

# THE Dental Trader

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So. Calif. Edition

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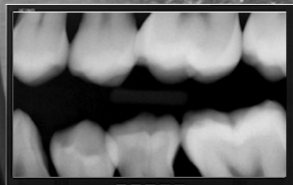
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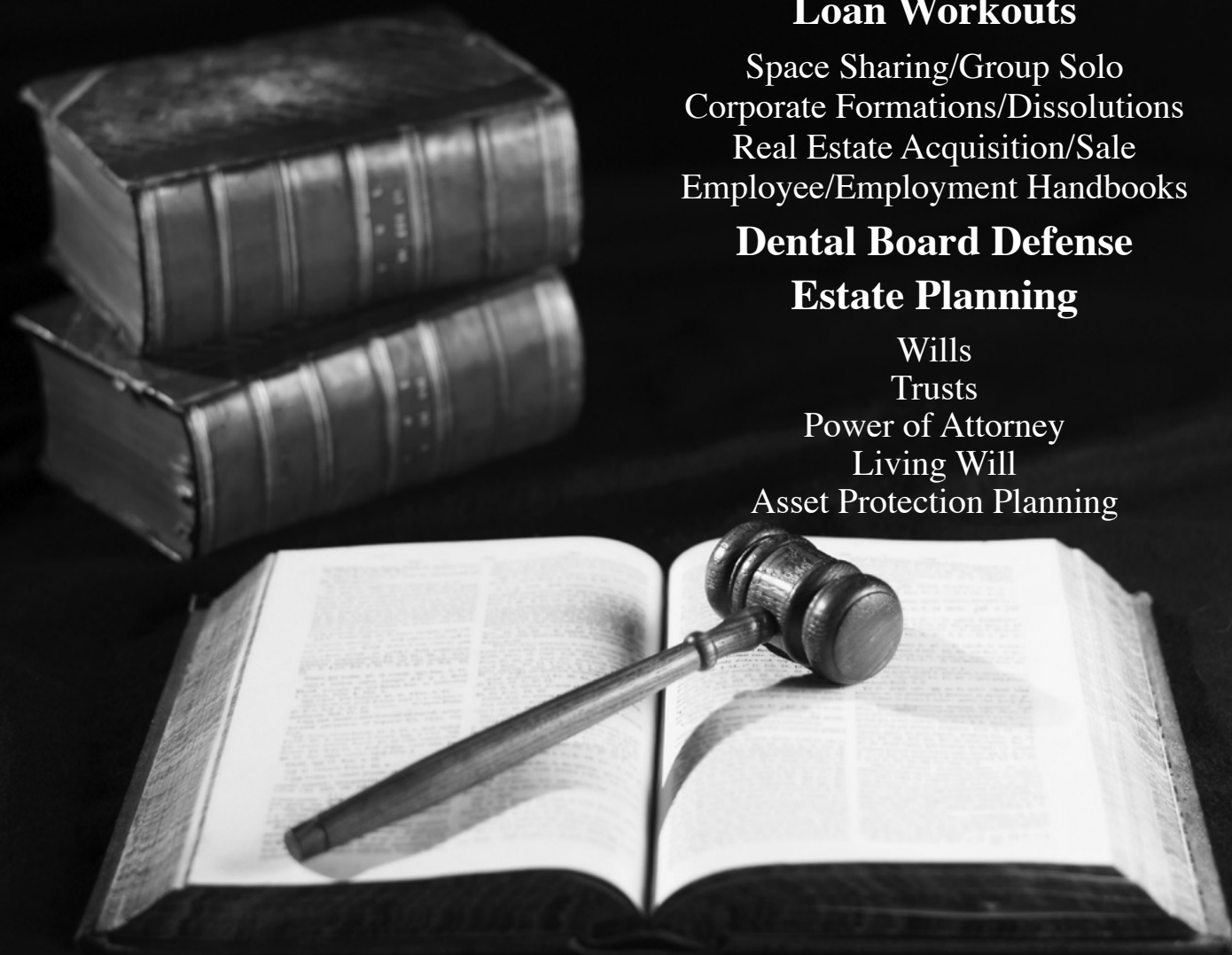
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Happy New Year!



# 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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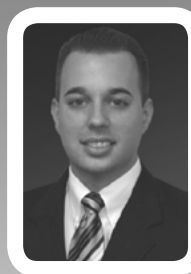
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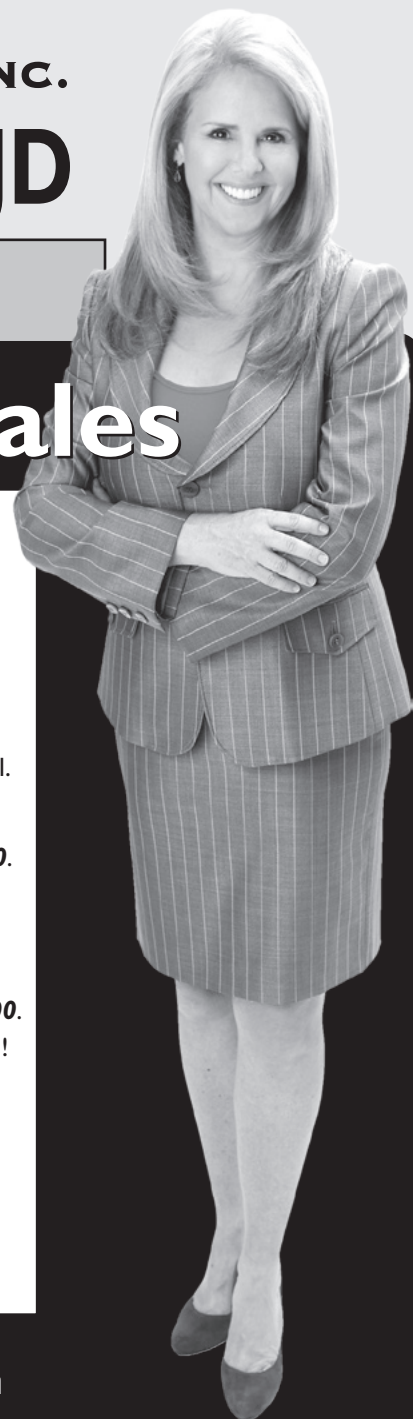
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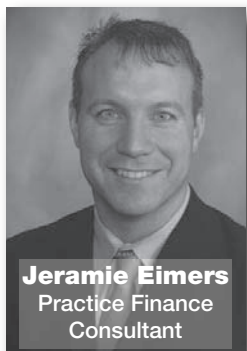
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# When it Comes to the Sale

