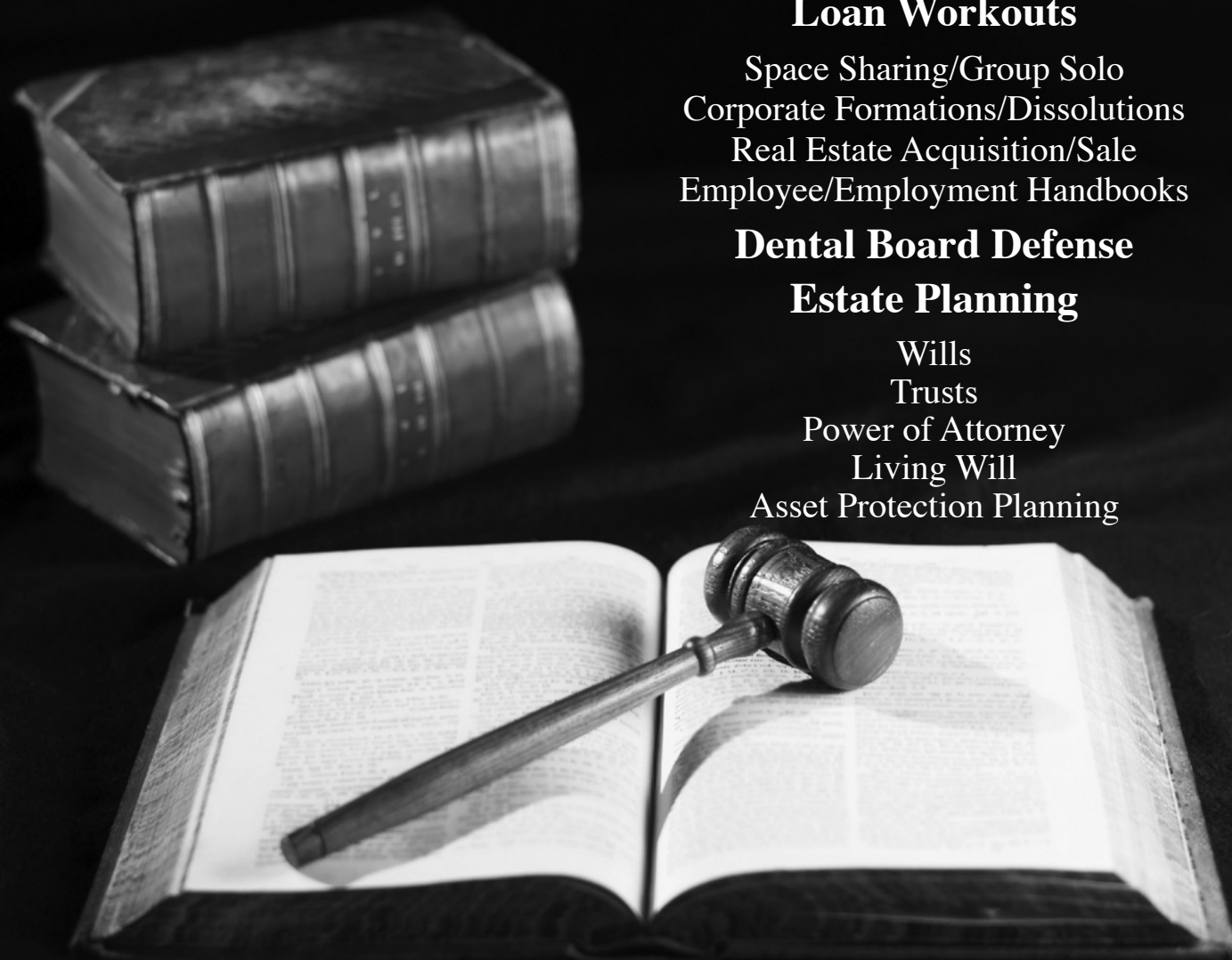
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SANTABARBARA PRACTICE-4-SALE 4 ops, 1450 sq ft, computerized, intra-oral cameras, digital xrays, 70% insurance, 30% cash, average 20-25 new patients/month, 805-403-1216.

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PEDODONTIST WANTED Share space with established GP. High traffic, large pedo base area. Low lease, no risk to start your own pedo practice! Serious inquiry only. Las Vegas, NV. Contact: wzx7579@yahoo.com.



Happy New Year!



D&M

PRACTICE SALES AND LEASING



Paul Maimone
Broker/Owner

FRESNO COUNTY

FRESNO COUNTY #1 - (3) op G.P. Only private dentist in smaller town. 2007 collections approx. \$375K on 3-4 days/wk. Mixed pt. base. Low overhead. **PRICE REDUCTION. SELLER SAYS MUST BE SOLD IMMEDIATELY!**

KERN COUNTY

BAKERSFIELD #18 - (5) op computerized G.P. (3) eqt'd/4th op has chair/x-ray, 5th is plumbed not eqt'd. Retail location. Excell. exposure/visibility/signage. Denti-Cal/Cash/Ins/PPO. Gross Collect. \$350K/yr. **BACK ON MARKET.**

BAKERSFIELD SUBURB #1 - (3) op computerized G.P. and free standing bldg. Limited competition. Cash/Ins/PPO/Denti-Cal pt. base. Some newer eqt. Gross Collections \$350K - \$400K/yr. Seller retiring.

BAKERSFIELD SUBURB #2 - South Bakersfield small town location. (3) op computerized G.P. on a main St. w exposure/visibility. Digital x-rays & intra oral camera. Limited competition. Cash/Ins/PPO/HMO/Denti-Cal pt. base. Cap checks \$4,000/mos. Annual Gross Collect \$360K on a (4) day week. **NEW**

BAKERSFIELD #20 - (3) op computerized G.P. & a duplex bldg. (2) ops eqt'd with new eqt, 3rd op plumbed not eqt'd. Cash/Ins/PPO & some regional center reimbursements. No HMO's or Denti-Cal! Gross collect \$450K-\$470K/yr. 35 years of goodwill. Approx 25 new pts/mos. Seller retiring. **PENDING**

BAKERSFIELD #21 - (10) op computerized G.P. & free stand bldg. (3) ops fully eqt'd, (3) ops partially eqt'd and (4) ops plumbed not eqt'd. Located on a main St. with excell exposure/visibility & signage. Annual Gross Collect \$500K+ on an easy (4) day wk. (3) days of hygiene booked 6+ mos out. Cash/Ins/PPO & small % of Denti-Cal. Fully eqt'd "removable" lab. Seller retiring.

