

THE Dental Trader

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FEATURED LISTINGS

CHULA VISTA - 5 eq. ops. and 2 eq. ops. in a 2,400 sq. ft. suite located in a single story strip shopping center. Good location in a strip shopping center, across from college, good visibility and many walk-ins. Digital x-ray and Intra Oral camera included. Projecting \$573,908 for 2006. **BUYER'S NET OF \$114,708.**

LAGUNA HILLS - 5 eq. ops. in a 999 sq. ft. single story in a shopping center. Good location, bus stop from Leisure World out front, senior center and DMV close by. Doctor is currently working 4 days/week seeing approximately 10-12 patients per day. Income stream is approximately 90% cash and 10% insurance. Established practice at this location since 1978. Projecting \$456,642 for 2006. **BUYER'S NET OF \$112,953.**

MALIBU - 3 eq. ops. and 1 not eq. op. located in a 1,500 sq. ft. single story free standing building. Seller owns building. Building is not for sale. Practice is low volume, high fee, high quality dental care. All ops. are plumbed for N202. Income stream is currently 48% insurance and 52% cash. Doctor is currently working 3 days/week. There is one Hygienist working 3 days/week. Projected \$639,990 for 2006. **BUYER'S NET OF \$149,416.**

Our services are free to buyers, so we encourage you contact us to have a specialist assigned specifically to you to answer your questions and guide you through the purchasing process.

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Jason P. Wood, Attorney at Law

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

**Ari Rosenblatt, DDS, DMD,
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"I highly recommend that you use his legal services!

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

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

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

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

George Koerber, DDS, Concord, California

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

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

**Patrick J. Wood, Attorney at Law
Charles X. Delgado, Attorney at Law
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SUBURBAN BAKERSFIELD Emergency sale of dental practice. Dr. is called for a missionary. 2ops. no Medical, no HMO. (661)665-8519. After 7pm.

PRACTICE FOR SALE #2056 Anaheim area. retirement from this GP office. Located across from large hospital. 3 ops in 1000 sq ft. Easy paced office, good starter. asking \$30K. Call Professional Practice Sales, Inc., (714) 832-0230.

AIRSTAR50 COMPRESSOR 2horse power good condition purchased in 2000, \$2,900 OBO call Eddie Siman/ Shelley (818)784-6666.

EXCELLENT LOW OVERHEAD Practice in Salinas, collected over 500k on a half day schedule, asking 350k contact (831)905-6060.

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PRACTICE FOR SALE in Tulare county low overhead nice office over 8000 charts in office. four ops 1500 sq. ft. call kam virk dds. 559-287-7887 after 6 pm.

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Linda Brown
Sales Associate



PRACTICE SALES AND LEASING



Paul Maimone
Broker/Owner

FRESNO COUNTY

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

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

KERN COUNTY

BAKERSFIELD #16 - (5) op computerized G.P. in a busy shop ctr with a major grocery chain store and discount chain store as anchors. Very busy ctr with lots of foot traffic. Excellent exposure/visibility. Cash/Ins/PPO/Denti-Cal. 2006 Gross Collect projected at \$500K+ on (4 1/2) day week. **NEW**

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

LOS ANGELES COUNTY

ALHAMBRA - (3) op computerized G.P. located in a one story prof bldg with some exposure/visibility. Annual collections are in the \$275K-\$300K range on a (4) day week. Cash/Ins/PPO/Denti-Cal. Seller retiring, but would help with a transition. **NEW**

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

CANOGA PARK #2 - (3) op computerized G.P. Located in a prof. bldg. (2) ops fully eqt'd, third op eqt'd with a chair, x-ray, Pano & is plumbed. 2005 Collect \$200K+ p.t. Can do much more with additional plans, some advertising and additional hours. Cash/Ins/PPO. Low overhead; high net. Seller retiring. **NEW**

ENCINO #1 - (4) op computerized G.P. located in a professional bldg. Annual Gross Collections \$400K+ on (4) day week. Cash/Ins/PPO/Capitation and very small amount of Denti-Cal. Monthly Cap Check approx. \$2,000/mos.

ENCINO #2 - a "Beverly Hills" quality G.P. located in a well known and prestigious prof. bldg. Office has recently been remodeled and is gorgeous. Awesome valley views in all (5) ops; there could be a 6th op. Ops are computer linked to front office and are intra oral camera equipped. There is also a large lab, Zoom and a Pano. Mostly fee for service Cash/Ins. with some PPO's. Gross collections for the last 5 years have been in the \$850K - \$900K/yr range. This one is for the most discerning buyer. **NEW**

HAWTHORNE - (4) op computerized G.P. for sale. (3) ops Eqt'd. (1) plumbed. Cash/Ins/PPO/Denti-Cal/CAP patient base. Approx. (40) new patients/mos. 2005 Gross Collect. \$372K+. \$5K+/mos CAP cks. **NEW**

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

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

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

MISSION HILLS - (5) op computerized G.P. Located in a prof. bldg. Cash/Ins/PPO only. (4) year wt'd average Gross Collect \$1.065M/year. Seller retiring. **PENDING**

RESEDA - Turn key office opportunity. (5) ops; (4) eqt'd, 5th op plumbed. Located in a prof. bldg. Newer equipment. Great signage. Low rent. **NEW**

ORANGE COUNTY

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

RIVERSIDE COUNTY

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

SANTA BARBARA COUNTY

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

CENTRAL COAST #2 - (3) op computerized G.P. (2) ops eqt'd. Located in Prof. Bldg. Mostly Cash/Ins w/small amount of PPO. Ave. Gross Collections \$500K+/yr. **PRICE REDUCTION**

SAN BERNARDINO COUNTY

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

SAN DIEGO COUNTY

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

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

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

SAN LUIS OBISPO

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

SAN LUIS OBISPO - Great place to work and play. (4) op computerized G.P. (3) ops eqt'd. 2004 Gross Collections \$409K on (3) day week. Cash/Ins/PPO. (35-40) new patients per month. **SOLD**

VENTURA COUNTY

EAST VENTURA COUNTY - (4) op computerized G.P. with exposure/visibility in a smaller town with limited competition. Fast growing area and fwy close. Gross \$200K+ on (3) day week with several mos. off. Cash/Ins/PPO/Denti-Cal/Healthy Families. Has ability to collect \$500K-\$700K operated full time with a more proactive recall. Seller is retiring. Building also available. **NEW**

SIMI VALLEY - Great starter pract/satellite office. (3) op G.P.; (2) ops fully eqt'd, 3rd op partially eqt'd. Also has Pano. Cash/Ins/PPO/HMO patients. Cap check \$1K+/mos. Seller quotes approx. (350-400) active charts. Seller works p.t. but could be expanded. **NEW**

VENTURA - (8) op G.P. Cash/Ins/PPO/HMO patient base. Cap Ck. \$11K/mos. Gross Collections \$750K+/yr. **SOLD**

WESTLAKE VILLAGE - (4) op computerized G.P. located on the first floor of a professional bldg. with visibility. (3) ops eqt'd (1) op plumbed not eqt'd. Cash/Ins/PPO patients. Annual Gross Collections \$450K+. **SOLD**

OTHERS

DENTAL CONDOS FOR SALE - 1,000 to 10,000 sq. ft. Located in Apple Valley, Palm Desert, Palmdale, San Diego, Vista,...AND NOW OCEANSIDE!

SOUTHERN CA CITY - WOW! Multi-location computerized G.P. for sale. New/newer equipment. (4) locations all with exposure, visibility and signage. All are marketed under the same brand name. Gross Collections \$4.8M last (12) mos. Net after debt service \$1.1M. **NEW**

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PERIO PRO X-RAY DEVELOPER \$800. samleedds@yahoo.com or 714 739 7173.

PRACTICE FOR SALE #2071 - Roland Heights- G.P. State of art office. Grossing \$1,000,000.00 for les than \$1,000,000 - A Chinese/Korean American combination perfect. Call Tom Fitterer (714) 832-0230.

FIVE DR. STOOLS and five assistant chairs. Del tube. 6yrs old. Great condition. Blue. \$100 each. 760-721-1022 Oceanside.

PRACTICE FOR SALE #1069-Irvine- G.P. Grossing \$300k - Cap checks \$2,000 per month almost pays rent of \$2,400 - lowest rent in Irvine - Beautiful 3 op office. Full Price \$330,000. Call Professional Practice Sales, Inc., (714) 832-0230.

ASSOCIATE, LONG BEACH Ethical GP, Tuesday, Wednesday or Wednesday, Thursday. Owner present, long established, great staff. Fax resume: to 562-427-5199.

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“Only four days before signing my practice purchase and lease documents, I called Mr. Olson for help. His quick response and practical advice protected my interests and saved me money in ways I never even considered.”

Larry Cao, DDS, Orangevale, CA

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

Warren Gerosa, DDS, Los Angeles, CA

“I didn't realize the crucial decisions involved in incorporating until I hired Mr. Olson. He took the time to explain these issues, and saved me thousands of dollars in the process!”

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WILMINGTON General practice – 3 operatories – Dr. retiring after 40+ years – grosses \$160,000/year – great starter practice or satellite office - Thomas & Fees Practice Sales (714) 544-4341.