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**WOODLAND HILLS COSMETIC PRACTICE FOR SALE:** Professional building location with four equipped operatories. Digital x-rays, Biolase laser, Computer Age software. Cash only practice. Mercury free practice. Seller refers all endo, all surgery, all perio surgery and all ortho. Collects over \$865,000/year with a net income of \$300,000/year on four days per week. Three days of hygiene per week. Asking \$725,000. **SALE PENDING**

**BEVERLY HILLS COSMETIC/PROSTHODONTIC PRACTICE FOR SALE:** High quality, fee for service cosmetic and prosthodontic practice collects over \$1.0 million per year and nets \$320,000 per year with no HMO and no PPO insurances. Seller does not work evenings or weekends. Nicely equipped, five operator office with three year old Adec equipment is located in a professional building in the Golden Triangle area of Beverly Hills. Five and one-half days of hygiene per week. Motivated! Asking \$600,000.

**CENTURY CITY PRACTICE FOR SALE:** Located in a prominent medical-dental building in Century City with panoramic views for 5 of the 6 operatories. This office has digital x-rays, panoramic x-ray machine, Cerec and is fully computerized with chairside data entry and Dentrux software. Seller collects \$50,000 per month on 3 days per week with 2 days of hygiene per week. Lots of potential with a higher end, cosmetically oriented patient base. Asking \$490,000.

**CHATSWORTH GENERAL PRACTICE FOR SALE:** Retail location with great visibility. Four equipped operatories with one additional operator that is plumbed but not currently equipped. Digital x-rays, panoramic x-ray, fully computerized with Dentrux software. Collects \$690,000/year on three days per week with two days of hygiene per week. Net income is 50%. No welfare and no capitation. 25-30 new patients per month. Asking \$600,000.

**SAN JACINTO MANAGED CARE PRACTICE FOR SALE:** Absentee owned managed care practice with \$7,000 per month in capitation. Collects \$400,000 per year with a net income of \$147,000 per year for an owner/operator. No Denti-Cal, no advertising, no specialists, no evenings, no weekends. Three days of dental treatment per week. Approximately 75 new patients per month and almost all are plan referrals. Purchase price includes the accounts receivable. Asking \$320,000.

**NORTH HOLLYWOOD CLINIC PRACTICE FOR SALE:** Two year old practice located in a free standing building with 5 equipped operatories and an additional operator that is plumbed but not presently equipped collected over \$625,000 in 2007 with no welfare and no capitation. Seller works three and one-half days per week. Motivated. Asking \$395,000. Building can be leased or purchased.

**LA MESA MANAGED CARE PRACTICE FOR SALE:** Absentee owned managed care practice collects \$750,000 per year with a net income of about \$400,000 per year for an owner/operator. This office is located in a professional building with 4 equipped operatories. There are five days per week of dental time and one day per week of hygiene. The capitation check is \$5,000 per month and there is no Denti-Cal and no specialists. The office does no advertising. Purchase price includes all accounts receivable as of the Closing Date. Asking \$540,000.

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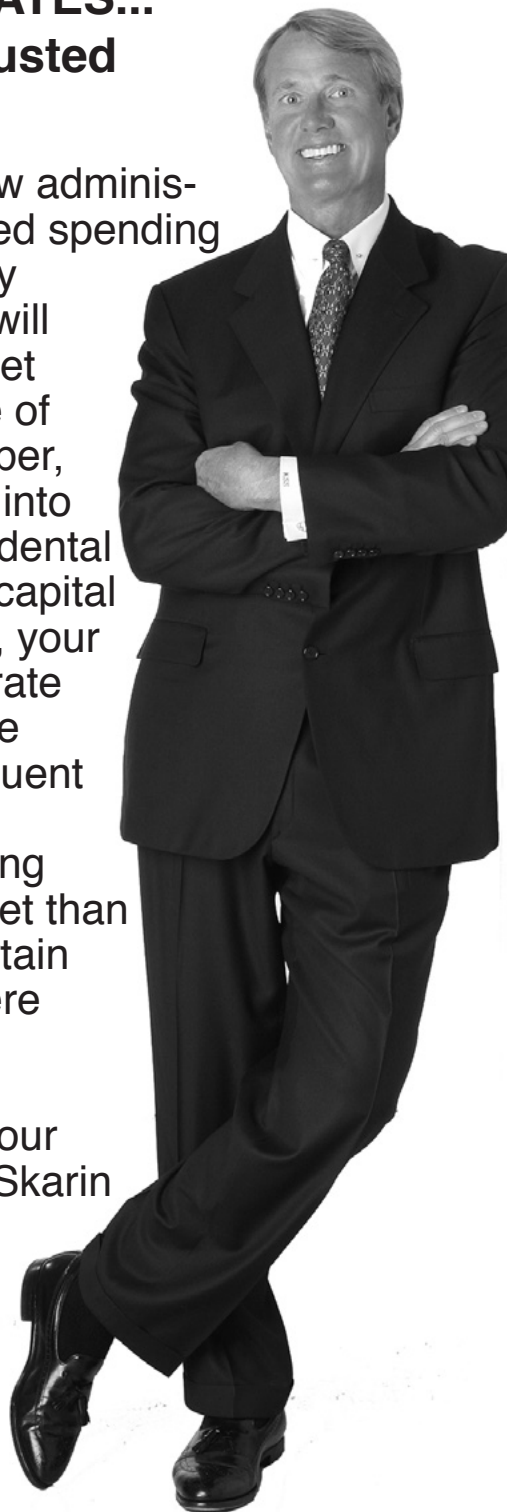
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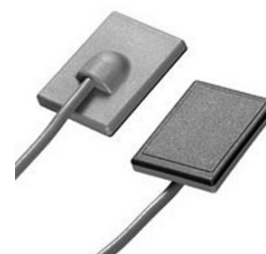
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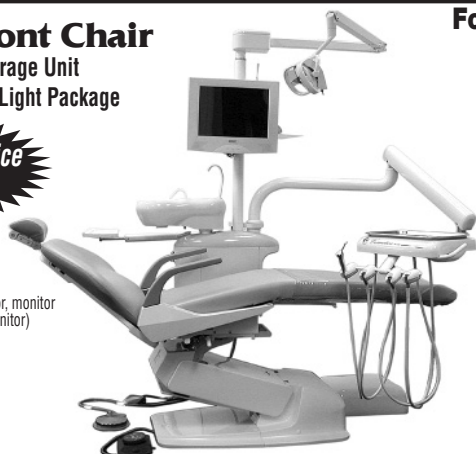