SOUTHERN KERN COUNTY - Smaller town w limited competition. (6) op computerized G.P. annual Gross Collect \$850K+. Cash/Ins/PPO/HMO/Denti-Cal pt. base. 75+ new pts/mos. Central nitrous & panorex eqt'd. In a free stand single story prof. bldg. with excell exposure/visibility & signage. Low overhead/high net income. "Be a Big Fish in a Small Pond".

LOS ANGELES COUNTY

ANTELOPE VALLEY #2 - (6) op computerized G.P. (4) ops eqt'd w (3) year old eqt. (2) ops plumbed not eqt'd. Shop Ctr. location w excel exposure/visibility/signage. Intra oral camera, pano, and digital x-ray eqt'd. Cash/Ins/PPO/HMO/Denti-Cal patient base. 2007 gross collections \$339K+.

BALDWIN PARK - (3) op computerized G.P. Strip center location with exposure, visibility & signage. Cash/Ins/PPO/HMO/Denti-Cal patient base. Approx (50) new pts/mos. Cap check approx \$4K/mos. 2008 gross collect. projected at approx. \$300K. Sale includes account receivables for cash flow. **PENDING**

BALDWIN PARK #2 - (5) op computerized G.P. (4) ops eqt'd. 5th plumbed. Cash/Ins/PPO/Denti-Cal pts. In a strip ctr w good signage/visibility. Easy Dental s/w. 2008 Gross Collect projected at \$230K p.t. Can do more f.t. **NEW**

CANYON COUNTRY - (4) op Turnkey Office. (3) ops eqt'd, 4th op plumbed. Located in a smaller strip ctr. w exposure, visibility and signage. **NEW**

EL MONTE - (3) op G.P. located in a store front w exposure/visibility and parking. (51) years of Goodwill! Cash/Ins/PPO/Denti-Cal/HMO pts. \$1K/mos Cap Cks. Gross Collect of \$100K/yr on limited schedule. Seller retiring. **NEW**

GLENDALE - (4) op computerized G.P. (2) ops eqt'd, (2) plumbed not eqt'd. Free standing bldg location with exposure and visibility. Cash/Ins/PPO/Denti-Cal pts base. Annual Gross collect. approx \$140K p.t.

HUNTINGTON PARK - (4) op G.P. located in a strip ctr w good signage/visibility & parking. Cash/Ins/PPO/Denti-Cal pts. Gross Collect \$230K+/yr p.t. **NEW**

SAN FERNANDO VALLEY - (4) op computerized G.P. in a free stand. bldg. w exposure/visibility/signage. Cash/Ins/PPO pts. Annual gross collections \$439K+ on 3 1/2 days/wk. 1-800 Dentist Provider. Seller retiring. **NEW**

TARZANA - (3) op computerized G.P. Located in a busy shop ctr. Excell. exposure/visibility/signage. Cash/Ins/PPO/HMO pts. 2007 Gross Collect \$636K+ on a (3) day wk. Seller collect. \$960K f.t. in 2006 before her pregnancy. Tremendous upside. **NEW**

RIVERSIDE COUNTY

HEMET - (5) op computerized G.P. (4) ops eqt'd, fifth op plumbed not eqt'd. Cash/Ins/PPO pts. Located in a strip ctr w good visibility. Digital x-rays & Easy Dental s/w. 2007 Gross Collect \$380K on three days/wk.

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

ORANGE COUNTY

IRVINE - (5) op computerized G.P. (2) ops fully eqt'd/(3) plumbed not eqt'd. Digital x-rays. Cash/Ins/PPO. Gross Collect \$450K-\$500K/yr. **SOLD**

SANTA BARBARA COUNTY

SANTA BARBARA ORTHO PRACTICE & CONDO - (3) op open bay Ortho office & light and bright office condo for sale. Computerized office. Pano/ Seph eqt'd. Annual Collections approx. \$360K/yr on a (2) day week. (7-9) new starts/mos. Low overhead/high net. Seller transition available.

SANTA MARIA - (4) op computerized G.P. (2) ops eqt'd w newer A-dec eqt, & (2) add plumbed ops. Drop dead gorgeous. Located in a free stand bldg. Dentrux s/w, Digital X-Ray & Intra Oral camera, Pano, (2) Cassette Autoclaves & (2) mobile air abrasion units. Gr. Collect \$300K+/yr on an easy (3) day wk. Cash/Ins/PPO pts. Seller retiring. **NEW**

SAN BERNARDINO COUNTY

UPLAND - (3) op computerized G.P. State of the art & drop dead gorgeous. Located in a shop. ctr. with exposure/visibility & signage. Digital X-Rays & networked ops. Like new Eqt. Open 1 1/2 years & has approx. 300 pts. Grossing \$6K-\$8K/mos on a p.t. schedule with no marketing. Seller moving.

SAN DIEGO COUNTY

LA MESA #3 - (5) op computerized G.P. (4) ops eqt'd w newer eqt. 5th op plumbed not eqt'd. In a one story garden style medical/dental complex. Cash/Ins/PPO & HMO pts. No Denti-Cal. Cap check approx. \$5K/mos. Easy Dental software. 2007 Gross Collect \$552K. 2008 Projected Gross Collect \$900K+.

SAN LUIS OBISPO COUNTY

CENTRAL COAST BEACH TOWN - (3) op computerized G.P. in a very desirable beach community. Cash/Ins/PPO pt. base. 2008 collections projected at \$400K+. Seller refers all speciality work. Tremendous upside. **SOLD**

VENTURA COUNTY

THOUSAND OAKS #3 - (5) op computerized G.P. in a one story prof. bldg. w signage. (4) ops eqt'd with new eqt with a 5th op plumbed. Drop dead gorgeous office w wood & tile floors, granite front counters & designer paints. Fully computerized & networked ops. Dentrux software, digital x-rays & pano. Cash/Ins/PPO & small % of HMO. No Denti-Cal. 30+ new pts/mos. Projected 2008 collect. \$540K. **NEW**

TULARE COUNTY

SMALLER TOWN TULARE CTY (NEAR VISALIA) - (4) op computerized G.P. and free standing bldg. for sale. Located on a main street. Limited competition. Cash/Ins/PPO and limited Denti-Cal. No HMO's. Annual Gross Collect of \$525K+. 15-20 new pts/mos. Seller retiring.