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PRACTICES FOR SALE — June, 2006

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

SAN DIEGO-EL CAJON - Just Listed!! Situated in a Professional Bldg this **GENERAL PRACTICE** was established in 1979. 3 equipped Ops in 1100 sq. ft. Next to Sharp Rees Stealy Medical Clinic on busy street. Owner retiring. **Asking only 130K!!**

SAN DIEGO - CARMEL VALLEY - Situated in a Professional Bldg. this 15-year established **GENERAL & AESTHETIC PRACTICE** has 4 fully-equipped Ops in a beautiful, upscale facility. Located in highly desirable and affluent area. ALL Fee-for-Service and Indemnity Insurance!! 2005 collections of 766K. Offered for 660K. **Unique Opportunity!!**

SAN DIEGO-EL CAJON - Established (11 yrs) **GENERAL PRACTICE** comprised of approx. 50% Medi-Cal, 25% PPO, 25% Insurance/Private. 2005 collections of 562K. 4 Ops of newer equipment in 1650 sq.ft. New Dentrax and Computer Hardware. Priced to sell at 325K. **EXCELLENT VALUE!!**

SAN DIEGO-DEL MAR-JUST LISTED!! - Outstanding **LOCATION** and very attractive **GENERAL** + Speciality Practice situated in Professional Bldg. 3 fully-equipped Ops. with potential for 2 more. Approximately 50% HMO & 50% PPO/Private. High income area. Newer equipment including Panorex and Microscope! **Offered for 385K!**

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

SAN DIEGO-ESCONDIDO-GENERAL PRACTICE and BUILDING!!

GENERAL PRACTICE - 5 fully-equipped Ops in 2200 sq.ft. (room for additional Ops.). Equipment average age of 7 yrs. Panorex, Global Microscope, IntraOral Camera, Rotary Endo Instrumentation. Collections 950K to 1mil. Approx 60% HMO, 30% PPO, 10% Cash. 50-60 new Patients per month. **Offered for 785K!** (Practice can be purchased without building).

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SAN DIEGO-RANCHO SANTA FE - **VERY Unique Opportunity** for a special practitioner to acquire a very high end, adult restorative/reconstructive practice in one of the most affluent communities in the country! Established 15 years, this cash/fee-for-service is situated in the heart of the historic Village. 3 Ops. in approx 650 sq.ft. Collections 550-600+K on only 2 days per week. **Offered for 575K.**

SAN DIEGO-LA JOLLA - Fee-for-Service **GENERAL** Practice located in prestigious area, established in 1984. 9 Ops in approx 3000 sq.ft. Very efficient practice with outstanding staff. 2005 collections of 1.26 mil. Seller desires to become part-time associate.

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

for updates, please visit us at:
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Aidee/Dentalez (R)	4995	4795
LSM Portland (New)	7140	6650
Ampco 21000 (New)	6650	6150
Belmont/TPC (New)	5950	5750
Engle Sequoia AS2 (New)	5750	5550
Forest 8350 (New)	9850	9650
Coastal/Ampco/PC (R)	2995	2750
TPC Mirage 4000 (New)	5995	5495
Dentalez /Aidee/Ritter (R)	2450	2250

CHAIRS	INSTALL	SHIP
TPC model 4000 (New)	3195	2995
Aidee Priority (R)	2550	2250
Dentalez JSA(R)	1995	1895
MDT Aseptrol (R)	1495	1395
Dentalez/Ritter base (R)	1250	1050
Constat Medallion (R)	1495	1295
Chayes Virginia (R)	1495	1295
Vacudent (R)	1495	1295
Ritter Vega (R)	1495	1295
Forest 6100 (New)	3995	3895
Forest 6010 (New)	3150	2995
LSM Hydraulic (New)	3495	3395

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

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

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

FILM PROCESSORS	INSTALL	SHIP
Velopex Intra-X.L (New)	1650	1525
Velopex Intra-XE.L (New)	1550	1425
Velopex Extra-X.L (New)	3995	3795
Perio Pro III, w/ L (New)	2050	1927
Perio Pro I, w/ L (New)	1850	1695
Air Tech. AT2000 (New)	5150	4950
Air Tech. AT2000 w/recy (N)	5525	5325
Dent-X 810 Basic (New)	3095	2995
Dent-X 810 plus-AR (New)	3595	3395

STOOLS	INSTALL	SHIP
Brewer 2020B Dr. (New)	295	275
Brewer 2042L Assit. (New)	395	375
Brewer 9000 Dr. (New)	775	675
Brewer 9020 Assit. (New)	895	795

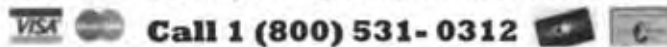
STERILIZERS	INSTALL	SHIP
Tuttnauer 2340M (Renewed)	2050	1850
Tuttnauer 2340M (New)	Super Savings	
Tuttnauer 2540M (New)	Super Savings	
Tuttnauer EZ10 (New)	Super Savings	
Chemiclave EC5500 (New)	3250	3050
Chemiclave EC6000 (New)	3995	3750
Barnstead PV Dry (New)	4395	4195
Barnstead MC10 (New)	3995	3795
Barnstead MC8 (New)	3195	2995
Midmark Ultraclave M9 (N)	Call for price	
Midmark Ultraclave M11(N)	Call for price	

X-RAYS	INSTALL	SHIP
Gendex GX-1000 (Renewed)	2450	2250
Kodak 2000, Digital (New)	2850	2650
Dent-X ACP (New)	Super Savings	
Dent-X Endos DC, AC (N)	Super Savings	

MISC. EQUIPMENT	INSTALL	SHIP
Optilux 500 (Renewed)	795	750
Tech West 1 HP Vac. (New)	1150	1050
Vacuum System 1 HP (R)	795	695
Handler 12" Model Trim. (R)	495	350
Southeast Ultras. Scaler (N)	650	595

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Hoang Minh Nguyen, D.D.S. (Riverside)

Steve's performance was outstanding and professional. His logical approach and reasoning are unbeatable.

Jasleen Brar, D.D.S. (Tustin)

I have retained Mr. McNamara's services in the past and have found him to be very thorough, responsive and focused to your needs. Great Attorney!

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PRACTICE FOR SALE #C-373 NAPA - GP, Seller retiring. Part-Time practice w/ collections of \$142K in '04. Insured/cash Patients only. 2 op office, plumbed for 3rd. Seller owns 1/4 interest in 4,426 sq ft office bldg Sellers practice along with interest in bldg for sale as a package. FP \$140K TIM GIROUX, DDS/BROKER 800-641-4179.

CENTRAL COAST #2 - (3) op computerized G.P. for sale. (2) ops eq't'd. Mostly Cash/Ins w small amount of PPO. Ave. Gross Collections \$500K+/yr. PRICE REDUCTION. D&M PRACTICE SALES AND LEASING (818) 591-1401.

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Los Angeles County

#200 La Crescenta - HMO/PPO. CAP/ck \$12/15K. 50/70 new pat./mo. 3 ops, 2 x-rays, 1600 SF.
#201 Beverly Hills - G.P. Super corner visibility. Coll. \$260K in 2004. Cute, quaint prof. building.
#202 Glendale - G.P. Super strip center. 3 ops practice. Lease it now and buy it later.

#204 Sherman Oaks - G.P. 100% fee for service. 4 ops, 2 x-rays & Dentrux in 1600 SF. Coll. \$292K.

#205 Inglewood - G.P. Major center. 4 ops, 3 chairs. New starter at \$20K mo. Absentee owner. Needs full timer to reach potential \$50/80K mo.

#207 El Sereno/Alhambra - G.P. NEW RETAIL CENTER & PRACTICE. 4 OPS, 1450 SF. **BUY REAL ESTATE AND GET PRACTICE!**

#210 Vermont USC - G.P. Freestanding building. Newer office, 11 ops, 5 equipped. 3000 SF.

#214 Torrance - G.P. Real estate/practice for sale. Coll. \$3 million. 18 ops in 5000 SF.

#215 Sunland - HMO/PPO. Coll. \$685 in '05. 5 ops, x-rays, int. cam., & Easy Dental in 1800 SF.

#217 Valencia - G.P. Major center. 3 ops. Starter practice with approximately 165 charts.

#220 South Gate - G.P. Motivated seller. 5 ops, 3 x-rays, int. cam. Coll. \$377K can do more.

#223 Tarzana - G.P. 100% PRIVATE patients. Beautifully designed office. 5 ops, x-rays, int. cam. & Dentrux in 1300 SF. Coll. \$610K for 2005.

#225 Maywood - Newly opened office w/ referrals from neighbor medical clinic. Easy start up!

#226 Gardena - G.P. Shopping ctr. loc. Seller wants an offer now! Coll. \$616K, can do more!

#230 Los Angeles - HMO/PPO. Absentee owner associate. Coll. \$320K in '05. 3 ops, 2 x-rays, pano, 3 op Ortho Bay & Eaglesloft in 2000 SF.

#232 L.A. Wilshire - G.P. DROP DEAD, GORGEOUS! 7 ops, x-rays, intraoral camera, pano.

#242 Torrance - G.P. Million dollar shop ctr. High tech. 5 ops & dig. x-ray. 1500 SF. Absentee dentist.

#244 Reseda - G.P./HMO. Seller will assist buyer. 6 ops, 5 chairs, x-rays & software in 1600 SF.

#245 Wilmington - G.P. Newly opened, w/street sign. Medical clinic neighbor will send new patients.