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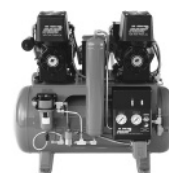
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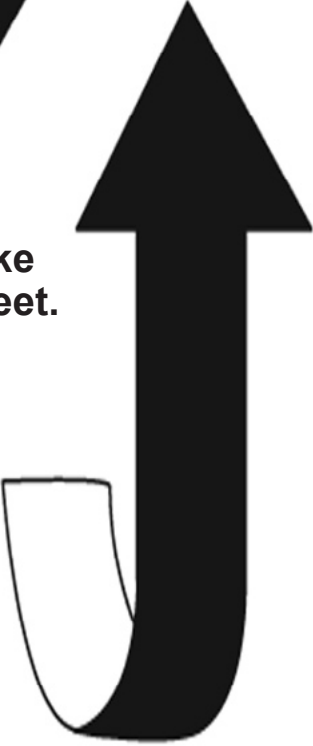
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**NIPOMO GP** – 5 eq. ops., 1 plumbed not eq. op. in a 2,100 sq. ft. nicely designed suite that offers beautiful views from large picture windows. Retiring Seller. 35 Yrs of Goodwill. 70% PPO Insurance & 30% Cash. Eagle Soft software, Intra Oral Camera, Digital X-ray. Long-term, Experienced Staff. This producing practice offers a change of pace in a scenic area. Projecting Approx. \$731,615 for 2008. Property ID # 1981.

**SAN CLEMENTE GP** – 4 eq. ops., 1 plumbed not eq. op. in a 1,400 sq. ft suite located in a 4 story Medical/Dental building. 80% PPO Insurance & 20% Cash. Computerized office with Intra Oral Camera. Dentrux G-3 software. 4 day/wk practice. 11 Years of Goodwill. Projecting Approx. \$282,413 for 2008. Property ID # 2031.

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**LOS ANGELES GP/SPEC** – Leasehold Improvements, Equipment & Charts Only! 3 fully eq. ops, 1 plumbed not eq., in a 1,500 sq. ft. office located in a free standing/single story. New equipment. Computerized office with Intra Oral Camera. Good Location. Property ID #1971.



**BUENA PARK** – 6 eq. ops., in a 2,100 sq. ft. office, located in a two story duplex building. 5 day/wk practice. 60% PPO Insurance, 31% Cash & 9% Capitation. 20 new patients/mo. 15 years of Goodwill. Computerized practice with Intra Oral camera & Digital X-ray. Dentrix software. Seller is retiring. Good corner location. Projecting approx. \$826,895 for 2008. **BUYER'S NET OF \$222,852.** Property ID #2001.

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**BELL GP** – 4 eq. ops., 1,300 sq.ft. office located in strip shopping center on major street. 6 – 10 yr. old equip., 15% insur., 10% cash, 25% medi-cal & 50% capitation. 3 day/wk practice w/associate; Seller managing. Approx. 25 new patients/month. Collected approx. \$289,468 in 2007 & projecting approx. \$204,311 for 2008. **BUYER'S NET OF \$76,251.** Property ID #1861.

**CULVER CITY GP/SPEC** – 3 eq. ops & 3 plumbed not eq. op. in 1,850 sq. ft. suite. New build-out & Equipment. Location offers plenty of exposure being on a very busy street and having a bus stop in front of the building. Rent is reasonable for the area. Property ID #1961.

**DOWNEY GP** – 3eq. ops., 1 plumbed, not equipped, located in single story medical/dental building. Digital x-ray, intra-oral camera. 50% insurance & 50% cash. 20 yrs of goodwill. Seller purchased in 1999. 4 day/wk practice. Projecting approx. \$270,832 for 2008. Property ID #1381.

**ENCINO GP/SPEC** – 2 eq. ops w/ 2 in an open bay; 1,500 sq. ft., office on first floor of busy, multi-story Medical/Dental building. 20 Yrs of Goodwill. Doctor has passed away- Selling as leasehold improvements and equipment. Property ID #1781.

**GRANADA HILLS** – 3 eq. ops., 1 plumbed, not eq op; 1,400 sq. ft. suite located in a two story medical/dental building. Computerized suite with Intra Oral Camera. Seller works 2 1/2 days a week. Collected approx. \$217,240 for 2007. Projecting approx. \$189,435 for 2008. **BUYER'S NET OF \$51,033.** Property ID #1311.

**LOS ANGELES GP/SPEC** – Leasehold Improvements, Equipment & Charts Only! 3 fully eq. ops, 1 plumbed not eq., in a 1,500 sq. ft. office located in a free standing/single story. New equipment. Computerized office with Intra Oral Camera. Good Location. Property ID #1971.