NORTHERN CA ***NEW***

LODI - (3) op G.P. 2008 Projected Gross Collect \$400K.

PETALUMA - (2) op G.P. 2008 Projected Gross Collect \$450K.

STOCKTON - (7) op G.P. 2008 Projected Gross Collect \$1.15M. Cash/Ins/PPO/HMO pts. \$24K/mos Cap checks.

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HOT DEAL FOR EZ2000 SOFTWARE multi-user, perio charting, imaging software want to transfer all under \$1000 call 310 927 7947 or nazarethman@hotmail.com.

CHINO/CHINO HILLS OFFICE FOR SALE Almost brand new, great location. 1500 sq ft, 3 equipped, 2 plumbed ops. Call 310-923-6168.

RECEPTIONIST AND BACK OFFICE NEEDED for dental office in Tarzana. spanish speaking plus. fax 818-459-6989. part-time or full-time.

DENTAL OFFICE SPACE in Beverly Hills Triangle. Periodontist looking to share space with an Endodontist. Please call (310)200-2074.

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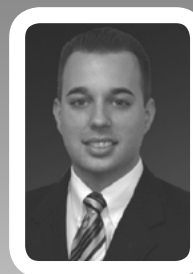
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SAN DIEGO-CHULA VISTA-EASTLAKE - Three Year Young **GENERAL** Practice available in major GROWTH AREA. Comprised of 5 Ops (3 equipped with dental cabinetry, 2 plumbed) in approx 1660 sq. ft. GREAT Opportunity to acquire a newer, built-out office. Patient base made up of PPO, Cash and CAP. Offered for only **250K!!!**

SAN DIEGO-CARLSBAD/OCEANSIDE – **FOR LEASE** Dental Suite available, recently remodeled by landlord. 8 Ops with 4 X-Ray machines. 1950 sq. ft. Busy retail center, very accessible to freeways 5 and 78. Affordable lease rate!!

SAN DIEGO – (between El Cajon Blvd. And University Ave.). This **GENERAL** Practice is comprised of 6 Ops (4 equipped, 2 plumbed) in approximately 1850 sq.ft. Situated in a single story Professional Bldg on busy street. Very reasonable lease!! Approximately 65% PPO, 20% MediCal and 15% Cash. Offered for only 375K.

SAN DIEGO-PACIFIC BEACH – Owner retiring from long-established (part-time) Practice. Refers out substantial amount of treatment. 2 equipped Ops (+ 1 plumbed). Good starter opportunity at a very affordable price! Available for 100K!

SAN DIEGO-PACIFIC BEACH – General Practice operated 2 days per week as second office. Collected approx 350K in 2007. Projecting 380K+ in 2008. Ins/PPO/ Cash. Great Starter!! Asking only 320K.

SAN DIEGO-LA MESA – **GENERAL** Practice established 25+ years, situated in busy strip mall. Private/PPO. Recently remodeled. 4 Ops in approx 1100 sq. ft. Asking 580K. **SOLD!**

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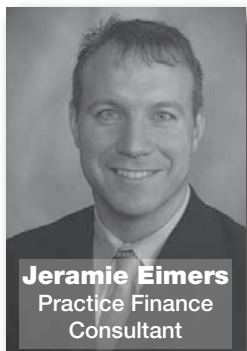
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BAY AREA

A-543 SAN FRANCISCO - Bordering Chinatown by Union Square, remarkable FFS, family oriented practice now available. 3 ops w/ 1000 sf. **\$199k!**

A-6781 SAN FRANCISCO - Established in 1993. New equipment—hardly been used. This is a VIRTUALLY NEW practice! 1,000 sf/3 fully equipped ops. **\$100k**

A-7161 SAN FRANCISCO-FACILITY - Located in Mission District. 975sf, 2 ops. **\$100k**

NEW! A-7441 DALY CITY - Great Location & Excellent Reputation! 1200 sf w/4 ops **\$450k**

B-5931 HAYWARD - Dedicated to Oral health of Children. 1050 sf & 3 ops. Infant to adolescent. Call for details! **\$275k**

B-660 SAN LEANDRO - Be the ONLY dentist in this medical community! 1 op with plumbing for additional ops. 1264 sf office. Equipment less than 10 years old! **\$100k**

C-690 SANTA ROSA - 1600 sf with 2.5 ops & plumbed for add'l. One of the most prestigious areas in Santa Rosa. Very mature landscape and beautiful office. **\$310k**

C-722 VALLEJO - GP, 1500 sf, 4 ops. Plumbed for 1 add'l. Lots of foot traffic. Gross Repts exceed \$900k over past three years **\$620k**

NEW! C-7361 SOLANO CO - FFS GP in thriving community! Spacious 2264 sf 6 op office near Yacht Club & Marina. **\$375k**

NEW! A-745 SAN FRANCISCO - Prime location, Quality practice, Educated patient base who strive for high quality dental health and cosmetic dentistry. Affluent neighborhood - high traffic flow. 603 sf/2 ops **\$295k**

D-647 SAN JOSE - Over 18 yrs of goodwill at this attractive GP. Located in Prof Bldg complex. Solid practice. Occupies 1075 sf w/ 2 ops and plumbing for 1 add'l ops. **REDUCED TO \$50k**

D-671 SAN JOSE—FACILITY - Easy access to 2 major freeways. Desirable Silicon Valley. 4 ops, 1 hygiene op, 1200 sf. **\$85k**

D-6911 SAN JOSE - New Listing near 680, 101 & 880 Freeways. 1000sf w/2 fully equipped ops. Plumbed for 1 add'l. **\$150k**

D-6591 PLEASANTON - Quality, FFS, well established practice. Within close proximity to the 680 freeway. 1500 sf/5 fully equipped ops. **\$1.1m**

D-6691 DUBLIN—FACILITY ONLY - 2 story Prof Bldg. 850 sf, 3 fully equipped ops. Add'l 350sf across hall for storage & staff lounge. Ready to Move in! **REDUCED \$90k**

D-698 MORGAN HILL - FACILITY - Popular Dental Professional Plaza on busy intersection. 1730 sf, 5 fully equipped ops **\$125k**

BAY AREA CONTINUED

NEW! D-7381 SAN MATEO FACILITY - beautifully appointed/Near Hwy 101. 1633 sf/4 ops. **\$100k**

