

THE Dental Trader

ANAHEIM CDA CONVENTION: MAY 3-6

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**VISIT US @ THE
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CONVENTION
MAY 4-6, 2007
BOOTH #662**



Paul Maimone
Broker/Owner

FRESNO COUNTY

FRESNO - (4) op computerized G.P. Annual growth of approx. \$100K/yr over the last (5) yrs. (25)+ new pts. per mos. (9) days/wk of Hygiene. Cash/Ins/PPO. Pano, sapphire light & Intra oral camera equipped. 2006 gross collect. approx. \$1.1 million on a (4) day wk. Seller moving. Priced below market for immediate sale. **NEW**

FRESNO COUNTY #1 - (3) op G.P. located in smaller town. Only private dentist in town. 2006 gross collections approx. \$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 equip. Mixed patient base. Gross \$500K+/yr. Seller retiring. **PRICE REDUCTION**

KERN COUNTY

BAKERFIELD #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 approx. \$500K on (4 1/2) day week. **PENDING**

LOS ANGELES COUNTY

ANTELOPE VALLEY - (3) op computerized G.P. located in a shop ctr. with excellent exposure & visibility. Recently remodeled. New equipment. Cash/Ins/PPO/Denti-Cal. Collect \$450K+/yr. on (3) days per week.

ALHAMBRA - (2) op G.P. located in a strip center with exposure/visibility/signage. Cash/Ins/PPO and small amount of Denti-Cal. 2006 gross collections approx. \$140K part-time. Would make a great starter practice or second office. Seller motivated.

ENCINO #2 - a "Beverly Hills" quality G.P. Recently remodeled and is gorgeous. (5) fully equipped ops; 6th op is plumbed. Computerized, intra oral camera, zoom and Pano equipped. Cash/Insurance with some PPO's. Gross collections last 5 years have been in the \$850K - \$900K/yr range. This one is for the most discerning buyer. Seller has bought another and is motivated!

HAWTHORNE - (4) op computerized G.P. for sale. (3) ops Eq't'd. (1) plumbed. Cash/Ins/PPO/Denti-Cal/CAP patient base. Approx. (40) new patients/mos. 2006 Gross Collect. approx. \$372K. \$5K+/mos CAP cks.

VALENCIA #1 - (3) op turnkey office with some pts. Equip't is newer. Office is pano equipped. Cash/Ins/PPO. Acc't Receivables (A/R's) included for buyer cash flow. Priced at build out and equip't costs. **NEW**

VALENCIA #2 - Unique, opportunity to practice ideal dentistry in the fast growing Santa Clarita Valley. Located in a strategically located upscale shop. ctr. Excellent exposure, visibility, signage and parking. The practice is 5 years old and was recently relocated to a newly built out suite with new state of the art equip't. This opportunity consists of three separate revenue sources: 1) The Dental Practice with 2006 Gross Collect approx. \$900K 2) A Cerec Eq't'd Dental Lab & 3) A newly opened Dental Assisting School. Call for further details. **NEW**

YANUYS - (3) op computerized G.P. Cash/Ins/PPO/HMO/Denti-Cal patient base. Annual Gross collections \$260K-\$360K on (2) days per week. (30-40) new patients per mos. Located in a freestanding bldg on a main St. **NEW**

ORANGE COUNTY

SOLD OUT - Room for your Orange County Listing available.

RIVERSIDE COUNTY

SO. RIVERSIDE CTY. - (6) op computerized G.P. located in a freestanding bldg. Cash/Ins/PPO. Collect \$250K+/yr p.t. Seller retiring. **SOLD**

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

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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 eq't'd. Located in Prof. Bldg. Mostly Cash/Ins w/small amount of PPO. Ave. Gross Collections \$500K+/yr. **PRICE REDUCTION**

SAN BERNARDINO COUNTY

UPLAND - Gorgeous buildout with state of the art equip't. (3) op computerized G.P. in a shop ctr. New/newer equip't. Computerized & networked ops & digital x-ray equipped. Long term lease with very low rent. Being sold as a turnkey with some bonus charts. Priced at buildout & equip't cost. **PENDING**

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.