**N. HOLLYWOOD GP** – 5 eq. ops. & 3 plumbed not eq. ops. in 2,950 sq. ft. computerized suite. Single story, free standing building, excellent location, visible signage, ample parking, and a lab onsite. Intra Oral Camera. Established since 2002. 80% Cash & 20% PPO Insurance. Talented GP Associates & Specialists in place. Projecting Approx. \$1,039,235 for 2008. **BUYER'S NET OF \$210,684.** Priced below collections! Property ID #1911.

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**TORRANCE GP/SPEC** – 12 eq. ops., 3 plumbed, not equipped., 4,000 sq. ft. office located in free-standing building with excellent street visibility. Highly organized, also free owned practice. 60% insur. (15-20 PPO's), 30% cash & 10% capitation (approx. \$10,000/month). Collected approx. \$1,556,121 in 2007 and projecting approx. \$1,417,774 for 2008. Property ID #1671.

**VALENCIA/MULTI-SPEC** – 5 eq. ops., 2,000 sq. ft. office located in newer shopping center. 4 days/wk/Gp; 3 days/week/hyg; 2 days/mon/perio; 1 day/mon/ortho; 2 days/mon/pedo, 2 days/mon/endo; & 1 day/mon/oral surg; 45% insur., 35% cash & 10% Capitation. Estab. 2001. 4 yr. old equip. Projecting approx. \$982,168 for 2008. **BUYER'S NET OF \$246,950.** Property ID# 1901.

**WALNUT GP/SPEC** – Leasehold Improvements & Equipment! Seller moving to a condo suite. 3 eq. ops., 3 plumbed, not equipped. 1,327 sq. ft. office. Large shopping center with Albertson's and Firestone Tires. 10 year lease with two (5 yr) options. Property ID #1611.

# PRACTICE SALES, INC.

## and Appraising of Dental Practices



Maria Silva, V.P.

### ORANGE COUNTY

**BUENA PARK** – 6 eq. ops., in a 2,100 sq. ft. office, located in a two story duplex building. 5 day/wk practice. 60% PPO Insurance, 31% Cash & 9% Capitation. 20 new patients/mo. 15 years of Goodwill. Computerized practice with Intra Oral camera & Digital X-ray. Dentrix software. Seller is retiring. Good corner location. Projecting approx. \$826,895 for 2008. **BUYER'S NET OF \$222,852.** Property ID #2001.

**BUENA PARK GP – GROUP SOLO OFFICE.** Seller has 2 eq. ops., shares 1 op with group solo dentist. Total of 1,600 sq. ft. office located in single story, professional building with street signage and visibility. Seller works 3 days/wk, with 19 – 20 new patients/month; 100% Patient Referral. 47% insurance, 7% cash & 46% medi-cal. Projecting approx. \$216,205 for 2008. Property ID # 1871.

**FULLERTON GP** – 7 fully equipped ops., 3 chairs in open bay, 8 plumbed not eq ops., in a large 5,213 sq. ft. office located in a one story free standing building. 45% insurance, 50% cash & 5% capitation. 4 day/wk practice. Approx. 30-40 new patients/mo. Projecting approx. \$663,427 for 2008. **BUYER'S NET OF \$262,803.** Property ID #1561.

**LAGUNA NIGUEL GP** – Leasehold Improvements & Equipment! Shopping Center location with 3 equipped ops. Seller relocating to condo suite. Good location; busy corner. Property ID #1851.

**LA HABRA GP** – 4 eq. ops. in a 2,000 sq. ft., spacious, one story, free standing building. Real Estate is available for sale or lease. Excellent location on a frequently traveled street w/ large signage. Floors have recently been remodeled. Ace-Dental Software, Intra Oral Camera, and Digital X-ray. 8 Years of Goodwill. 75% PPO Insurance & 25% Cash. Projecting Approx. \$298,055 for 2008. Priced to Sell!!! Property ID #2011.

**LAKE FOREST SPEC** – Leasehold Improvements & Equipment! 5 eq. ops., 1,650 sq. ft. office in a retail/professional center. 8 yr. old Sirona equipment, looks new. Outstanding office; beautiful décor. Seller relocating to larger office. Upper middle class area. Specialty practice only. Property ID #1921.

**LA PALMA GP** – 4 eq. ops., 1 plumbed, not equipped op., 1,556 sq. ft. office in two-story, medical/dental building. 50 Yrs of Goodwill. 4 day/wk practice w/4 days/wk hygiene. 70% insur., 29% cash, 1% medi-cal. Only PPO is Delta Dental. Long term staff; Retiring Seller! Projecting approx. \$404,372 for 2008. Property ID #1821.

**NEWPORT BEACH / STATE OF THE ART PRACTICE** – 5 fully equipped ops., 2,310 sq. ft. suite located in a one story Medical/Dental building. 50% insurance & 50% cash. Computerized, Intra-Oral Camera & digital X-ray. 4 day/wk practice with 2 day/wk of hygiene. Excellent Location!! **BUYER'S NET OF \$119,448.** Property ID #1761.

**NEWPORT BEACH GP/MULTI –SPEC** – 20 equip. ops., 13,000 sq. ft., prof. designed, state of the art office located in 6 story professional bldg. 40-50 new pat/month. In-house HMO insurance plan. 43% insur., 30% cash office w/5 hyg. days/wk. Collected approx. \$3,189,315 in 2007. Projecting \$1,957,394 for 2008. **BUYER'S NET OF \$541,049.** Property ID # 1661.

**N. ORANGE COUNTY GP** – 9 eq. ops., 2 chairs in an open bay; 2,998 sq. ft. office. New to 1 yr old equipment. Approx. \$13,000/month capitation. 5 day/week practice w/Perio & Oral Surgery. Projecting approx. \$2,355,070 for 2008. **BUYER'S NET OF \$870,040** with \$300,000 down payment. Property ID #1931.

**SAN CLEMENTE GP** – 4 eq. ops., 1 plumbed not eq. op. in a 1,400 sq. ft suite located in a 4 story Medical/Dental building. 80% PPO Insurance & 20% Cash. Computerized office with Intra Oral Camera. Dentrix G-3 software. 4 day/wk practice. 11 Years of Goodwill. Projecting Approx. \$282,413 for 2008. Property ID # 2031.