D-695 SAN JOSE - Popular, Busy Retail Center w/ strong mixed demographics. 1500sf, 2 fully equipped ops (5 pre-plumbed). **\$295k**

D-699 - SAN JOSE - FACILITY - Traditional Décor. Well Maintained Med Prof Bldg. 3 fully equipped ops in 900 sf office. **\$125k**

D-7081 PLEASANTON FACILITY - Medical/Dental Prof complex. School system nearby in desirable neighborhood. Perfect for GP or Specialist including Peds/Perio & Oral. 960 sf/3 ops **\$150k**

D-7231 ALAMEDA - 2-story converted Victorian Home - centrally located on the small island of Alameda in the beautiful SF Bay. Work & Lifestyle can't be beat! 1400sf, 4 ops w/ easy access to 880. Walking distance to new parking structure. **\$300k**

D-7251 SAN MATEO FACILITY - Spectacular Office. Desirable Area in well maintained Prof Bldg. 1100sf & 4 ops with close access to Hwy 101 **\$85k**

NEW! D-728 SAN JOSE FACILITY - Spacious office w/sophisticated décor in Willow Glen area. 2 story Prof Bldg in prime location. 2800 sf w/6 ops, 3 which are fully equipped. Has add'l space for even more expansion. **ONLY \$75k**

D-706 UNION CITY - Diverse Community, Home to many wonderful parks, sports fields & recreational programs. Located in Retail Shopping Center in desirable neighborhood. 1110 sf with 4 fully equipped ops. **\$250k**

NEW! D-7321 SAN JOSE - Excellent Location. FFS GP in Almaden Valley Area. 1550sf, 5 ops. 40 years goodwill. Seller Retiring. **\$625k**

NEW! D-750 LIVERMORE - Prime location. More relaxed, less congested lifestyle w/ art, culture, Western heritage & vibrant wine industry. Busy major thoroughfare. Spacious 1,840sf office. 3 ops w/ plumbing for 3 add'l. Call For Details!

NORTHERN CALIFORNIA

E-655 LINCOLN - New spacious GP/ 1370 sf 2ops plumbed for add'l ops in great downtown location **PRICE REDUCED \$165k**

E-680 FOLSOM - PERFECT FOR YOUR SPECIALTY PRACTICE! Seller leaving behind all equipment & improvements! 2143 sf, 2 ops & plumbed for 4 add'l. Seller Motivated & Will Consider ANY Reasonable Offer! **\$290k**

E-661 SACRAMENTO - GP, 2 ops/ 2000 sf office. Plumbed for add'l ops. Seller Relocating. Great potential by increasing office hours! **\$325k**

F-542 HUMBOLDT COUNTY - FFS GP, 3 ops, 1500 sf. Highly esteemed. Exc. Reputation. Seller Retiring. **Seller Highly Motivated! \$200k**

NO. CALIFORNIA CONTINUED

E-692 WHEATLAND - GP offers close commute to Roseville and Sierra Foothills. 31 yrs of goodwill, spacious 2000 sf, 5 op office, unique traditional curb appeal are only a few of the attributes that makes this a great opportunity. **\$325k**

E-7121 SACRAMENTO AREA - Largely FFS. 1800sf, 4ops (+2 add'l plumbed). Highly visible, 2-story Prof bldg. Seller will mentor buyer for successful transition. **\$775k**

E-717 CITRUS HEIGHTS - Between Bay Area & Tahoe! Close proximity to Supermarket/Retail Shp Ctr. 2,100 sf/6 ops **\$565k**

E-718 ROSEVILLE - Voted: One of the best places in live. Located in busy Supermarket/Retail Shp Ctr. 1,734sf/6 ops **\$650k**

NEW! E-727 ROCKLIN/ROSEVILLE - State of the art, digital, paperless practice. Loyal stable patient base, seasoned friendly staff. Excellent Prime Location in Prof Plaza. 2200sf, 2 op (plumbed-4 add'l) is spacious/spectacular. **\$425k**

NEW! E-729 AUBURN - Practice in one of the fastest growing counties in the Sierra Foothills! Located in Busy retail shopping center w/excellent signage & good traffic flow. Well maintained FFS practice. 1750sf, 4ops. Plumbed for 2 add'l. **\$300k**

NEW! E-748 SACRAMENTO - Convenient location. 820sf/2ops. Plumbed for 1 add'l. Only **\$65k**

NEW! E-753 CITRUS HEIGHTS - Estab. 25+ yrs. With little attention to marketing, production can be easily increased. 2,660 sf/9 ops. **\$900k**

REAL ESTATE ALSO AVAILABLE!
F-640 EUREKA - 1500 sf, 3 ops in this beautiful GP situated among the Giant Redwoods of Humboldt Bay. LONG ESTABLISHED practice in ground floor suite. **\$160k**

F-648 EUREKA - Nearly 40 yrs of goodwill. GP in well maintained Dental Prof Bldg. 1100 sf 3 fully equipped ops. **\$265k**

G-664 PARADISE/CHICO AREA - GP, FFS in charming community. Contemporary cosmetics & full mouth reconstruction w/ general dentistry make this practice a gem. 25 years goodwill! 4 ops. \$690k +/-yr. **INCLUDES CEREC 3 \$425k**

NEW! G-751 RED BLUFF/CHICO - Known for special sense of community & small town living. Complete remodel ~5 yrs ago. FFS GP. 2350sf / 4 ops equipped. Plumbed for 2 add'l. **\$200k**

CENTRAL VALLEY

H-634 WEST OF RENO - GP on the Feather River in Plumas Co. 1500 sf/ 4 ops, excellent location, and a lease below market value. **\$250k**

H-668 NORTHEASTERN CA - GP with over 30 yrs goodwill. 4 ops in spacious 1600sf office. 2007 gr repts exceed \$650k Offered at **\$395k**

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CENTRAL VALLEY CONTINUED

H-709 CHESTER/ALMANOR -Wilderness of Plumas & Lassen Co in well established rural area. 1,680 sf/5 ops. Real Estate available. **\$225k**

NEW! H-747 SIERRA FOOTHILLS -Respected 5op, 1665sf office priced to sale at only 55% of expected 2008 collections! **Only \$435k** Real Estate also available!