#248 Lancaster - G.P. Seller to retire. Coll \$732K. 4 ops, 4 x-rays, pano & Computer Age software.

San Diego County

#401 Alpine - G.P. Practice dentistry in great area. 3 ops, x-ray & software. Low rent means high net.

#407 Carlsbad - G.P. Shop ctr. loc. Heart of marketing dream for new patients. Absentee seller.

#410 El Cajon - G.P. Busy center. 4 ops, 2 dig. x-rays & software in 1400 SF. Low rent of \$1450.

#412 Chula Vista - G.P. Super visibility. Free standing dental practice. 3 ops, x-rays, int. cam. and software. Collections \$350K+ in 2005.

#415 Oceanside - G.P. 100% PRIVATE patients. Coll. \$687K w/ money in upgrades. 5 ops, 1500 SF.

#416 Clairemont/San Diego - G.P. Retail center w/ good signage. Super location on busy street. 2 ops, x-ray, pano & software. Great opportunity.

#419 Alpine - G.P. 3+ ops, x-rays. Collects \$20K+ per month. Newer equipment. Nice office.

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Orange County

#500 Huntington Beach - HMO/PPO. CAP/ck \$20K mo. 6 ops, 5 x-rays, int. cam. & software in 1800 SF. Low rent. Projecting \$1.3 mil. for '06.

#502 Tustin - G.P. Freestanding bldg. Coll. \$578K in 9 months. Proj. \$800K for '06. 5 ops, 1500 SF.

#503 Irvine - G.P. Dental consultant reported this office a great opportunity. 5 ops, x-rays & software in 1200 SF. Low, low rent for Irvine!

#504 Tustin - G.P./HMO. Great for a buyer who wants to do a million plus. Good marketing area.

#505 Irvine - G.P./HMO. Barranca & Culver area. 6 ops, x-rays & software in 1800 SF.

#506 Costa Mesa - G.P. 13 years goodwill. 4 operatories, x-rays in 1200 SF. Collections \$590K in 2005. New location on busy st. Seller retiring.

#507 Yorba Linda - NEW G.P., More info coming soon! Spacious 6 ops, Collected \$800K in 2005.

#511 Costa Mesa - Shop.ctr loc. w/ great visibility near South Coast Plaza. 4 ops+, x-rays & software.

#512 Santa Ana - G.P. 4 ops, 2 x-rays, 1800 SF. Low rent can mean high net. Freestanding building on a busy street. Seller relocating out of area.

#514 Costa Mesa - G.P. Nice shopping center location. Collected \$868K in 05. High tech office!

#520 Fountain Valley - G.P. Super visibility retail center. 3 ops, x-rays and software. More info soon!

#530 Fullerton - G.P. Major center. on busy street near freeway. 6 ops, x-rays & software in 2000 SF.

#533 Santa Ana - G.P. 4 ops, x-rays in 3000 SF. Shares same reception (large) w/ medical provider.

#535 Anaheim - G.P. Busy shop ctr. 25/35 walk-ins mo. 6 ops, x-rays & software in 2000 SF.

#549 Fountain Valley - G.P. Dental condo for sale. 4 ops, x-ray in 1500 SF. Great location.

Riverside/San Bernardino

#300 Chino - G.P. New, 7 ops/4 chairs, x-rays & software in shopping center. 2270 SF. Rent \$3400.

#301 Rialto - G.P. Starter practice. 2 ops in 775 SF. Low rent. Coll. \$19/20K mo. Seller out of area.

#303 Rialto - NEW GP. No address needed to find this million dollar practice. Absentee owner doing \$1.1 million - great potential for a dentist owner.

#305 Temecula - G.P. Collections \$365K. 5 ops, x-rays & Easy Dental in 1500 SF.

#308 San Dimas - G.P. HMO/PPO practice. 3 ops, x-rays & software in 1500 SF. Room to expand.

#309 Redlands - G.P. Seller motivated - lowered the purchase price. Coll. \$775K. **Make offer!**

#310 Palm Springs - HMO/PPO. CAP/ck \$11/12K mo. w/ approx. 90/100 new patients/mo.

#314 Colton - G.P. Est. 1950. Freestanding building. Collections \$18/20K mo. on 3 days.

#316 Redlands - G.P. Coll. \$998K. Sellers motivated, want an offer & will assist buyer on approved credit. 5 ops, pano, int. cam., & software.

#320 San Bernardino - G.P. Free standing corner location. **Real Estate & Practice** for sale. Associate avg. \$300K yr. over 3-5 yrs. Can do more.

#322 Moreno Valley - Specialist/G.P. Coll. \$240K in '05. Low overhead, near Sunnymead. Shop ctr.

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#206 San Gabriel - G.P. Super corner location. 4 ops in approx. 1200 SF. New retail leaseholds.

#209 West Covina - G.P. Corner shop. ctr. Double visibility & twice the traffic. 4 ops. Leaseholds.

#212 Encino - G.P. Starter practice in well located and maintained professional building on Ventura Blvd. 3 ops, 2 Gentex x-rays, 3 cavitrons & software in approx. 1000 SF. Easy starter office.

#216 Valencia/Santa Clarita - G.P. New major tenants in expanding retail center. Up to 5 ops in approximately 1400 SF. New leaseholds, no equip.

#219 Reseda - Leaseholds in freestanding building. 6 ops in 1650 SF. Rent is a low \$2 per SF.

#221 Mission Hills - New 7/11 retail center just off of the 405 fwy. Leaseholds and build out only.

#227 Montebello - New retail center on busy corner. Neighbors include Banco Popular and other retail draws. Great location for a dental office.

#228 Montebello - New retail center corner loc. Heavy auto and foot traffic. Neighbors include check cashing service and mobile phone store. Center real estate is also available for purchase. Buyer can start a practice here or rent for income.

#229 Norwalk - Retail - Visibility end unit. Take \$800 SF or 2100 SF & landlord will build out for you.

#234 San Pedro - 3 ops fully equipped available for lease. Well maintained and designed office. Seller may offer option on real estate to buyer.

#235 Gardena - G.P. Fantastic corner. Seller will build out and finance leaseholds on approved credit. Easy start up. Make a super deal ASAP!

#239 Pasadena - G.P. Mother of all visibility and walk-in traffic. New center. 5 ops, 2 x-rays in 1200 SF. Buy or partnership, no money OAC.

#241 San Gabriel/Huntington - New retail corner w/excellent visibility. Ready summer 2006.

#246 Monterey Park - Busy retail center location. Great signage. Center may also be for sale.

#247 Long Beach - Corner retail center to be built out. Heavy auto and foot traffic with dense population of 225,000 people within 3 miles. Includes leaseholds build-out, no equipment.

#249 Echo Park - G.P. Blockbuster retail center for sale with dental leaseholds included. Great opportunity to own real estate and build equity. Start a practice here or rent out for income.

#501 Aliso Viejo - Leaseholds only in retail center. Beautiful high tech office. Spacious 6 ops in 1800 SF. Seller has outgrown location. Great place to start an office today! Don't miss out.

#509 Irvine - G.P. Seller just reduced price 70K and wants offer now. Nice office is an outright designer's delight in one of the best locations in Irvine. High tech, 4 ops with all the bells and whistles in 1300 SF. Good rental rate hard to beat.

#510 Mission Viejo - 4+ ops in 1700 SF. High tech office, fully equipped and networked operatories. Well maintained, spacious office. Quality build-out. Seller has outgrown location. Easy start up. Avoid troublesome construction. Beautifully designed, must see to be appreciated!



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TARZANA GENERAL PRACTICE FOR SALE: Located in a shopping center with excellent visibility, this practice collects \$700,000 per year on four days per week. No Denti-Cal. Capitation checks of \$3,000/month. Net income of \$400,000 per year. Seller refers most endo, most oral surgery and all perio surgery. 3 equipped operatories with room to add one more. Asking \$575,000. **PENDING**

SAN FRANCISCO BAY AREA ORTHODONTIC PRACTICE FOR SALE: Collects \$2,368,000 per year on three days per week with a net income of over \$1,000,000 per year. Seller sees 160 patients per day, starts 30-40 patients per month. Six chairs in a bay arrangement with a single chair in a private exam room. Average fee per case is \$4,500 with over 1,200 patients in bands. Must sell. Motivated. Asking \$1,600,000. **PENDING**

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SAN FERNANDO VALLEY ENDODONTIC PRACTICE FOR SALE: Over 40 years of goodwill. Central valley location with five equipped operatories and one additional plumbed but not equipped. Gross collections of \$550,000 per year with 50% net income. Solid referral base. Seller will consider staying for a transition. Make offer. Motivated! Asking \$289,000.