Tina Ochoa, V.P.



# CALIFORNIA

## Specializing in the Selling

**SANTA ANA GP** – 4 eq. ops., 1 plumbed not eq. op., in a 2,000 sq. ft. office located in single story shopping center. Computerized office with Intra Oral Camera. 80% insurance & 20% cash. 4 day/wk practice. Approx. 18-20 new patients/mo. Projecting approx. \$416,785 for 2008. **BUYER'S NET OF \$81,169.** Property ID #1741.

**SANTA ANA** – Leasehold Improvement & Equipment. 2 fully equipped ops., 2 plumbed not equipped op., 2,047 sq. ft. office located in a one story store front building; Retail Area. Approx. 6-7 year old equipment. Property ID #1751.

**SANTA ANA GP** – 6 eq. ops., 4 chairs in an open bay, 3,000 sq. ft. office in strip shopping center. 5 year old equipment. 60% insurance, 35% cash & 5% capitation. 15-20 PPO's. 5 day/wk office w/Associate 2 days/wk. Very reasonable rent. Collected \$921,189 in 2007. Projecting \$717,360 for 2008. **BUYER'S NET OF \$195,176.** Property ID # 1881.

**TUSTIN** – Leasehold Improvements & Equipment Only!! 3 Fully equipped ops., 1 plumbed not equipped op., 1,200 sq. ft. suite located in a single story Medical/Dental complex. Approx. 1-2 year old equipment. Seller relocated to a new practice. Practice has been remodel with new paint, baseboard, carpet, and flooring. Beautiful Practice. Price Reduction!! Property ID # 1651.

### RIVERSIDE & SAN BERNARDINO COUNTIES

**CORONA GP/SPEC** – Ortho office with 6 chairs in open bay, 1,600 sq. ft. office in two suite, dental building. Seller relocated to larger office. 5 year old equipment. Office wired for digital x-rays. Motivated Seller. Leasehold Improvements & Equipment. Property ID #1831.

**HEMET GP – GROUP SOLO OFFICE** – 2 eq. ops., 2 shared hygiene ops., 2,506 sq. ft. office located in free-standing dental building. 5 yr. old equipment. Retiring Seller, 51 yrs. of goodwill. 56% insurance, 44% cash practice. 20 – 21 new patients/month. Seller collected approx. \$611,179 for corp year ending 9/30/08. **BUYER'S NET OF \$179,810.** Property ID #1801.

**LA QUINTA** – 6 eq. ops., in a 2,000 sq. ft. office located in one story shopping center. Well Designed. Computerized office with Intra Oral Camera. 60% insurance & 40% cash. 5 day/wk practice with 4 day/wk hygiene. Approx. 70-80 new patients/mo. Projecting approx. 1,132,508 for 2008. **BUYER'S NET OF \$312,848.** Property ID#1491.

**MORENO VALLEY** – 3 fully eq. ops., in a 1,200 sq. ft suite located in a single story shopping center. 75% insurance 20% cash & 5% me-dical. 4 day practice. Approx. 30-40 new patient/mo. Collected \$337,223 in 2007. Projecting approx. \$298,649 for 2008. Property ID #1771.

**PERRIS GP** – 4 eq. ops., 1,608 sq. ft. office located in shopping center. 2 year old equipment; long term lease. 61% insur. (10 – 15 PPO's, 20% cash & 19% medi-cal. Associate works 3 days/week. Approx. 120 new patients/month. Projecting approx. \$308,928 for 2008. **BUYER'S NET OF \$80,230.** Property ID #1891.

**TEMECULA GP** – 3 eq. ops., 1,400 sq. ft. office located in 3 story medical/dental building. 6 year old equip. 90% insurance & 10% cash practice. Seller works 3 days/wk with 3 days/wk of Hygiene. Projecting \$531,803 for 2008. **BUYER'S NET OF \$94,290.** Property ID #1841.

**UPLAND GP/SPEC** – 3 eq. ops. & 2 plumbed, not eq. ops.; 1,700 sq. ft. office; large shopping center location. 5 year old equipment; highly upgraded office. Sellers purchased a building; moving practice. Excellent location at major intersection. A must see to appreciate! Property ID# 1721.

### SAN DIEGO COUNTY

**CHULA VISTA** – 3 fully eq ops., 1,500 sq. ft. suite located in a two story Medical/Dental building. Cosmetic State of the Art office with Intra Oral Camera & Digital X-ray. 80% insurance & 20% cash. Approx. 20-22 new patients/mo. 4 day/wk practice with 4 days/wk of hygiene. Collected approx. \$599,992 in 2007. **BUYER'S NET OF \$113,824.** Property ID #1621.

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Greg Beamer, V.P.

**SAN DIEGO** – 6 fully eq ops., 2,750 sq. ft. office located in a busy shopping center. Computerized with Intra Oral Camera & Digital X-ray. 80% insurance & 20% cash. Approx. 20-25 new patients/mo. 4 day/wk practice with 5 days/wk of hygiene. Projecting approx. \$1,083,431 for 2008. **BUYER'S NET OF \$382,158.** Property ID #1691.

### VENTURA, SANTA BARBARA & SAN LUIS OBISPO COUNTY

**NIPOMO GP** – 5 eq. ops., 1 plumbed not eq. op. in a 2,100 sq. ft. nicely designed suite that offers beautiful views from large picture windows. Retiring Seller. 35 Yrs of Goodwill. 70% PPO Insurance & 30% Cash. Eagle Soft software, Intra Oral Camera, Digital X-ray. Long-term, Experienced Staff. This producing practice offers a change of pace in a scenic area. Projecting Approx. \$731,615 for 2008. Property ID # 1981.