I-625 MERCED - \$1M for \$645k. Newly remodeled last month! 2100 sf, 6 ops. Ready to go paperless. 60% FFS/40% Pvt Pay. Near Merced Mall in highly visible location. **\$645k**

I-662 MERCED - Quality GP. 4 ops in spacious 1360 sf office. Over 30 new patients per month in this expertly located, attractive Professional Bldg. Desirable Area. Grs Rcpts \$845k + in 2007 **\$525k**

I-684 TURLOCK - GP & Cosmetic/Full Mouth Reconstruction & Implants. Near Sierras and SF Bay Area. Stable patient base, seasoned staff, strong marketing and management capabilities. 1700sf, 4ops SPECTACULAR DÉCOR. **\$675k**

I-685 TURLOCK - One of the BEST locations in town! 1700sf, 7 ops. Avgs 14 patients and 11 Hygiene patients per day! Practice was recently remodeled. Highly attractive free standing building. Mostly Adec Equipment. **\$500k**

I-715 MODESTO - Retail Shopping Center near popular Supermarket. Attractive office draws walk-in patients. 1,200 sf/4 ops **\$395k**

J-687 BAKERSFIELD - Centrally Located Mid State with easy access to Northern & Southern California. Stable Patient Base & Seasoned Staff. SPACIOUS 3,600 sf office with 6 ops. **Practice Offered at \$350k**—Real Estate also available

J-720 FRESNO - Gentle family-oriented care, State-of-the-art technology/equip in relaxed atmosphere. Attractive, well-maintained Prof Bldg. Affluent area of growth. 1,780 sf/5 ops Projected Revenue for 2008 - \$900k+ Offered at **\$675k**

NEW! J-733 TULARE/VISALIA-Desirable commercial area surrounded by schools, hospital & building complexes. 4 ops. **\$400k**

SOUTHERN CALIFORNIA

K-663 RAMONA - Seller Retiring from this GP practice and passing along over 18 years of good-will to you! 2 ops in 1260 sf office. **\$275k**

K-673 HAWTHORNE- On one of the busiest, major thoroughfares. Desirable neighborhood. 1,500 sf & 4 ops Call for details **\$150k**

NEW! K-735 ALISO VIEJO FACILITY - Up-scale 2 story Prof Bldg. 1,800sf/4 ops. **\$550k**

NEW! K-739 IRVINE- Home to corporations & UC campus in this master planned community. 1,850sf/4 ops **\$495k**

NEW! K-741 SANTA MARIA- Spacious ops and picturesque windows capturing scenic views. Well-maintained Medical/Dental Prof Bldg. 1,200+ sf/3 ops. Plumbed for 1 add'l op. **\$475k**

NEVADA

LV-565 LAS VEGAS - Nice professional bldg. 3200 sf w/8 ops in growing Rainbow/Sahara Area. Great Area w/ lots of potential. **\$395k**

LV-677 LAS VEGAS - Remarkable practice is ready to move in! Popular retail shopping center at busy intersection. 1680 sf office consists of 5 ops w/plumbing for 1 add'l op. **\$550k**

R-681 CARSON CITY -Near Beautiful Lake Tahoe & Reno. Doctor avgs 16 patients w/ 9 Hygiene patients per day, providing 4 days of hygiene per week. 2,000 sf & 8 fully equipped ops **\$550k**

LV-693 LAS VEGAS - Just Opened, State of the Art GP with gorgeous build outs, 5 fully equipped ops, on highly visible corner location near Eastern & Flamingo. Over 1800 sq ft. REDUCED! **\$240k**

LV-694 LAS VEGAS - Well established, large GP. 2200 sf & 6 ops. Gross Receipts average over \$960k over the past 3 yrs. Equipment less than 5 years old. Office was recently painted and carpeted. **\$585k**

LV-696E Facility LAS VEGAS - Seller relocating-leaving all equipment & improvements. 2,600 sf, 6 fully equipped ops. **REDUCED TO \$210k**

LV-696T LAS VEGAS -Busy intersection, major thoroughfare, desirable neighborhood w/ major retail commercial businesses as anchors! Exc visibility/signage and accessibility. 2,000 sf, 5 fully equipped ops **REDUCED TO \$400k**

LV-705 LAS VEGAS - Focusing on Restorative, Endo & Prosthetics. Dr avgs 10-12 pats/day. Prof Bldg - Major Intersection. 3,000 sf/7 ops. **\$170k**

LV-707T LAS VEGAS - Retail Shopping Center. Immaculate! 4 fully equipped ops. Was Generating \$70-80k.mo about 10 months ago. Has Phenomenal Potential!! **Reduced to only \$125k!!**

LV-711 LAS VEGAS - Heart of Summerlin. High end Practice. Breath-taking décor. 1,536+sf & 3ops. Gr. Rcpts continuing to increase. **\$423k**

NEW! LV-731 HENDERSON-Master Planned Community. 2080sf, 3 fully equipped ops, plumbed for 3 add'l. Call for more info!

NEW! LV-749 LAS VEGAS -Step into a quality practice without missing a beat! Conveniently located in highly visible Professional Center. 1,828sf/6 ops **\$565k**

NEW! R-743 MINDEN - Spa like 5 op High-end State of the Art office. Full spectrum of restorative, cosmetic & implant cases. Includes Prexion CT/3D imaging & intra oral camera. **Call for Details!**

NEW! LV-756 LAS VEGAS-Brand new 1,600sf/3 op office (Plumbed for 1 add'l op) Attractive & well-equipped in Rtl Shpgn Ctr. **Call for details!**

SPECIALTY PRACTICES

C-703 FAIRFIELD/VACAVILLE - ORTHO - "Clean, Efficient, and Quality" describe this practice. PRIME LOCATION w/ exc signage on major thoroughfare. 1000+ sf & 3 chairs in open bay. Price REDUCED! Now Only **\$295k**

SPECIALTY PRACTICES CONT.