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MARINA DEL REY MANAGED CARE PRACTICE FOR SALE: Gross collections in excess of \$2.9 million per year with no welfare. Strong net income and over 200 new patients per month. Seller works six months of the year with associates working in the practice six days per week. Three locations with a total of nineteen equipped operatories. No specialists. Asking \$2,800,000. **PENDING**

LANCASTER MANAGED CARE PRACTICE FOR SALE: Practice collects over \$1.2 million per year on an absentee basis with \$20,000 per month in capitation checks. No Denti-Cal and no advertising. Seven equipped operatories. Motivated seller. Asking \$900,000. **PENDING**

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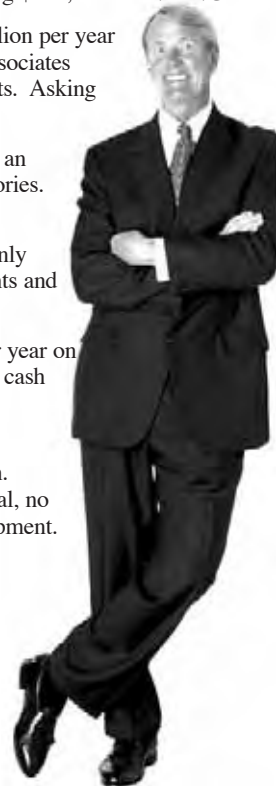
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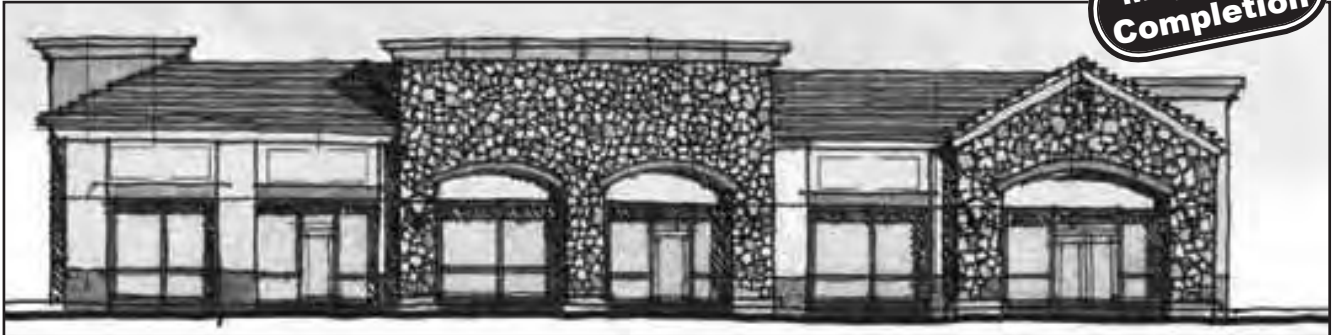
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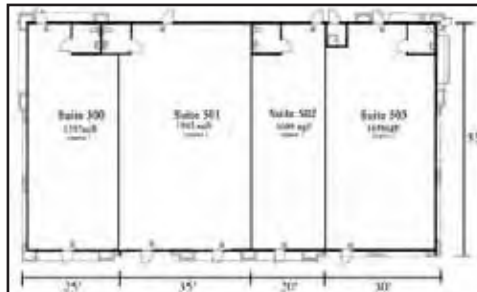
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Everything you've built, dreamed about and worked for will be riding on the successful sale of your practice. We can steer you around the pitfalls, guide you through the legal and tax snares, and help you get more for your future from the business you have built over your career. When you take on the task of selling your practice, there are unseen roadblocks that can turn what appears to be a straight-forward business transition into a drawn out ordeal. This costs you money and can erode the equity you have been building in your practice.

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California Practice Sales has helped hundreds of dentists with practices just like yours to maximize their profits. We have lenders that will finance 100% of the sales price of your practice - lenders that perform professionally and timely. We provide third party assistance in the negotiation process and assist you in addressing all facets of the transition. We have over 10,000 potential buyers in our system, and advertise nationally.

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LOS ANGELES: 6 fully eq. ops. and 1 plumbed/not eq. op. in a 2,400 sq. ft. single story free standing building located in a strip shopping center. Good location, office remodeled in May 2000, good staff, middle to upper middle class income patients & located on the 2nd busiest intersection in LA. Income stream is approximately 65% insurance, 23% cash, 5% Medi-cal and 7% capitation. Doctor is currently working 4 days/week with one Associate working 4 ½ days/week. Approximately 20-25 patients are seen per day. Projecting \$1,090,542 for 2006. **BUYER'S NET OF \$257,436.**

IRVINE: 2 fully equipped ops. in a 864 sq. ft. suite located in a medical building. Beautiful location, Dental-Ez front deliveries, Dental-Ez chairs, Faro lights and more included. Leasehold improvements & some equipment only.



POWAY: 3 eq. ops. in a 1,050 sq. ft. suite located in a single story dental building. Good location, 12 years of Goodwill, Intra Oral camera, computer system and much more included! Income stream is approximately 70% cash & 30% insurance. Doctor is currently working 3 days/week seeing approximately 6-11 patients per day. There is currently one Hygienist working 2 times per month seeing approximately 8 patients each day. Projecting \$465,006 for 2006. **BUYER'S NET OF \$120,492.**

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Alice C. King, V.P.



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GREATER LOS ANGELES & VENTURA COUNTY

BEVERLY HILLS-4 eq. ops. in an 1,110 sq. ft. suite located in a 5 story medical/dental building. Good location. Adec chairs, Adec lights, Adec hand units, Zoom machine, Intra Oral camera and much more included! Doctor is currently working 6-8 days/month with one Associate working 3 ½ to 4 days/week. Income stream is approx. 60% insurance & 40% cash. Projecting \$620,996 for 2006. **BUYER'S NET OF \$179,302.**

BRENTWOOD/LOS ANGELES-3 fully equipped ops in a 1,080 sq. ft. suite located in a two story building. Intra Oral camera, digital x-ray, computer system, software package, Royal chairs, Belmont x-rays, Proma front deliveries and much more included! Good location in Brentwood! Income stream is approximately 75% insurance & 25% cash. Doctor is currently on a 4 day/week schedule seeing approximately 5-8 patients per day. Projecting \$842,505 for the 2006 Corporate Year. **BUYER'S NET OF \$196,826.**

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

ENCINO-3 eq. ops. and 1 not eq. op. in a 1,000 sq. ft. suite located in a multi story professional building. Computer system and software program included. Currently the office is configured to be an adult friendly Ortho office, would be excellent for a specialist or general practitioner with minor modification. Leasehold improvements and equipment only.

LAWDALE-4 fully equipped ops. and 5 plumbed/not equipped ops. in a 2,300 sq. ft. suite located in a two story building. Computer system, software program, PC chairs, Knight lights, PC front deliveries, AT2000 auto developer and much more included. Leasehold improvements, equipment and some patient charts included.

LOS ANGELES-6 fully eq. ops. and 1 plumbed/not eq. op. in a 2,400 sq. ft. single story free standing building located in a strip shopping center. Good location, office remodeled in May 2000, good staff, middle to upper middle class income patients & located on the 2nd busiest intersection in LA. Income stream is approximately 6 insurance, 23% cash, Medi-cal and 7% capitation. Doctor is currently working 4 days/week with one Associate working 4 ½ days/week. Approximately 20-25 patients are seen per day. Projecting \$1,090,542 for 2006. **BUYER'S NET OF \$257,436.**

LOS ANGELES-3eq. ops in a 1,000 sq. ft. suite located in a 9 story medical/dental building. Good area. Income stream is approximately 90% cash and 10% insurance. Doctor is currently working 4 days/week seeing approximately 4-5 patients per day. There is one Hygienist working one day/month seeing approximately 8 hygiene patients. Projecting \$240,000 for 2006. **BUYER'S NET OF \$86,052.**

LOS ANGELES-2 eq. ops. and 2 not eq. ops. in a 1,000 sq. ft. suite located in a single story building in a strip shopping center. 100% Hispanic, many years of Goodwill and family oriented office. Income stream is approximately 25% insurance, 50% cash & 25% Medi-cal. Doctor is currently working 2 days/week. Leasehold Improvements, equipment and some patient charts included.

LOS ANGELES-3 fully equipped ops in a 1,500 sq. ft. single story building. Computer system, software package, Belmont lights, Belmont hand units, new compressor, new vacuum and much more included! Good location. Leasehold improvements & equipment only.

MALIBU- 3 eq. ops. and 1 not eq. op. located in a 1,500 sq. ft. single story free standing building. Seller owns building. Building is not for sale. Practice is low volume, high fee, high quality dental care. All ops. are plumbed for N2O2. Income stream is currently 48% insurance and 52% cash. Doctor is currently working 3 days/week. There is one Hygienist working 3 days/week. Projecting \$644,892 for 2006. **BUYER'S NET OF \$149,416.**

PLAYA DEL REY-3 fully equipped ops. and 2 plumbed/not eq. ops. in a 1,370 sq. ft. suite located in a two story building. Income stream is approximately 70% insurance & 30% cash. Doctor is currently working 3 days/week seeing approximately 8-10 patients per day with one Hygienist working 2 days/week seeing approximately 8-10 Hygiene patients per day. Projecting \$340,816 for 2006. **BUYER'S NET OF \$64,716.**

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Maria Silva, V.P.

RESEDA-4 eq. ops. in a 1,400 sq. ft. suite located in a four story medical/dental building. Good location, office is all digital, Joe Dansereau chairs, lights and deliveries all included. Computer system, Intra Oral camera, software package and much more! Income stream is approximately 70% insurance & 30% cash. Doctor is currently working 5 days/week seeing approximately 10-12 patients each day. Projecting \$ 423,732 for 2006. **BUYER'S NET OF \$127,280.**

ROSEMEAD-3 eq. ops. in a 900 sq. ft. suite located in a single story strip shopping center. Good location. Started from scratch in 1995. Office is currently open 4 days/week. Chairs, lights, deliveries and much more included. Leasehold improvements & equipment only.