**OJAI VALLEY / GP** – Beautiful Ojai Valley, Its amazing how many people know Ojai because of "The Tennis Tournament" (oldest in the country), "The Music Festival", and last but not least "The 6 Million Dollar Bionic Woman". 4 eq. ops., 1,525 sq. ft. office. Computerized office with Intra Oral Camera & Digital X-ray. 75% insurance & 25% cash. Approx. 10-15 new patients/month. 4 day/wk practice with 3 days/wk of hygiene. Seller retiring. Projecting approx. \$520,108 for 2008. **BUYER'S NET OF \$185,172.** Property ID #1471.

**SIMI VALLEY GP** – 2 eq. ops., 2 plumbed, not equipped, 1,265 sq. ft. office in shopping center. 70% insur. (15-20 PPO's) & 30% cash practice. 9-10 new patients/month. Approx. 10 year old equipment. Seller works 4 days/wk. Property ID # 1791.

**THOUSAND OAKS GP or SPEC** – 3 eq. ops., 1,235 sq. ft. office in free-standing medical/dental building. 2-5 year old equipment. Rent includes utilities. Seller relocating to larger office. Leasehold Improvements and Equipment only! 5 years lease with 5 year option. Property ID #1411.

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**LAGUNA NIGUEL** – Ortho Practice - 4 chairs in ortho bay, custom chairs and side units, 1,180 sq. ft. office in two story medical/dental building. 18 years goodwill. 50% insurance, 45% cash & 5% capitation. 3 – 4 new starts/month. 3 day/wk practice. Projecting approx. \$219,913 for 2008. "Beautiful office". Good location. Property ID #1521.

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Greg Beamer- [gbeamer@calpracticesales.com](mailto:gbeamer@calpracticesales.com)

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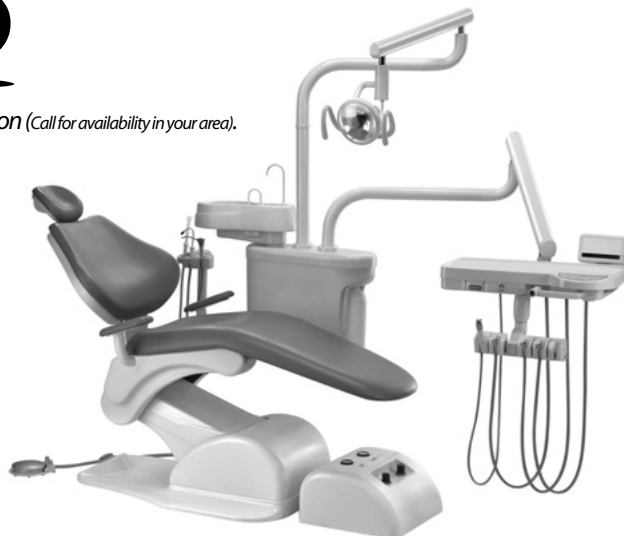
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Spacious (2 plumbed) GP. Building also available for purchase. Collections over \$671,000. **PENDING**

### SOUTHERN SAN DIEGO *Motivated Seller!*

4 op (3 equipped) GP. Highly desirable area. Newly renovated building. Dental suite must be purchased with practice. \$530,000 collections.

### MODESTO

Stunning 5 op located in freestanding single-story building. State-of-the-art equipment. Collections over \$1,000,000.

### LOS ANGELES (Ortho)

3 equipped op (2 plumbed) orthodontic practice in a medical/dental building near a major freeway. \$296,000 collections on 2 1/2 doctor days/week, good net.

### WESTERN SAN BERNARDINO COUNTY

4 op GP located in a dental complex. Stand alone building. Collections \$577,000+.

### LOS ANGELES COUNTY

Stunning 2 op (2 plumbed) with 9 operatories. The doctor is relocating out of the area. **PENDING**

### SOUTH ORANGE COUNTY (Ortho/Pedo)

*Price Reduction!*  
Beautiful, 7 op (6 open bay) ortho/pedo practice located in a nice area with unlimited potential.

### INYO COUNTY

3 op GP in a desirable area with an abundant number of dental opportunities. Free standing building also available. **PENDING**

### SOUTH L.A. COUNTY (Ortho)

*Price Reduction!*

Multi-location ortho practice with 51 years of goodwill. Opportunity to purchase the primary office suite. Gross over \$424,000.

### MONTEREY COUNTY

Efficiently designed 3 op office with a convenient location and great accessibility.

### RIVERSIDE COUNTY *Price Reduction!*

Spacious, 7 op GP in a new medical/dental building. Strong patient flow & well trained staff. Collections over \$1,200,000.

### COASTAL SAN LUIS OBISPO COUNTY

4 op (3 equipped) GP. Great strip mall location, strong patient flow and goodwill.

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Well-maintained, 6 op GP. Prime medical complex location. Long-term dedicated staff. Collections \$782,000+.

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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 an adjusted net income of \$225K, 61% overhead. Office has 990 sq. ft., 3 equipped ops., 4th available. Owner to retire. **SOLO**

**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. **SOLO**

**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.

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**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. **SOLO**

**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.

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**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. **SOLO**

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**NORTHERN AND CENTRAL CALIFORNIA** (cont)

**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.

**OROVILLE:** - For Sale- General Dentistry Practice. If you are a new Graduate or are looking to get away from the big city, you should look at this practice. Doctor has worked three days a week for many years and is ready to retire. 2007 Gross Production was \$343K with 98% collect. Office is modern, attractive, efficient, and computerized. 3 Ops-chairs, lights, and units are three years old. No HMO's or Govt. programs. All endo, perio, and most surgery referred out. Dr. reports over 1800 active patients with three days of Hygiene. Seller's interest in building is also available for sale. Eighteen mile away from Chico State University.

**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 operatory 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.

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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 1,000 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.

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**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 student software, intra-oral camera, Panorex and five hygiene days.