EAST SAN DIEGO COUNTY - (3) op computerized G.P. located in a shop. ctr. in a high growth area. Gross Collect. \$420K+/yr. Cash/Ins/PPO patient base. Seller retiring. **NEW**

LA MESA - (5) op computerized G.P. for sale. Newer equipment including digital X-rays and Pano, Dentrix software, a Sapphire light, and an intra oral camera system. Cash/Ins/PPO. 30+ new patients per month. 2006 Gross Collections approx. \$1.1M on a 3 1/2 day week. **PENDING**

NATIONAL CITY - (3) op turnkey office; no charts. Located in a free standing bldg. with excellent exposure/visibility. New equipment. Opp. for future bldg. purchase. **NEW**

SAN MARCOS #1 - 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.

SAN LUIS OBISPO COUNTY

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

VENTURA COUNTY

CAMARILLO - (4) op turnkey office located in a shop ctr. Being sold as a turnkey with some bonus charts. Priced below buildout & equip't cost. **PENDING**

EAST VENTURA COUNTY - (4) op computerized G.P. with exposure/visibility. Annual Gross Collect. \$200K+ on (3) day week. Cash/Ins/PPO/Denti-Cal. **SOLD**

THOUSAND OAKS - (4) op G.P. in a medical/dental bldg. Only D.D.S. in bldg. Many referrals available from M.D.s/Rx. Cash/Ins/PPO. Annual Gross \$80-90K p.t. Low overhead/high net. Priced below build out & equip't costs. Great starter or second office. **NEW**

VENTURA - (8) op G.P. Cash/Ins/PPO/HMO patient base. Cap Ck. \$11K/mos. Gross Collections \$750K+/yr. **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/signage. All are marketed under the same brand name. 2006 Gross Collections approx. \$5.7M. Net after debt service approx. \$1.1M.

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PRACTICE FOR SALE #2038 —San Bernardino Area - Great Shopping Center Location. 1,500 sq. ft., 4 Ops. Absentee run on a 3 day per week schedule. Collects \$300,000 annually. A Bargain. Call Professional Practice Sales, Inc., (714) 832-0230.

DENTAL OFFICE FOR SALE Los Angeles, on Vermont Ave 818/913-3158, 323/906-9066.

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PRACTICES FOR SALE — March, 2007

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

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—HILLCREST— JUST LISTED!! 3 fully-equipped ADEC Ops (including new ADEC Sterilization Suite!) In this established FFS practice, situated in Prof Bldg. New carpet, paint, upgrades in 1350 sq.ft. Asking only 295K!!

SAN DIEGO—OCEANSIDE—GREAT Location just off I-5 Fwy in busy retail center. This GP is only 9 years old and updated with digital X-Rays and newer computer system. 4 Ops in 1200 sq.ft Insurance/Self-Pay/PPO. Owner anxious to offer!! **PRICE REDUCED TO 395K!!**

SAN DIEGO—ENCINITAS— Fee-for-Service, long-established **GENERAL** Practice. Fabulous LOCATION. Situated in Professional Bldg. adjacent to Scripps Hospital, just off I-5. 5 Ops in 1500 sq.ft. This opportunity won't last long!! **ACCEPTED OFFER!! SOLD!!**

SAN DIEGO—PACIFIC BEACH—VERY desirable Beach Community. This **GENERAL** Practice is just off the I-5 Fwy and situated in Prof. Bldg. Estab. 1990. 3 fully equipped Ops. Call for details! **PRICE REDUCED TO 220K!!**

SAN DIEGO—EL CAJON—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!! **ACCEPTED OFFER!! SOLD!!**

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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.

SAN DIEGO—HILLCREST—Well-established **PERIODONTAL** Practice. Refers out Implants. All Insurance and Self-Pay. 5 equipped Ops in 2750 sq.ft. Transition available.

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-Mark Davidson, M.D., Los Angeles, Ca.