TORRANCE-4 eq. ops. in a 1,000 sq. ft. suite located in a single story medical/dental building. Good location on a busy boulevard. Belmont chairs, LSM lights, Prisma front deliveries, Intra Oral camera and much more included! Leasehold improvements and equipment only.

WESTLAKE VILLAGE- TURN KEY location!-3 eq. ops. in a 1,050 sq. ft. suite located in a two story commercial plaza. Brand new state of the art equipment. Digital x-ray & electric hand pieces. Top quality build-out. Tract lights in all ops. Income stream is approximately 60% insurance & 40% cash. Doctor is currently working 2 days/week seeing approximately 2-8 patients per day with approximately 15-20 new patients per month. Leasehold improvements, equipment and all patient charts included.

WHITTIER-4 eq. ops. and 5 not eq. ops. in a 3,500 sq. ft. single story building. Good location, good opportunity to expand, part Ortho and other specialties. Office has once a month flow. Income stream is approximately 35% insurance, 30% cash, 25% medi-cal & 10% capitation. Turn Key location! Leasehold improvements, equipment and all patient charts included!

WINNETKA-3 eq. ops. located in a single story medical/dental suite. Good location. Income stream is approximately 90% cash and 10% insurance (PPO). **TURN KEY LOCATON!**

ORANGE COUNTY

BUENA PARK-5 eq. ops. in a 2,000 sq. ft. single story free standing building with 1,000 extra sq. ftg. space to expand or use as a storage area/room. Intra Oral camera wiring in each op. to 9500 expansion possibilities. Good location, good signage, busy intersection, many walk-ins and also 3 cameras inside and 1 camera outside. Leasehold improvements, equipment and all patient charts included.

COSTA MESA-TURN KEY LOCATION-2 eq. ops. in a 980 sq. ft. suite located in a ranch style single story building. Castle lights, Ritter chairs, Ritter deliveries and much more included. Good location in Costa Mesa. Leasehold improvements, equipment and all patient charts included.

GARDEN GROVE-4 eq. ops. in a 1,676 sq. ft. suite located in a multi-story medical/dental building. N2O2 and O2 in 2 ops, Ritter chairs, new AT&T phone systems, Belmont x-rays and much more included! Every room is wired for the network. Leasehold improvements and equipment only.

HUNTINGTON BEACH-3 eq. ops. and 1 not eq. op. in a 1,615 single story building in a large medical complex. Good location in Huntington Beach with tons of storage space. Income stream is approximately 80% insurance, 15 % cash and 5% capitation. Leasehold improvements, equipment, supplies and some patient charts included.

IRVINE-5 eq. ops. in a 2,010 sq. ft. single story free standing building. Good location in Irvine. All digital x-ray office. Income stream is approximately 60% insurance, 30% cash and 10% capitation. Doctor is currently working 3 ½ days/week seeing approximately 7-8 patients per day. Projecting \$408,000 for 2006. **BUYER'S NET OF \$128,913.**

IRVINE-2 fully equipped ops. in a 864 sq. ft. suite located in a medical building. Beautiful location, Dental-Ez front deliveries, Dental-Ez chairs, Faro lights and more included. Leasehold improvements & some equipment only.

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Tina Ochoa, V.P.



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LAGUNA HILLS-2 eq.ops. and 1 not eq. op. in a 800 sq. ft. single story free standing building located in a busy plaza. Good location across from new Laguna Hills community center and high school. High traffic area, many walk-ins, compact office able to keep overhead controlled. Produced \$570,000 in 2005 from this office. Leasehold improvements and equipment only.

LAGUNA HILLS-5 eq. ops. in a 999 sq. ft. single story in a shopping center. Good location, bus stop from Leisure World out front, senior center and DMV close by. Doctor is currently working 4 days/week seeing approximately 10-12 patients per day. Income stream is approximately 90% cash and 10% insurance. Established practice at this location since 1978. Projecting \$456,642 for 2006. **BUYER'S NET OF \$112,953.**

LAGUNA NIGUEL-3 eq. ops. and 1 not eq. op., also 3 chairs in an open bay in an 1,800 sq. ft. suite located in a two story medical/dental building. Good location. Belmont chairs, Proma front deliveries, Belmont lights, peri-pro developer, GE x-ray, Royal chairs and Celux lights all included. Leasehold improvements & Equipment only.

LAKE FOREST-3 eq. ops. in a 900 sq. ft. suite located in a two story medical/dental building. Belmont chairs, Adec front delivery, Sony T.V.'s, Gendex x-ray, Sirona x-ray, Meridian telephone system, Adec light and more included. Good location. Good location. Leasehold improvements & some equipment only.

NEWPORT BEACH-3 fully equipped ops. in a 851 sq. ft. suite located in a multi-story medical/dental building. New lab equipment, new curing light and new hand units. Adec chairs, Adec lights, Adec front delivery and much more included! Income stream is approximately 100% cash. Doctor is currently working one day/week with one Associate working three days/week. Projecting \$560,000 for 2006. **BUYER'S NET OF \$83,709.**

PLACENTIA-3 eq. ops. in an 1,100 sq. ft. single story medical/dental building. Good location in a strip shopping center, good signage, computer system included. Income stream is approximately 70% insurance and 30% cash. Doctor is currently working 3 days/week with one associate working 2 days/week. Projecting \$183,120 for 2006. Leasehold improvements, equipment and all patient charts included.

SANTA ANA-5 fully equipped ops. in a 1,200 sq. ft. single story building in a strip shopping center. Good location, 25 years Goodwill and 4 ops. plumbed with N2O2. Please ask your California Practice Sales, Inc. agent for more info.

TUSTIN-3 fully eq. ops. and 1 plumbed/not eq. op. in a 2,250 sq. ft. suite located in a shopping center location. Computer system, Intra Oral camera, software package, Proma Front Deliveries, Belmont lights and much more included! Good location. Income stream is approximately 78% insurance, 20% cash and 2% medical. Doctor is currently working 5 days/week seeing approximately 10-20 patients per day and attracting 30 new patients per month. Projecting \$669,576 for 2006. **BUYER'S NET OF \$234,768.**

YORBA LINDA- 5 eq. ops. in an 1,800 sq. ft. suite located in a single story medical/dental building. Good location, 3-station front office, full mouth reconstruction and does implant reconstruction using 90% porcelain fused to gold. Income stream is approximately 80% insurance & 20% cash. Doctor is currently working 4 days/week. Projecting \$857,528 for 2006. **BUYER'S NET OF \$264,029.**

RIVERSIDE & SAN BERNARDINO COUNTIES

BIG BEAR CITY-2 eq. ops. and 1 partially eq. op. Third op. is currently used as a private office. Doctor works 4 days/week and sees approximately 8-10 patients per day with approximately 5-6 new patients per month. Currently there is one Hygienist working 2 days/week seeing approximately 8 hygiene patients per day. Income stream is approximately 30% insurance and 70% cash. Projecting \$549,044 for 2006. **BUYER'S NET OF \$218,785.**

INDIO-2 eq. ops in an 800 sq. ft. single story free standing building. Good 2 day/week practice, perfect for a retiring dentist who wants to work part time. Doctor currently has an associate working 1 day/week seeing approximately 6-8 patients per day with approximately 2-3 new patients per month. Income stream is currently 70% insurance & 30% cash. Leasehold improvements, equipment and some patient charts included.

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Greg Beamer, V.P.

MURRIETA-5 eq. ops. in a 1,884 sq. ft. suite located in a two story medical/dental building. Good location, all chairs have been re-upholstered. Doctor is currently working 4 days/week, seeing approx. 10-12 patients per day. Income stream is approximately 80% insurance and 20% cash. Projecting \$514,956 for 2006. **BUYER'S NET OF \$118,532.**

PALM DESERT-4 eq. ops. in a 1,990 sq. ft. suite located in a two story building. Good location, Belmont chairs, Belmont lights, Belmont Front Deliveries and 2 Intra Oral camera units included! Income stream is approx. 50% insurance & 50% cash. Doctor is currently working 1 day/week with one Associate working 1 day/week. Projecting \$479,944 for 2006. **BUYER'S NET OF \$158,654.**

PALM SPRINGS-5 plumbed/not eq. ops. in a 2,500 sq. ft. suite located in a single story elevated building with parking underneath. Good location, 4,600 high end homes to be built out in the next 12 months, high end area of Palm Springs and modern build out. Leasehold Improvements only. No equipment included.

POMONA-8 eq. ops. in a 3,100 sq. ft. duplex. Good location with good advertising. Seller will finish Ortho cases if Buyer wants. Income stream is approximately 25% insurance, 25% cash & 50% medi-cal. Doctor is currently working 5 days/week with one associate working 1 day/week. Projecting \$441,168 for 2006. **BUYER'S NET OF \$70,992.**

RANCHO MIRAGE-4eq. ops. in a 1,595 sq. ft. suite located in a single story strip shopping center. Good location in a large shopping center. Income stream is approximately 70% insurance and 30% cash. Doctor is currently working 3 ½ days/week seeing approximately 12-20 patients per day with approximately 20-30 new patients per month. Projecting \$744,684 for 2006. **BUYER'S NET OF \$170,956.**

SAN DIEGO COUNTY

CHULA VISTA-2 eq. ops. and 3 plumbed/not eq. ops. in a 2,500 sq. ft. suite located in a two story medical/dental building. Good location, SDS chairs, Prisma lights, computer system, software program and much more included! Leasehold improvements and equipment only.