LV-622 HENDERSON - PEDO - FFS, well respected, modern curb appeal, 1800sf, 5 ops w/plumbing for 1 add'l op. Offered at **\$295k**

D-5271 SF EAST BAY—ENDO, 1270 sf, 4 op office. Stable patient base. Well respected. Building & Condo also available for purchase. **\$275k**

E-6311 CARMICHAEL - ORTHO - 35 yrs good-will, 20-30 patients per day in 4 chair open bay with 1100 sf office **\$125k**

K-653 GARDEN GROVE—ORTHO - single story professional bldg. Desirable area. 2200 sf 4 chairs in open bay. 2 private ops. **\$285k**

I-6791 MERCED - Limited to Restoration & TMJ Disorder - 20 yrs goodwill, FFS. High Gross—High Net. Call for more info **\$700k**

C-6821 SOLANO CO. PROSTHODONTICS - Personalized dental treatment in warm caring environment. 1040 sf with 3 fully equipped ops. Call for more info. **Offered at \$390k**

NEW! B-7341 CENTRAL CONTRA COSTA COUNTY—ORTHODONTICS- Located on East Side of Oakland/Berkeley Hills. Practice averages 25-35 pats/day. 833sf w/3 chair open bay. **\$125k**

NEW! E-742 ROSEVILLE ORTHO FACILITY Build the practice of your dreams or move your patient base into this beautiful facility. 1,850sf w/ Open Bay & 4 chairs ***Strong referral base w/ busy Pediatric Practice in same building! \$200k**
NEW! B-755 PERIO FAC BRENTWOOD-Med. Prof. Bldg. Health care/comm. area. 1,500 sf/2 ops & plumbed for 1 add'l **\$440k**

ARIZONA

AZ-584 EASTERN AZ - PRACTICE MUST GO ASAP! ALL REASONABLE OFFERS CONSIDERED! GP near busy Post Office, ~ 1,300sf, 3 op office. Real Estate also available! **\$350k**

AZ-667 PHOENIX - In affluent Ahwatukee area, this GP with 2 ops and 1900 sf is a great merger opportunity. Located on busy street with outdoor views from all ops. Tastefully decorated, clean. **PRICE REDUCED \$250k**

AZ-702 GILBERT - Brand New Listing in Gilbert. This is a MUST SEE practice. **\$375k**

AZ-724 PHOENIX- Serving Generations of families. Room to expand in this 1500sf, 5 op office Call for more info! **\$325k**

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**Sunday, March 15, 2009: Endodontic Update: 8 CE Units
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Dr. Sergio Kuttler

Tuition: AGD members: \$99; Non-members: \$119

**Friday & Saturday, March 20-21: Implant Placement,
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Drs. Gerald Niznick, Dennis Smiler, Muna Soltan, Robert Garfield and Brian Banton, CDT

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Attendance limited to 40 dentists. Only 5 openings left as of December 1, 2008. The bargain of a lifetime.

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NORTHERN AND CENTRAL CALIFORNIA

680 CORRIDOR-WALNUT CREEK AREA: - For Sale General Dentistry Practice. This practice is located in a stable, growing, affluent area. Collections for 2007 were \$593K, with adjusted net income of \$225K, 61% overhead. Office has 990 sq. ft., 3 equipped ops., 4th available. Owner to retire. **SALE**

ALTURAS: - For Sale - General Dentistry practice. 2007 collections were \$551,00 with adjusted net income of \$202,000 on 3 1/2 days a week with same number of hygiene days. Owner owns the building and has practiced in Alturas since 1985. Owner will consider selling building with the practice.

CONCORD: - For Sale - General Dentistry practice. 2007 collections \$444K, with an adjusted net income of \$126K. Office 982 sq. ft., 4-hygiene days, 3 equipped ops, Intra-oral camera, Pano, Office digitalized. **SALE**

FAIRFIELD: - For Sale - Endodontic Practice and Condominium Unit. This endodontic practice is located in an upscale professional office complex. The owners condominium occupies 1,770 sq. ft. There are 4 equipped treatment rooms with an additional 5th room available. The 2007 gross receipts were \$885,000 with \$426K adjusted net income or profit. Owner will stay for transition to introduce buyer. Owner is retiring.

FRESNO: - For Sale - General Dentistry IV Sedation Practice. 2007 collections were \$1,250,00 with a \$450,00 adjusted net income. Seller is looking for either an outright sale or a buyer to purchase 1/2 of the practice. Buyer will need IV sedation skills or have been trained to provide IV sedation. The facility is 1,500 sq. ft. with 5 equipped operatories and 7 days of hygiene. Most new patients are referred by existing patients. Patient retention on this type of practice is very high. Call for details regarding this excellent opportunity.

FREMONT: - For Sale - General Dentistry Practice. This practice was established in 2004 with all new leaseholds and new equipment at a cost of approx. \$450K. There are 5 operatories total with 3 rooms presently equipped in 2,000 sq. ft. The sale price is mainly based on the payoff of the loans. This opportunity is ideal for moving an existing practice or as a start-up practice at a very reduced cost. The office is well designed and tastefully decorated.

GRASS VALLEY: - For Sale - This Periodontal Practice is located in a very desirable growing community. 2007 collections \$714K with adjusted net income of \$306K, 57% overhead. practice has been in its present location for the past 28 years. Office consists of 1,500 sq. ft. 3 ops, Intra-oral camera. Practice has 5 days of hygiene.

GREATER TWIN CITY AREA NORTH OF SACRAMENTO: - For Sale - General Dentistry Practice with building available. Practice located in its present high visibility location over 30 years. 1,800 sq. ft., 5 ops., 4 hygiene days. 2007 Collections over \$500K, with 53% overhead. Owner/doctor to retire.

I-80 CORRIDOR: - General Dentistry Practice. If you are looking for a small satellite office or if you want to pay a minimum amount as a start up practice this is a perfect opportunity. Approximately 450 to 500 patients in this 4-op office located in a Medical/Dental complex. Two rooms equipped. 1,100 sq. ft. Practice has operated in its present location for 17 years. 2007 GR were \$135,000. Asking price only \$125K.

LINDSAY: - For Sale - General Dentistry Practice and building available. This is a 5 operatory in approx. 3600 sq. ft. building office building. The practice consists of approx. 34% Medi-Cal patients. 2006 collections were over \$800,00. Easy Dental Software and intra-oral camera. Pictures of office building available with appraisal.

MADERA: - For Sale - General Dentistry Practice. 2,500 sq. ft. owner occupied building. 7 equipped operatories, Laser, Intra-Oral camera, Dentrix Software, with 12 days of hygiene per week. 2006 gross receipts \$1,102,942 with adjusted net income of \$455K. Owner would like to sell and work back a couple of days a week. Building also for sale. **SALE**

MADERA: - For Sale General Dentistry Practice. Established 14 years ago. 2007 Collections \$449K, adjusted net \$192K, 56% overhead. 1,650 sq ft, 3 ops, intra-oral camera, digital x-rays, Eaglesoft software. 2 hygiene days. Owner moving out of state.