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LaCRESENTA/NORTH GLENDALE-If you want to be in this area - this practice is a must! Long-established, busy/active practice with 30+ years of goodwill. Seller retiring. Private patients only. Only quality-oriented practitioners to be considered.

LOS ANGELES-Small Capitation Practice with revenues of nearly \$20k/month. Looking for aggressive practitioner to take this practice to the next level! Currently no advertising & seller working limited sched. Low overhead.

EAST LOS ANGELES-Visibility...Walk-ins...Hispanic Area...Ample Parking...Next to High School... Large Sign...Free Standing Building...Multi-Specialty Opportunity...5+ Ops...Busy Area... Excellent Growth Potential.

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SAN FERNANDO VALLEY-Major shopping center on busy intersection. Currently 3 ops fully equipped but expanding to 6 ops. Seller to concentrate on other practices. Excellent patient flow with income of \$35k/month. Low rent rate.

SAN JOSE-Walk-ins. Visibility. Very busy practice. 70+ new patients per month. Annual gross revenues in excess of \$1 mill. Absentee owner or multi-doctor opportunity. High growth potential for motivated / production oriented buyer(s).

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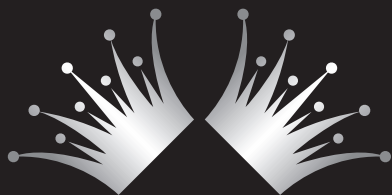
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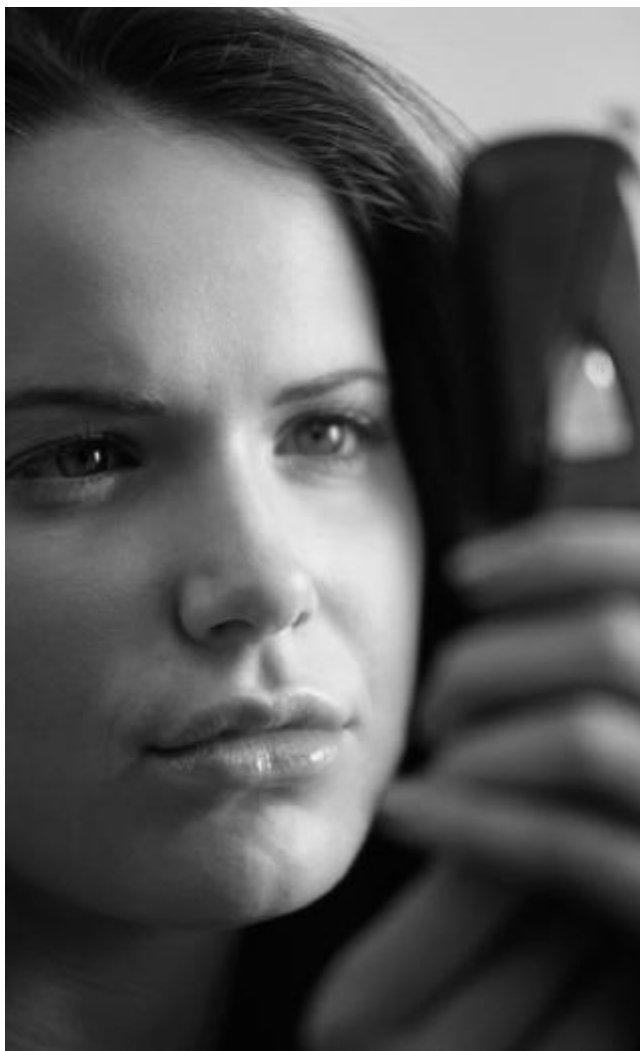
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PRICE REDUCED!! Sacramento 6 op office. Room for 7th op. Adtec equipment, Dextrix. Cash/Ins/Cap/ Denti-Cal very nice office. \$30k/month cap checks. Collected \$925k last year. Asking \$495k. Financing available. E-mail to: about400knet@yahoo.com.