CHULA VISTA-5 eq. ops. and 2 eq. ops. in a 2,400 sq. ft. suite located in a single story strip shopping center. Good location in a strip shopping center, across from college, good visibility and many walk-ins. Digital x-ray and Intra Oral camera included. Projected \$605,359 for 2005. **BUYER'S NET OF \$138,097.**

OCEANSIDE-7 eq. ops. in a 1,995 sq. ft. single story building located in a shopping center. 1 medium sized (8x10) lab, 1 (plumbed) lounge, 1 reception room, 1 storage room upstairs (16x12), 1 Office management room, 1 large sterilization area, 2 business offices, 1 private office and 1 equipment room. 2 Intra Oral camera stations, Belmont chairs, Belmont lights and much more included! Projecting \$957,380 for 2006. **BUYER'S NET OF \$415,272.**

POWAY-3 eq. ops. in a 1,050 sq. ft. suite located in a single story dental building. Good location, 12 years of Goodwill, Intra Oral camera, computer system and much more included! Income stream is approximately 70% cash & 30% insurance. Doctor is currently working 3 days/week seeing approximately 6-11 patients per day. There is currently one Hygienist working 2 times per month seeing approximately 8 patients each day. Projecting \$452,288 for 2006. **BUYER'S NET OF \$120,492.**

SAN DIEGO/LA JOLLA-2 eq. ops. and 1 not eq. op. in a 1,300 sq. ft. suite located in a three story medical/dental building. Beautiful office with digital x-ray included! Chairs, lights, deliveries and much more included! Leasehold improvements and equipment only.

DIRECT E-MAIL ADDRESS TO BROKER/AGENTS

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Greg Beamer- gbeamer@calpracticesales.com

Tina Ochoa- tochoa@calpracticesales.com

Maria Silva- msilva@calpracticesales.com

John W. Knipf (Neff), President

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Please note: If you would like a full summary of information on any of the practices listed, or to speak with an agent, please call us at (714) 639-2775 or outside (714) area, call (800) 697-5656.

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LOOKING TO BUY: Quality-oriented GP seeking associate-ship leading to buyout in Burbank/Glendale/Pasadena/S.F. Valley. 818-577-7707. No brokers.

PRACTICE FOR SALE #1082 – Tahoe – Beautiful office in Fantastic Small town near Tahoe, near Squaw Valley. Est 50 yrs plus, 1,000's of records. Semi retired works 3 days/week. All Cash & Insurance. Truly a "Gold Rush Practice". Should Gross \$400 to \$500k first year. Bargain at \$150,000. Call PPS, (800) 695-2732, (714) 832-0230.

SEEKING A LOCATION in Thousand Oaks, Newberry Park, Agura Hills. Plumbed not equipped. Call: 818-893-8799.

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FREESTANDING OFFICE in Colton, NEWLY REDUCED PRICE! Owner relocating out of area, must sell ASAP, over 800 active patient charts, 20% Medi-Cal, 70% PPOins, 10% cash, price \$70K. Collections \$123K. 714 726 7748.

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Spacious 5 op GP in highly desirable area. 2005 gross over \$700,000.

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3 op general practice, great location. 2005 gross over \$250,000.

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General dental practice priced for quick sale. 2005 gross over \$419,000.

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ORTHODONTIST AVAILABLE in June for L.A area and vicinity! – Bilingual (english/spanish), experienced, & professional. Contact Dr. Camille Neagu: camilledds@yahoo.com; 323-580-8860.

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ENCINO rent 2 to 3 days a week, 1-2 rooms in a soothing office, beautiful view of the north valley from an 8th floor. Great building & great location on Ventura Blvd. Call Rocio (818)986-9112.

VISALIA, CALIFORNIA **Price Reduction!** - Well established general dental practice located in a nice professional building in a high traffic area. The practice enjoys 22 years goodwill and very low overhead. 2005 gross exceeded \$419,000. Reasonably priced for quick sale. Practice Transition Partners, (888) 789-1085, www.practicetransitions.com.

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PRACTICE FOR SALE #2049-Coming up Temecula/ Murrietta Hot springs-GP Grossing \$1,000,000 plus. Beautiful five operatory office. Seller retiring. Full Price \$885,000.00-Register your interest- Call Professional Practice Sales, Inc., (714) 832-0230.

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General Dentistry Practices

BAY AREA

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

#B-388 ANTIOCH— Seller retiring. Collections of approximately \$480K in '05. Insured/Cash Patients. 3 ops, plumbed for 4th op. Office condo avail for w/ practice. **Call for Details!**

NEW! #B-409 EAST BAY—GP, group in large 10 op practice. Fee-for-service with gross revenues in the \$1.5 million. **FP \$1.2 million**

NEW! #B-408 HAYWARD— 2+ op office. Practice averages \$250k gross. Call for further details! **FP \$215K**

#C-373 NAPA— GP, Seller retiring. Part-Time practice w/ collections of \$142K in '04. 2 op office, plumbed for 3rd. Seller owns 1/3 interest in 4,426 sq ft office bldg. Sellers practice along w/ interest in bldg for sale as a package. **Call For Details**

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

#D-399 SANTA CLARA— GP, located in a retail shopping center on busy thoroughfare. 1571 sf w/4 ops. Practice grosses in the \$450k range. **FP \$325K**

#D-403 SAN JOSE— GP, Modern shopping center location, new equipment 3 ops plumbed for additional. Nice office located in prime commercial area. **FP \$225K**

NEW! #D-424 APTOS/SANTA CRUZ AREA— GP, Long Established practice, Seller retiring. Nicely appointed 3 office. Collections of \$554K in '05. **FP \$365K**

NORTHERN CALIFORNIA

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

#E-300 SACRAMENTO - GP, long estab. practice. Great opportunity to own your own building, lab and practice. **Practice and Building \$400K!**

#E-406 SACRAMENTO— Long Established practice. Collections of approximately \$300K in '05. Prime mid-town location. Fully equipped 4 op office. **FP \$185K**

#E-383 SACRAMENTO—GP Leasehold practice w/ some residual patient base. Fully equipped 5 op office. Insured/Cash patients only. Price to sell! **FP \$300K**

#E-391 SACRAMENTO— GP in prime downtown location. Collections of \$925K in 2005. 2700 sf 6 op office. Mix of FIMO, PPO and private pay. **FP \$650K**

#E-394 SACRAMENTO— Long Est. GP w/ collections of \$607K in 2005. 3 ops in busy commercial area near major shopping center. **FP \$400K**

#E-401 SIERRA FOOTHILLS— GP, Located Between Sacramento and Lake Tahoe. **Relaxed work week produces over 600K and over \$260K Profit!** Located in a 2 story free standing prof. Bldg. 1,000 sf w/ 3 ops reasonable rent. **Hurry this won't last long!** **FP \$425K**

NORTHERN CAL CONT.

NEW! #E-418 SACRAMENTO— GP Long estab practice, Seller retiring. Modern equipped 2 op office, plumbed for 3rd op. Mostly insured/cash patients. Collections avg \$200K + over last 3 years. **FP \$125K**

NEW! #E-419 WOODLAND— GP, Collections in excess of \$500k over last 3 years. Modern 4 op office. Mixture of insured/private pay and PPO patients. **Call for Details**

NEW! #E-420 SACRAMENTO— GP, Prime W Sac shopping center location. Mixture of private pay, indemnity and PPO Plans. 4 ops, collections of \$485K. **FP \$300K**

NEW! #E-421 CARMICHAEL— GP, Long estab practice, Seller retiring Collections If \$701k in '05. Fully equipped 4 op office Seller refers out most specialties. **FP \$450K**

NEW! #E-422 CARMICHAEL— GP, Seller retiring. Fully equipped 4 op office, Collections of \$551K. **FP \$358K**

NEW! #E-423 CARMICHAEL— GP, Long estab. Practice, Seller retiring. Collections of \$447K in '05. Fully equipped 4 op office. **FP \$300K**

NEW! SACRAMENTO— Group practice, gross totals approx. \$1.7 million range. **Call for Details**

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

#G-360 REDDING AREA—GP, Seller retiring from this quality fee-for-service practice. Office is 1440 sq ft w/ 3 ops. **FP \$325K**

#G-395 CHICO— Long Est. GP w/ collections averaging \$500K. Modern equipped 4 op office. Seller refers out most specialties. **FP \$300K**

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

#H-224 CHESTER/LAKE ALMANOR - Long Estab. GP in beautiful 4 season resort area. Office is 1400 sq ft w/ 3 fully equipped ops. Office bldg avail w/ purchase of practice.

#H-311 NORTH SHORE, LAKE TAHOE - **Work and Play in beautiful Tahoe!** GP Long established practice. Collections of \$588k in '04. Modern equipped 4 op office. **FP \$325K**

#H-392 CENTRAL SIERRA/MURPHYS AREA - GP Seller Retiring, Collections of \$300k. Insured/Cash patients, 3 ops. **Practice \$135K Real Estate \$175K**

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

Visit our website for a current list of practice's for sale.