MADERA: - Building for Sale- (Includes small patient base.) This dental building consists of 1060 sq ft. It is fully plumbed for dental and the building is in good condition. Total Sale Price is \$275,000. This is a wonderful opportunity to own the real estate and start a new dental office with some patients for pennies on the dollar compared to other start up cost. Owner is deceased.

MADERA COUNTY: - For Sale General Dentistry Practice. This outstanding practice has annualized collections of \$1,921,467 in 2008 with \$798K adjusted net income. The office has Dentrix, Laser, Intra-oral camera and Pano. Building may be available for sale. Call for details. Owner is retiring.

MODESTO: - For Sale- General Dentistry Practice 1,568 sq ft office. Panoramic X-ray, 4 hygiene days, Intra oral camera, Eagle Soft software purchased in '04. Practice has been in same location for over the past 20 years. Collections 2007 \$601,000, 61% overhead. Owner Is Looking For Associate Buy-In, Will Consider a Walk Away Sale. **SALE**

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NORTHERN AND CENTRAL CALIFORNIA (con't)

MODESTO: - For Sale- General Dentistry Practice. 2007 collections 687,642 with adjusted net income of \$259K. Practice overhead only 62%. This practice is located in highly desirable location consisting of 4 equipped ops. in 1,275 sq. ft. Office equipped with intra-oral camera, Digital X-rays, Dentrix software-purchased in 2006. Practice has operated at its present location for the past 30 years. Owner to relocate.

MODESTO: - For Sale- General Dentistry Practice. 2007 collections \$371K with an adjusted net income of \$190K 48% overhead. 2-hygiene days, 35 years in same location. Owner to retire.

NORTHERN CENTRAL CALIFORNIA: - Periodontal Practice. This office consists of 2,000 sq. ft. in an excellent location. There are 3.5 days of hygiene. Office remodeled only 5 years ago. Office has been its present location for more than 25 years. 2007 GR were \$500K. Wonderful opportunity in a rapidly growing and desirable community. Owner is retiring.

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PORTERVILLE: - For Sale - General Dentistry Practice and building available. Practice was established in 1997. There are nine equipped operatories in 4,000 sq. ft. Patients base is mainly made up of Medi-Cal patients. 2007 collections were \$1,396,000 with and adjusted net income of \$605,000. There are 4 days of hygiene seeing 15 patients per day. Owner is moving out of area. Picture of the building are available with the appraisal.

RED BLUFF: - For Sale - General Dentistry Practice. This practice is located in a freestanding building on a bluff over looking the Sacramento River. There are 8 ops. With 10 days of hygiene. Seller has practiced in Red Bluff for 36 years. 2007 collections were \$1,250,000. Bldg is also for sale with 100% financing available. Owner is retiring.

RED BLUFF: - For Sale - General Dentistry Practice. 2007 collections \$201K, \$109K adjusted net income. Office sq. ft. 990, with 3 equipped ops, Pano. Practice has been operating in its same location for 28 years. Owner to retire.

REDDING: - For Sale - General Dentistry Practice. Office space is 1,950 sq ft with 5 ops, Eagle soft software, 5 hygiene day. 2007 Gross Receipts \$615K. Owner doctor to retire. Owner started practice in 1963.

REDDING: - For Sale - General Practice-This practice is located on the Sacramento River in Redding. 2007 Gross Receipts were 1 million with \$315K adjusted net income. There are five operatories in this 2,500 sq. ft. building. The practice reports 1,731 active patients and 14 new patients per month with 8 days of hygiene per week. The practice features Dentrix software, digital X-ray and digital Panolypse. Pictures are available. Doctor is retiring.

SOUTH LAKE TAHOE: - For Sale - General Dentistry Practice. 2007 Collections \$534K. Office is 647 sq. ft. with 3 ops. Practice has been in its present location for the past 26 years. Owner to retire.

TULARE: - For Sale - General Dentistry Practice and building available. This 4 operator office is located in approx. 1,650 sq. ft. free standing dental building. Approx. 70% of the patient base is Medi-Cal. 2006 collections were \$541K. Easy Dental Software and Intra-Oral Camera. Pictures of office building available with appraisal.

TURLOCK: - For Sale - General Dentistry Practice. Located in a professional complex on a major thoroughfare. 2007 Collections \$663K adjusted net income of \$230K, with overhead at 65%. Practice has been in present location for the past 18 years. Office has 1,800 sq. ft. with 6 operatories, Panorex, FPC software and approximately 1,300 active patients. Owner to retire.

SOUTHERN CALIFORNIA

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GOLETA/SANTA BARBARA: - For Sale: General Dentistry Practice. High quality area. Practice has been located in its present location for the past 37 years. The office consists of 900 sq. ft., 3 fully equipped ops, Panorex, digital x-ray, Dentrix software. 2006 gross receipts 400K, adjusted net income of \$164K. Owner retiring.

PASADENA: - For Sale- General Dentistry Practice. 2007 Collections \$516K with an adjusted net income of \$162K. Office located in affluent location with renewable lease in 1,100 sq ft. Office is equipped with 3 operatories, Panorex, and has 5 hygiene days. Practice located in a new location with all new leasehold improvements. Office is located near previous site. Office in previous location 41 years. Owner to retire.

THOUSAND OAKS: - For Sale - General Dentistry Practice. This practice features new equipment including Dentrix software, and digital x-ray with monitors in each treatment room. Practice has been in its present location for 24 yrs. Approximately 2,500 active patients with 11 new patients per month. 2007 annual gross revenues of \$658K-. Adjusted net income of \$395K.

VENTURA: - For Sale - General Dentistry Practice. 2007 Gross Receipts \$902,005. Located in large shopping center. Office space is 1,350 sq ft it has 4 operatories, Kodak dentent software, intra-oral camera, Panorex and five hygiene days.

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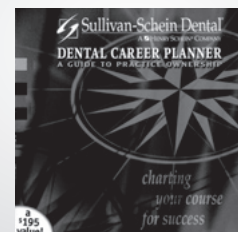
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VERY FAST Jason Wood didn't take much of my time. Everything was perfect. Yes!! Gloria Nollie, D.D.S., Carmichael, California. (Wood and Delgado, 1-800-499-1474).

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5947 SOUTHERN HUMBOLDT COUNTY'S GARBERVILLE

\$65,000 buys practice averaging \$365,000/year on 3-day week.