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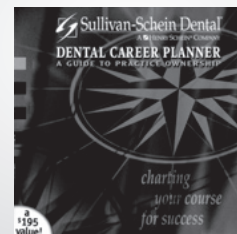
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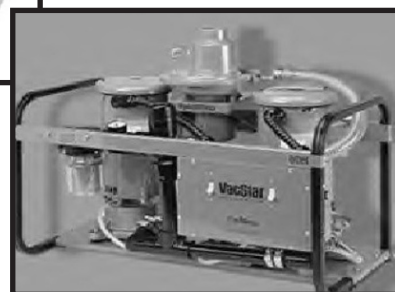
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John D.B. Featherstone, MSc, PhD

#### FRIDAY, FEBRUARY 20

**"Pharmacology and Medical Emergencies"**

John A. Yagiela, DDS

#### WEDNESDAY, MARCH 18

**"An Update in Chronic Orofacial Pain and TMD"**

Glenn Clark, DDS

#### WEDNESDAY, APRIL 15

**"Endodontic Concepts/Outcomes"**, George Bogen, DDS

**"Micro Implants in Orthodontics"**, Robin Abari, DDS

#### FRIDAY, MAY 1

**"Hands-on Complex Rotary Endodontics"**

Ronald Lebby, DDS

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#### FRIDAY, JUNE 5

**"Care and Feeding of Hi-Tech Equipment  
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**"Solutions to Prosthetic Mishaps"**

Robert Garfield, DDS

#### WEDNESDAY, SEPTEMBER 16

**"Developing a Differential Diagnosis and  
Review of Selected Entities in Oral Pathology"**

Gretchen Folk, DDS

#### FRIDAY, OCTOBER 23

**"Synergy Between NeuroMuscular Occlusion and the Various  
Modalities in Dentistry for a Predictable,  
Functional Outcome"**

Shamshudin Kherani, DDS, FAGD

#### WEDNESDAY, NOVEMBER 18

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Web: [www.thedentaltrader.com](http://www.thedentaltrader.com)

### Old Address

Dentist's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

### New Address

Dentist's Name: \_\_\_\_\_

Calif. Dental License #: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Authorizing signature: \_\_\_\_\_

**Please mail to above address or fax this form to 949-498-1198 on or before the 1st of the month.**

**For faster filing, submit this form online at**

**[www.thedentaltrader.com](http://www.thedentaltrader.com)**

**PRACTICE FOR SALE** #3012 – Apple Valley/HMO - \$15k+ Cap checks/mo. Grossing \$950k and growing rapidly. Average 55 new patients/mo. Hi-identity free standing 2,800 sq.ft. bldg.. 8 – 10 chairs newly renovated. Beautiful office. F.P. \$950k on Practice - Call PPS - (714) 832-0230.

**AIR TECHNIQUES** AT2000XR Film Processor. Good condition. \$1500.00 Salinas, CA 831-758-1863.

**OFFICE MANAGER/TREATMENT COORDINATOR** for new orthodontic office in Riverside. Prefer bilingual English/Spanish and experience. Please call (714) 803-4846.

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**Zoom! Advanced Power Light** Excellent Condition. Pickup in San Clemente. Includes 1 Zoom 2 kit good for 2 patients. \$600 [binmai00@gmail.com](mailto:binmai00@gmail.com).

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This ad is for (check one): ☐ So. Calif. ☐ No. Calif. ☐ So. & No. Calif.

### Reader Ad Rates:

- ☐ 20 words or less- \*FREE (\$1. per word thereafter-65 words maximum) \_\_\_\_\_
- ☐ All Bold Type: Add \$10. ....(add option: \$10) \_\_\_\_\_
- ☐ All Bold Type with Bold Border: Add \$15. ....(add option: \$15) \_\_\_\_\_
- ☐ Black Box with Bold White Lettering: Add \$20. ....(add option: \$20) \_\_\_\_\_
- Total # of words (first 20 words free-add \$1. per word after first 20 words) \_\_\_\_\_

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Charge Card Billing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

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**Ads accepted by fax until the the 1st of the month. Ads submitted online accepted until the 7th of the month**

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Card# \_\_\_\_\_

3 Digit Security Code (on back of card)

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# COMMERCIAL AD FORM FOR BUSINESSES

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- ☐ All Bold Type: ....(add option: \$10) \_\_\_\_\_
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- ☐ Black Box with Bold White Lettering: .... (add option: \$20) \_\_\_\_\_
- ☐ Total # of words (first 20 words \$20-add \$1. per word after first 20 words) \_\_\_\_\_

Total: \_\_\_\_\_

Name: \_\_\_\_\_

Charge Card Billing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Tel No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

E-mail: \_\_\_\_\_

### PAYMENT MUST BE SUBMITTED WITH THE AD

#### Form of Payment:

Check enclosed ☐ Visa/MC ☐

American Exp. ☐

Card# \_\_\_\_\_

3 Digit Security Code (on back of card)

Exp. Date \_\_\_\_\_

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- 5946 - Sierra Foothill's. Jackson Area. Pay \$50k - make \$150k+ in profits after debt service first year. Collected \$265k in 07.
- 5947 - Southern Humboldt County's Garberville - \$65k buys practice averaging \$365k/yr in collections on 3 day week. 2 days of Hygiene. 80% Private pay.
- 5949 - Growing Sacramento Foothill community. Beautiful 6 op facility. 6.5 days/week of Hygiene. Large patient base.
- 5954 - North Sacramento's Uptown. This is a goldmine. Established 42 yrs in same neighborhood. Virtually no competition. Refers out \$50k+ in Endo.
- 5956 - Sacramento's El Dorado Hills - Hi tech Dental office. \$140k acquires "turn key" high tech office" in upscale area. Fully computerized, networked, paperless and digital 6 year old 3 Ops office. Many recent upgrades. \$190k invested here.
- 5957 - Walnut Creek Managed care. Best location. Consistent \$790k/yr performer. Profits of \$175k on collections of \$377k first 6 mo. of 2008.
- 5958 - Tracy - 7 year old practice. \$150k invested here. Absentee owner. Projects \$390k in collections. Had done very well when Owner is here.
- 5959 - Sunnyvale - Collected \$1.46 mil for 12 mo's. 6 Ops with 7th avai
- 5960 - San Jose - Tracking \$2.75+ mil in 08' - 7 Ops. Great location.
- 5961 - Antioch - 2008 shall collect \$300k on 3 day week.
- 5962 - San Francisco's So. Bay. 2 office practice shall collect \$4.25 mil in 08'. Strong relationships with Unions. Excellent acquisition for growing Dental Management company.
- 5963 - Santa Rosa's Rincon Valley - Long established & housed in 3 yr old custom designed building. 4 equipped Ops, plumbed for 2 more.
- 5964 - Santa Rosa's Doctor's Park. Great start up opportunity. Centrally located, this opportunity consists of a fully furnished and equipped 3 Op dental suite. 100% ownership in equipment and 1/8th ownership in R.E.