CENTRAL CALIFORNIA

#H-386 GOLD COUNTRY - GP, in beautiful 2200 sf 6 op completely computerized office w/digital x-ray. Collections avg 1.13 million over past 4 years. Option to purchase building. **FP \$825K**

REDUCED! #I-358 MERCED - GP, Seller retiring. Part-time practice with collections of \$164K in 2004. Office condo avail, to purchase with practice. **Practice: \$75K; Office/Condo \$200K**

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

#I-404 TURLOCK - GP, Modern equipped 5 op office. Collections in the \$500K range. **Call for Details!**

#I-407 MERCED— Long Established practice. Collections of \$745K in '05. Beautifully equipped 4 op office. Insured/Cash patients only. High-end restorative practice. **Call for Details!**

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

REDUCED! #J-341 FRESNO AREA—GP, Long Estab. Coll'd \$307K in '04. Fully equipped 3 ops, plumbed for add'l ops. New prison under construction. **Call for Details.**

#J-371 EXETER—GP, in heart of San Joaquin Valley Basin. Fee-For-Service practice, refers out most specialties. **FP \$150K**

#J-375 FRESNO AREA - Charming desirable community south of Fresno. Fee-for-Service. 4 ops; Beautiful leaseholds, granite countertops, maple floors. Collect in \$770K Range. **Priced to Sell! Seller extremely motivated! FP \$350K**

#J-389 TULARE - Fee-for-service, GP in beautiful 4125 sf, 9 op practice. Collections in the million dollar range. **FP \$530K**

#J-402 FRESNO - GP located in single story prof bldg. 1100 sf w/ 3 ops Reasonable rent! Collections avg \$500K. **FP \$325K**

NEW! #I-414 SANTA MARIA— Long Est. Central Coast GP. Office is 1250 sf w/ 4 ops. Grosses in \$550k Range. Priced to SELL! **FP \$395K**

SOUTHERN CALIFORNIA

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

#K-321 ANGOURA HILLS—GP, **Call for Details!**
#K-347 ENCINO - GP Located in new office on main street. All new equipment! Great Potential **Only \$365K!**

REDUCED! #K-349 TORRANCE— Great practice in professional building on a main street. Doctor will stay on as needed. **FP \$499K**

#K-384 IRVINE—Leasehold improvement 1700 sf, 4 ops, 2 chairs, w/ x-ray. **FP \$95K**

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Specialty and Out-of-State Practices

NEVADA

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

#LV-263 LAS VEGAS - GP Estab. 24 years. Beautiful 3000 sf, 6 op practice w/ gross in \$900K range! Portion of Bldg for Sale. **FP \$550K**

#LV-335 LAS VEGAS - Seller Retiring. Modern equipped 2700 sf 5 op office. Over 1 Million in Collections. **Call for Details!**

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

#LV-379 LAS VEGAS—GP, located in professional building in prime west LV area. Large newly decorated office with 9 ops. Gross in 600k range. Call for Details!

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

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

#LV-398 LAS VEGAS - GP, family orientated practice Seller retiring! Practice grosses in the \$900k range. **Call for Details!**

NEW #LV-415 LAS VEGAS - Beautiful Leasehold 5 op practice located in desirable "Lakes", West LV area. Lease is negotiable and currently below market value. **Call for Details!!**

ARIZONA

#Az-345 PHOENIX— Pankey practice philosophy. Approx 2300 sf w/ 5 ops. Practice grosses in 600K range. **FP \$350K**

#Az-405 TEMPE—Leasehold Improvement/ Equipment Sale. Won't last long! **FP \$39,500!**

NEW #Az-412 PHOENIX— Large 7 op practice, plumbed for one additional. Real Estate is also available for purchase.

NEW #Az-417 PHOENIX— GP, would make a good satellite office. Good location, 2 ops. **MAKE AN OFFER!**

NEW #Az-425 PHOENIX— GP, in nice 1272 sf 4 op office. Practice grosses in the \$400k range. **Call for Details!**

NEW #Az-426 SCOTTSDALE - GP in beautiful 2500 sf 8 op office. Practice grosses in the 1.2 million range. Possibly selling interest in building. **FP \$950K**

NEW #Az-427 PHOENIX— Leasehold improvement practice. Office is 1000 sf w/ 3 ops. Reasonable rent. **Asking Only \$45K!**

SPECIALTY PRACTICES

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

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

SPECIALTY PRACTICES CONT.

#E-387 ROSEVILLE Perio located in one of the fastest growing areas of California. Practice grosses in the \$400K+ range. **Full Price: \$195,000**

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

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

#I-356 CENTRAL VALLEY— Ortho, Long Estab practice. Excellent Location. Modern equipped w/ 8 ops. Averages 22-24 new starts/month. **FP \$890K**

#D-372 SAN JOSE, CA—Perio, Well respected for personalized care. 1400 sf 5 op office. Strong referral base. **Call for Details!**

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

#Az-369 CHANDLER, AZ - Oral Surgery, located in one of the fastest growing suburbs of Phoenix! 1700 sf w/ 2 fully equipped ops, plumbed for additional. **Call for Details!**

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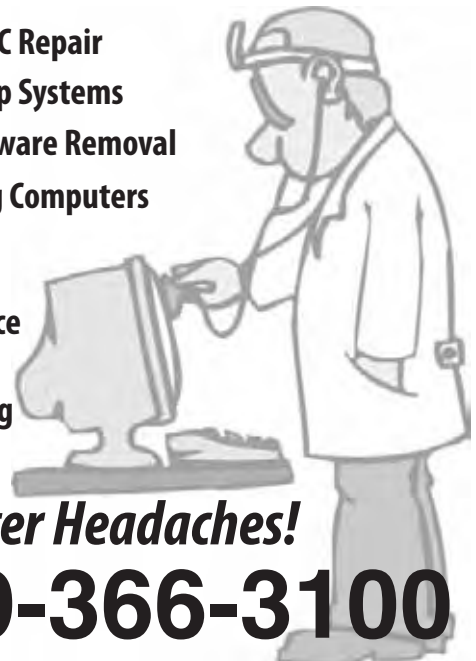
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LAKE TAHOE: (South Shore) For Sale - How does it get better than this? A successful family oriented practice located in the heart of beautiful Lake Tahoe has gross receipts of over 850K in 2004 with low overhead. There are 4 operatories with 5 days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

MODESTO: For Sale - Gross Receipts for this practice in 2005 were one million six hundred thousand. The practice was acquired in 1970 and has been in its present location for 27 years. There are 15 days of hygiene. The office has 7 treatment rooms in 2200 sq ft. Digital X-rays, Panoramic X-Ray, Laser and Intraoral Camera. Owner would like to return as associate for two days a week.

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

WILLITS: For Sale - Both dental practice and building are for sale in this beautiful rural community. 2004 gross receipts were 512K with 184K adj. net income. This 1,200 sq ft office has 7 ops with 4 days of hygiene. The practice has been in the same location since 1971. Owner is retiring.

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

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

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

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

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

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



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

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

TWAIN HARTE: For Sale - General dentistry practice. Patient receipts were \$501K in 2005. The owner occupied bldg sits the corner of the major thoroughfare with high visibility. Practice was started in 1974. Four days of hygiene. Located just above Sonora. This mountain community offers fishing, hiking, and other recreational outdoor activities. Only 20 minutes from snow skiing resort. Owner willing to work back one or two days a week. Owner would consider selling bldg.

SAN RAMON: For Sale - General Dentistry Practice. Practice 2005 patient receipts were \$1,250,000. Eight tx. Rooms, 3 utilized for hygiene. Approx. 50 new patients per mo. Intraoral camera, Panoramic x-ray. Practice located in area for 25 yrs. 11 yrs. in present location. Large patient base of adults and children in very affluent and growing area. Owner retiring.

LOS ANGELES CO.: For Sale - TMJ SPECIALTY PRACTICE; Large dentist referral base; practice established as exclusively TMJ 25 years ago; 2005 collections \$300K on 2 days/wk; LOW OVERHEAD; Centrally located in high visibility Professional Building. Equipment in good condition & office tastefully decorated. Seller retiring.

PETALUMA: For Sale - This office incorporates Digital X-rays and Dentrix software creating a totally paperless office. The 2005 patient receipts were \$244K. All equipment is 5 years old or less. Endo, Perio and Ortho routinely referred out. Owner is moving out of the area.

SAN JOSE: For Sale - This practice has operated for 42 years in the same location. There are 4 operatories, 3 equipped. 4 days of hygiene. 2005 patient receipts were \$648K. Approx. 1,200 active patients. Owner is retiring.

VALLEJO: For Sale - General Dentistry Practice. This practice is located in a highly visible area in a growing are of Vallejo. Owner works 3 days a week. 2005 receipts were \$185K. Practice located in same location since 1989. Approximately 900 active patients. Doctor is retiring. **SALE PENDING**

SAN FRANCISCO (Chinatown): For Sale - 2005 patient receipts were \$356K on 3 days a week. Owner has another practice in the East Bay. No Medical, HMO or PPO plans except for straight Delta Dental Plan. Office on ground floor on busy street.

RANCHO MIRAGE: For Sale - General Dentistry Practice. This beautiful 1200 sq. ft. office is situated in the Eisenhower Medical Ctr. The practice has operated in same location for 30+ years. This practice has 6 operatories, 4 are fully equipped, 3 days of hygiene. Owner is retiring.