5949 GROWING SACRAMENTO METRO COMMUNITY - NOT FAR FROM I-80, GRANITE BAY AND ROSEVILLE

Growing practice will top \$1 Million in collections in 2008. Full-time Owner could net \$450,000. Beautiful 6-Op facility. 6.5/days of Hygiene. Full price \$625,000.

5954 NORTH SACRAMENTO'S UPTOWN

This is a goldmine. Virtually no competition. Tracking \$495,000. Refers \$50,000+ in Endo. 4-days of Hygiene.

5956 EL DORADO HILLS - HIGH TECH DENTAL OFFICE

\$140,000 acquires "turn key, high tech office" in upscale area. Computerized, networked, paperless & digital 6-year old 3-op office. Recent upgrades. \$190,000 invested here.

5957 WALNUT CREEK MANAGED CARE

Best location. 2007 collected \$739,000 with \$315,000 in Profits. 2008 projects \$750,000 with \$340,000 in Profits. Attractive 4-op office.

5958 TRACY

7-year old practice. \$150,000 invested here. Absentee Owner. Projects \$390,000 in collections. Has done very well when Owner is here.

5959 SUNNYVALE

Collected \$1.46 Million for 12-mths ended 9/30/08. 2008 shall top \$1.5 Million. 6-ops with 7th available. Strong profits. Absentee Owner.

5960 SAN JOSE

Tracking \$2.75+ Million in 2008 collections, reflecting 10% growth over 2007. 7-Ops. Great location.

5961 ANTIOCH

2008 shall collect \$300,000 on 3-day week. What is exciting is Profits shall top \$170,000. Practice needs full-time Successor.

5962 SAN FRANCISCO'S SOUTH BAY

Two office practice shall collect \$4.25 Million in 2008. Strong relationship with Unions. Excellent acquisition for growing Dental Management Company.

5963 SANTA ROSA'S RINCON VALLEY

Long established. Housed in 3-year old custom designed free-standing building. 4-Ops, plumbed for 2 more. Everything 3 years old. Annualized production of \$750,000+ with collections of \$685,000. Strong profits. Full price \$499,000.

5964 SANTA ROSA'S DOCTOR'S PARK

This is "the" most highly regarded dental location in Santa Rosa. Many amenities in this beautiful 3-op dental office which is completely computerized and digital. Great opportunity to flip your nearby practice into this suite, or as starter opportunity. Full price for dedicated dental suite and 1/8th ownership in landmark building is \$200,000.

5965 CONTRA COSTA COUNTY'S INTERSTATE 80

Extremely attractive opportunity. Hygiene schedule booked out next 6-months. Conservative Owner has consistently averaged \$600,000+ per year in collections with very strong profits on light work schedule. 4-ops.



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"Ray Irving is a man of determination and results. He knows how to get the best efforts from both seller and buyer. I had dealings with other prominent brokers. I never worked harder to get a presentable package than with Ray's direction and encouragement. Ray absolutely took charge and made the deal happen! Before I called Ray, I had a listing agreement with another prominent Northern California Broker. After 11-months without a sale, I called Ray. He sold it in about a month!!!! Would I recommend Ray? Yes!"

Donald Foulk, D.D.S., Campbell

"An unfortunate accident rendered me disabled. Over the following year, I engaged the services of two separate dental brokers. Months went by with no success or action. We then contacted PPS. I was skeptical. I am extremely grateful to PPS in the successful sale of my practice."

Elmer Spencer, D.M.D., Turlock

"Before dealing with PPS, I dealt with other brokers who were very friendly but unfortunately couldn't get done what they were hired to do which was sell my practice. Ray did what was asked of him. He brought in many prospective buyers as he assured me he would. Furthermore, he always returned calls promptly. Most importantly he got my practice sold in a minimum of time."

Alan Siedman, D.D.S., San Leandro

"Raymond Irving appraised and listed my practice for sale. I signed the contract on January 22nd, we closed escrow on April 15th. It took less than 90 days to sell my practice. Ray worked very hard and did an excellent job."

Louise Cheng, D.D.S., San Francisco

"I highly recommend Ray Irving of PPS. I had more than two dozen viable candidates in days as possible buyers for my practice. Ray very astutely pointed me to the best candidates and was always there for immediate contact. Ray goes out of his way to travel any distance and almost any day. How does New Year's Day sound?"

Todd Lee, D.D.S., Dublin

"In April, I asked Ray Irving to sell my practice. At the same time my friend also decided to sell his Santa Cruz practice and employed another firm. Within 2 weeks, I was deluged with calls and eventually restricted the number of dentists looking at the practice. My practice sold on June 22. My friend's practice still hasn't sold and last I heard he was putting his dreams on hold."

John Fenn, D.D.S., Santa Cruz

"I employed the services of Ray Irving of PPS to sell my practice. Ray was able to tap into the maximum number of potential buyers. I left on a 2-week ski trip and when I returned there were already twelve prospective buyers lined up! Ray expedited the sale under extreme discretion, and successfully maximized the practice price."

Carolyn Hitchcock, D.D.S., Cupertino

"When I signed the Listing Agreement on June 1st, you stated to me and my wife that you would have the practice sold by Labor Day. I did not place much credence in that timeline but appreciated your optimism. As a result of your effective marketing, I was meeting with prospects in short order with three dentists showing keen interest. On July 24th I accepted an Offer and the sale was concluded on September 1st, two days before Labor Day. Ray, you made good on your promise the day we sat in my office and I signed the Listing Agreement. 90-days later my practice was sold. Thank you."

Warren McWilliams, D.D.S., Carmichael

"Ray: You were very thorough with your evaluation of my practice and analyzed both the practice and the market conditions to help me sell quickly in a hard market. I hear of other practices that linger on the market for many months, even over one year! We had several qualified and interested buyers in only a couple months and closed the deal far earlier than I expected."

David Roholt, D.D.S., Monterey

"I will always remember your statement when I questioned your contract being for only 4-months. You stated, 'If I can't sell your practice in that time, you should get someone else.' Well, you did it with time to spare! There were immediately three serious parties interested in purchasing the practice and an immediate agreement of purchase was signed within a few weeks."

Robert Church, DDS, Elk Grove

"I had a very disappointing experience with another practice broker during the year before we started working together. The experiences were like night and day. I can't thank you enough for the very professional way you handled the sale of my practice. It was so refreshing to work with someone so honest, reliable and competent. I was and am very pleased with all aspects of your work."

Pamela Swenson, D.D.S., Turlock

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