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**Website - So. CA [www.PPSdental.com](http://www.PPSdental.com)**

- 1017 - Palm Springs/La Quinta area- Estab 40 yrs. New owner 14 yrs. Like new 9 Ops. Hi tech office. Grosses \$180k+/mo. Seller to work back for Buyer. Adding new DDS can achieve \$2.5mil first year.
- 1094 - 2 Practices near Bakersfield. Gross \$1,000,000+. Bargain.
- 3012 - Apple Valley area - HMO - \$20k Cap checks per month. R.E. in newly renovated office available at \$1.5k. Practice \$950k.
- 3047 - Korean G.P. @ 101 & Vermont. Est 30+ yrs. Senior Seller refers out a lot.
- 3058 - San Bernardino area Practice. Across from large local hospital. 1,316 sq. ft., 3 operatories, 2 equipped. Office is modern with digital X-ray and camera.
- 3082 - Escondido Area- DDS Partnership on Sure - fire success.
- 3087 - No. Hollywood - Valley Village. Emergency sale. 3 Ops. Free standing building. Established many years. Gross \$400k+, F.P. \$260k. Make offer
- 3107 - West LA. Grossing \$850k. 6 Ops. Hi visibility storefront. Valuable Real Estate also for sale. Seller will transfer over 1 year period.
- 3108 - Palm Springs/Palm Desert GP. Grossing \$1.2mil. Gorgeous state of art. F.P. 50% \$600k or for 100% \$1,200,000
- 3109 - Pico/Wilshire near Hoover. PT GP Grossing \$100k. Hispanic area. 4 Ops. 100's of patients. "Cash". F.P. \$85k.
- 3114 - Orthodontist - Grossing \$800k, net \$400k. LA area.
- 3125 - Redlands. Hi visibility Shopping ctr. Beautiful 4 Ops. Grossing \$60k/mo.
- 3126 - Hemet - Shopping center. Some HMO - 4 Ops - First class.

ORTHODONTIC BUYERS NEEDED 4 SO. CALIFORNIA

- 3130 - Covina/Azusa - GP established many years. Shopping center. 1,500 sq. ft., 6 Ops, 4 equipped. Only \$2,500/mo rent. Thousands of autos pass daily. Hi identity corner. \$300k FIRM.
- 3131 - Anaheim. Est 40 yrs. 1,100 sq.ft., \$1,700/mo. 3 Ops, Ball Road at busy intersection. Grosses \$360k in a 2 day week. 30 patients per week. Panograph and Cepth paid \$50k.
- 3137 - Chino Hills. New shopping ctr. Absolutely gorgeous. \$450k make offer.
- 3139 - Riverside. Absolutely gorgeous. 5 Ops. Shopping ctr. Only \$375k
- 3140 - San Marino - Pasadena/Arcadia. Grossing \$850k. Est. 36 yrs. Classic Crown and Bridge. 6 Ops. 2,220 sq.ft. Free standing building on famous Bl. - busy intersection. FFS - w/ few PPO's. Full price \$900k.
- 3143 - Palmdale/Lancaster - Grossing \$50k- \$60k. \$1 million practice within 36 months. Fantastic location. \$450k
- 3147 - Fantastic Location. \$1 million for sure within 36 mo. Seller motivated.
- 3148 - So. Bay/Torrance area. PT time. \$15k/mo. Est. 10 yrs.
- 3149 - Riverside/Moreno Valley GP. Grossing \$1mil+. Group practice.
- 3150 - San Pedro - GP Established 27 yrs. Works 4 days. Cash, Insurance & PPO's. No Denti-cal, No HMO's. Refers out Molar Endo, O.S., Ortho. Hi visibility location. 1,700 sq.ft., 2 Ops digital Adec unit.
- 3157 - Specialist/s Wanted - to purchase or set up Practice - on terms that would provide handsome income. Anaheim Hills. Hi-visibility shopping center Location. Next to Starbucks. Gorgeous 4 Op office.
- 3158 - Glendale - GP on busy intersection. Full time D.D.S. Low rent. Bargain
- 3159 - Sunland - Near Fwy. Grossing \$200k+. Store front. Hi identity. 3 Ops.
- 3161 - Thousand Oaks - GP. in large shopping ctr. Gross \$500k+ refers out.
- 3163 - Coming Up! Beverly Hills - \$250k+. Est. 40 yrs. 3 Ops. Nice opportunity.
- 3164 - GP. Temecula/Murrieta area. Currently collecting \$30k/mo. Ins & cash only. 1,700 sq.ft., 5 Ops. Located in shopping center.
- 3165 - San Clemente. Grossing \$800k+. 1,600sq.ft. beatiful 4 Ops, room for 5th.
- Apple Valley/Hesperia - LOCATION LOCATION LOCATION. 6 Ops vacant. Previously \$900k. Mexican market. Hundreds of shopping ctr patients. F.P. \$85k
- Palmdale/Lancaster - Super fast growth area within Palmdale and Lancaster. Bull dozers moving 360 degree around 2 year new shopping center across street from a 100 million dollar new hospital. Sweetheart lease in this high growth area. Absentee Seller had to quit marketing because associate could not handle more than 15 patients per day.

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