EL DORADO HILLS: For Sale - General Dentistry Facility. This facility completed only a year ago. All new state of the art equipment and office design. Grossing over \$50,000.00 per month. If you are interested in the El Dorado Hills area don't pass up inquiring about the details of this sale.

PETALUMA: For Sale - General Dentistry Practice. Has been in its present location for 5 years. 3 Operatories, Dentrix Software, Digital X-Rays, Intra-oral Camera. Gross receipts are approx. \$300K per year. Great practice for the new grad, satellite for the experienced dentist or for a dentist wanting to come to the Petaluma area. 5 or 7 year lease available. **SALE PENDING**

OROVILLE: For Sale - General Dentistry Practice. 2005 Gross Receipts were \$338K. 3 days of hygiene. Doctor retiring after 30 years in Oroville and 20 years in same location. 3 ops. All Endo and most Perio and Surgery referred out. Intra-oral camera, Panoramic X-ray, and Air Abrasion.

SANTA BARBARA: For Sale - General Dentistry Practice. 2005 Gross Receipts were \$899K with a \$258K adjusted net income. There are 1600 sq. ft. in this 4 operator practice. The office has recently been remodeled and new equipment added. There are 5 days of hygiene. The practice was acquired by its present owner in 1973 and has been in its present location since 1986. The owner is retiring and moving out of the area.

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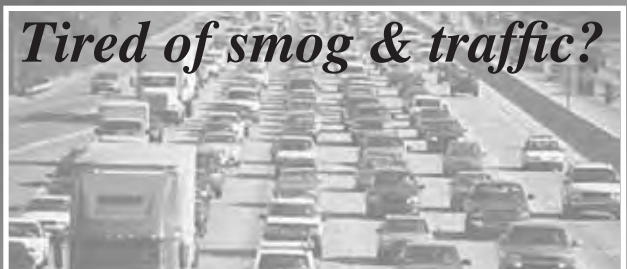
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5872 - **FREMONT** Busy practice collected \$1.275 Million in '04. Strong profit margin. Can do better as previous yrs have demonstrated. Beautiful office

5878 - **Daly City** Fantastic location. Shall collect \$750k + this yr with \$340k Profits. \$100,000 spent in new equipment. F.P. \$395,000.

5879 - **So. Marin County** - Spectacular setting, remarkable vistas, beautiful office. Does \$400k+ yr. Successor should have ambition to create something truly special

5880 - **Downtown Oakland** - Great hi rise office w/unbelievable view. Currently tracking \$600k in collections with \$270k in profits. 4 chair bay has 3 walls of glass. F.P. \$350,000

5882 - **San Diego area Ortho** - Collecting \$765,000 with profits of \$350k. Positioned perfectly to reach \$1 million/year bar.

5884 - **Managed Care practice**. Just South of San Francisco. Collects \$750k with \$340k in profits. 4 days/Hygiene. \$100k in new equipment. F.P. \$395k

5885 - **San Francisco's No. Bay** - West Petaluma. Currently \$315k/yr performer on relaxed schedule. \$90,000 recently spent in upgrades. Great Foundation to build upon. F.P. \$180k.

5887 - **Marin County's San Rafael**. Attractive 3 Op practice. 3 days of Hygiene. 2005 Collected \$500+ and \$205k+ in profits.

5888 - **Sacramento's El Dorado Hills** - Affluent area. 5 day/wk Hygiene schedule. Profits \$371k on collections of \$776,700 on 3.5 day week.

5889 - **Sacramento suburb** - Fee for service. On part time schedule, long established practice realized \$205k. Low overhead. Stable staff. F.P. \$175k

5890 - **Santa Rosa** - Memorial Hospital Village. Great starter opportunity. 2 Op office with 12 yr old equipment in great shape. F.P. \$75k

5891 - **Ortho Practice** - San Francisco East Bay - Growing Family community. \$375k/yr on part time schedule. 5 chair Bay + Exam room. 220 active patients.

5892 - **Lower Sierra Foothills** - Jackson - Technologically superb. 8 day/wk. Hygiene schedl booked 5 mos. in advance. Collected \$1.2million in 05 w/\$435k in profits.

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1005 - **Hemet** - Beautiful office - \$450k investment - Shopping ctr. F.P. \$350k

1017 - **Palm Springs/La Quinta** area- Esbl 40 yrs. New owner 13 yrs. 9 Ops. Hi tech office. Seller to work back for Buyer. Grossing \$1.2mil

1052 - **Pasadena/Arcadia-HMO** cks \$10k/mo. 1,800 sq.ft. facility. Gross \$400k

1069 - **Irvine** - GP- Gross \$300k. Cap cks \$2k/mo. 3 Ops. F.P. \$330k

1071 - **So CA** - Periodontic/GP Gross \$1.8mil, net \$1mil. 7 Ops, 3,000sq.ft. - Full Price includes Real Estate \$2,400,000

1076 - **Santa Monica** - Newly established. Gross \$270k '04. Hi visibility. 5 Ops

1078 - **Nevada** - Historic city. GP wants partner. Solo Group. Gross \$600k.

1082 - **NO. CA/Tahoe** - Beautiful office. Small town near Lake Tahoe/Squaw Valley. Est 50 yrs. Semi retired works 3 days/wk. All Cash/Insurance No Medical/PPO. Seller grossed \$225k part time.

1086 - **Oral and Maxillo Facial Surgeon in Long Beach area**. Real Estate also available. Retiring. Collects \$1,300,000 annually

1088 - **So. OC lady DDS** in busy shopping ctr. Purchase 1/2 facility for \$365k.

1090 - **So. Bay** - Established GP. Gross \$500k+. Own condo office- 4 Ops.

1094 - **2 Practices near Bakersfield**. Gross \$750k. Fee for service only. Free standing building included in sale. Bargain.

1098 - **South Bay** - Korean - Male or female dds. Possible to gross \$80k/mo first year. Hi identity. F.P. \$650k

2012 - **Paso Robles** - Hi identity. Established 20+ yrs. 4 - 5 Ops, 1,800 sq.ft.

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2022 - **So. Orange County GP**. Located in medium to upper class area. 1,260 sq.ft., 4 Ops. Great end unit w/excellent visibility. 70% PPO, 20% Cap.

2025 - **Santa Clarita/Valencia**. Gross \$1,250k+ 6 Ops. F.P. \$1,100,000

2026 - **Upland-Shopping ctr location**. 3 Ops like new. Rent only \$950/mo.

2028 - **West Side Beverly Hills**. -DDS having \$500k to \$1mil practice. Hi identity real property.

2034 - **West Covina** - Long established practice. 3 ops, 2 equipped. Collects \$100k year part time. 40% Filipino.

2038 - **San Bernardino shopping ctr location**. 1,100 sq.ft. 4 Ops. \$300k annually

2039 - **San Bernardino**. Private Practice. 3 Ops. Collects \$170k. Mix of payers

2045 - **LA** - on Alvarado & 101. Lady DDS. Like new 2 Ops. Digital X-ray.

2047 - **Small GP in La Puente**. Collects \$100k/yr. 2 Ops in 870 sq.ft.

2049 - **Coming up! Temecula/Murrieta**. GP gross \$1mil+. 5 Ops. F.P. \$885k.

2050 - **Beverly Hills**. GP/Prosthodontic practice. Work part time 2 days per week. Share office, 2 Ops, 1,000 sq.ft. Grossing \$452k

2055 - **So. OC GP** - Retirement- Currently collecting over \$30k/mo. Beautiful office, 5 Ops, 4 equipped.

2056 - **Anaheim area-Retiring**. Located across large hospital. 3 Ops, 1,000sq.ft.

2060 - **East L.A.** - Gross \$850k, net \$400k+. Older office. F.P. \$850k.

2061 - **Oxnard** Gross \$850k, Estb 20 yrs. Small office, low overhead. Net \$600k

2062 - **W. Covina**. HMO Cap chks \$10k/mo. Large facility. 8 eqpped. F.P. \$550k

2063 - **Coming up! Down town LA**. Est GP, collect \$147k in '05.

2064 - **S. CA**. Gross \$2.2million, 1 mil net. Refers out Ortho. 2,400sq.ft.

2066 - **Mission Viejo/Laguna Hills**-Hi gross volume. Solo group. Beautiful office.

2070 - **Indio** - Established 40 yrs. Senior DDS. Gross \$5k-\$15k/mo. 2 Ops.

2071 - **Roland Heights**-GP. State of art office. Gross \$1mil.

2072 - **E.L.A.** Grossing \$980k. w/RE- 2,000sq.t.-6 ops. F.P. \$850k.

2074 - **Mission Bay/San Diego**. New 1,600 sq.ft. 5 Ops. Grossing \$30k/mo.

2077 - **Cucamong**. Estb. 5 yrs. 5 Ops in 2,400 sq.ft. Grossing \$700k.

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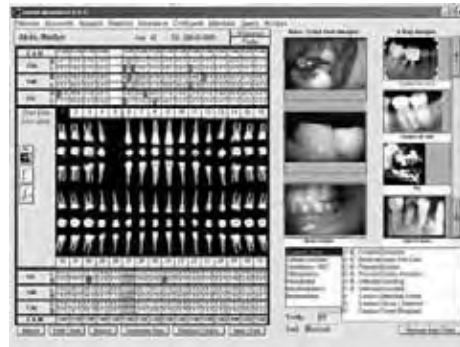
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