PRACTICE FOR SALE #3003 – NO/E Santa Ana/Tustin. Retiring Doctor collects \$260,000 annually. Insurance and cash only. 3 Ops in professional building. Long established. Call Professional Practice Sales, Inc., (714) 832-0230.

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WESTERN PRACTICE SALES

John M. Cahill Associates

BAY AREA

A-2984 BAY AREA - Dentist interested in sharing dental office. Great opportunity for a dentist who desires to practice in a state of the art facility. **Call for Details**

A-488 SAN FRANCISCO - Prestigious neighborhood with views of Bay. 950 sq ft, 4 ops. Gr. Receipts about \$800k. **\$595k**

A-494 MILL VALLEY - Newly listed, 3 op office w/approx 900 sf. **Call for additional details!**

A-497 SAN FRANCISCO - GP Stonestown. Collections of \$175k! 1120 sf office w/ 2 fully equipped op - Room for 2 add'l ops. Mix of insured/PPO Patients. **\$100k**

NEW! A-515 SAN FRANCISCO - NEW State of the Art GP. 1,100 sf, 3 ops. **\$275k**

B-2945 OAKLAND - 30 years established, 5 op 2000 sf office in great location. **\$225k**

B-2968 SAN PABLO - Great Starter practice, 100% private/ins patients. Office has 4 ops, 1450 sf. Real Estate also available. **\$65k**

B-2962 LA MORINDA - Established 50 years. Office is 750 sf w/ 2 ops. Good Potential. **\$120k**

B-453 OAKLAND - Long established Modern equipped 4 ops, Ins/Pvt Pay/PPO nets close to \$200k. **\$310k**

B-2975 EAST BAY - Part of group practice, 33 years of goodwill, 3 Fully equipped, + 1 hygiene, 3 - 4 Doctor Days worked per week, 2 Days of hygiene per week. **\$550k**

B-467 EAST BAY - 50% interest in practice, grosses in the \$800k range. **\$385k**

B-4711 OAKLAND GP in 1988 sf 4 fully equipped op downtown location. Gross in the high \$500k range. **\$290k**

B-492 SAN RAMON - GP - 960 sf office on major thoroughfare. 3 ops. Gross over \$400k. **Call for Details!**

NEW! B-501 OAKLAND - GP Downtown location, long established w/ collections of \$540K +. Insured/Cash Only. Fully equipped 3.5 ops w/ rm for 1 add'l op **\$350k**

NEW! B-5131 WALNUT CREEK - GP 3 op, 1000 sf office w/ good visibility, easy access. **\$200k**

C-464 CENTRAL MARIN - GP, Long estab. Seller retiring. Collections of \$731K in 2005. Ins/cash pts only. 4 op office. Prime centralized location. **\$500k**

C-4851 PETALUMA GP, 1550 sf, 4 ops **\$625k**

C-2964 SOLANO COUNTY - GP with nearly 3,000 sf office, 6 ops plumbed for 2 add'l. **\$820k**

BAY AREA CONT.

NEW! C-510 FAIRFIELD - GP, 3 op office near shopping and hospital. **\$225k**

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

D-455 CAMPBELL - GP, practice grosses in the 1 million range. 7 ops. **\$785k**

D-437 FREMONT - Practice in one of the nicest Prof. Bldgs in Fremont! Beautiful operatory views of golf course. **\$295k**

D-2972 SANTA CLARA - Facility only-new practice with new equipment. Nice 3000 sf w/ 6 ops. Motivated Seller. **\$282k**

D-2939 SAN JOSE NEAR EASTRIDGE - 1600 sf w/ 5 ops. 3 year avg collections \$858K. 3 dr days w/4 hyg days. **\$500k**

D-4731 SAN JOSE - GP, 3 ops + plumbing for 1 additional Practice grosses in excess of \$500k on less than 3 dr days/week. **\$420k**

D-489 HOLLISTER - GP, 1800 sf, 3 ops - plumbed for 2 add'l. In the heart of downtown **\$280k**

D-493 FREMONT - GP, 1150 sf, 3 ops, plumbed for 1 add'l. **\$150k**

D-474 LOS ALTOS - Facility/asset sale. 2100 sf 6 ops. **\$225k**

D-496 UNION CITY - Facility only, 1578 sf with 4 ops in retail shopping center on main thoroughfare in desirable commercial neighborhood. **\$200k**

NEW! D-500 MONTEREY/DEL REY OAKS - Dental Facility only. 2378 sf office. Equipped for 3 ops w/ room for 1 add'l op. **\$55k**

NEW! D-502 HAYWARD - Well est. GP w/ coll. of \$484k in '06. Mostly insured/Cash patients. Refers out all Endo. 3 fully equipped ops. **\$325k**

NEW! D-504 CARMEL - 860 sf, 3 op facility now available. Ready to move in. **\$75k**

NEW! D-505 SARATOGA - Well respected 1500 sf, 4 op quality practice in desirable neighborhood. **\$295k**

NEW! D-509 SAN JOSE - GP, 3 op office, prof bldg in health care neighborhood. **\$195k**

NEW! D-511 LOS GATOS - Well established GP, 1,300 sf, 3 op office **\$625k**

N. CALIFORNIA CONT.

E-478 SO. SACRAMENTO - GP, near I-5 pocket area, seller retiring. Approx 1500 sf w/4 ops. Collections of \$327k in 2005. **\$175k**

E-495 SACRAMENTO/FOOTHILLS AREA - Large GP, 4000 sf, 14 op office in highly visible neighborhood. **\$625k**

E-428 SACRAMENTO - Long established GP, located in 1045 sf 3 op office. **\$350k**

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

E-447 CARMICHAEL - GP, Long established practice, Seller retiring. 2600 sf with 8 ops. **\$650k**

E-423 CARMICHAEL - Well estab GP in 1,345 square feet and consists of 4 fully equipped ops. **\$335k**

E-487 GREATER SACRAMENTO - GP w/3 fully equipped ops in Medical/Dental Professional bldg. Gr. Repts in \$300k range. **\$195k**

E-422 CARMICHAEL - GP, located in a highly visible single-story Medical/Dental Professional Building 1,333 sf & 4 fully equipped **\$358k**

E-460 ROSEVILLE - GP, Large capitation practice w/ Gross Receipts at \$1.8 mill. **\$1.2m**

E-483 SACRAMENTO - Established practice w/ collections of \$644k in 2005. 4 ops, plumbed for 2 additional. Prime mid-town location. **\$475k**

E-484 SACRAMENTO/CITRUS HEIGHTS - GP, 1100 sf office w/ 2 fully equipped ops. Mostly HMO patients. **ONLY \$50k**

NEW! E-503 AUBURN - Well established, Nice 3 op GP in great Growing community! Gross in \$450-500k range per yr. Net Profit in \$170k range! Incredible Value at **\$195k**

NEW! E-506 SACRAMENTO - Long Est. GP Coll'd \$658K in 2006. Busy area near major shopping center. **\$375k**

NEW! E-512 SACRAMENTO - GP, Insured/Private Pay patients. 2,100 sf w/4ops. Call for details!

F-326 EUREKA AREA - GP, Long established practice. Seller Retiring. Nicely appointed 1250sf w/3 ops. Insured/Cash Pts only. Collected \$604k in '04 w/6 wks vac. **REDUCED! \$250k**

G-360 REDDING AREA - GP, Seller retiring from quality FFS practice. Office is 1440 sq ft w/ 3 ops. **\$325k**

G-456 YUBA CITY - GP with approx gross \$400k. FFS retiring, 4 ops. Seller owns building. **\$275k**

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WESTERN PRACTICE SALES

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NORTHERN CAL CONT.

G-476 CHICO—GP, established practice collections of \$300k in '05. Projecting \$380k in '06. Beautifully equipped 4 ops, all Adec. Desirable location. **\$250k**

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

G-443 CHICO— GP, High end, 4 ops and 1750 sf. Practice grosses in the \$700k range. **\$475k**

H-481 NORTHERN CALIFORNIA - Gp, seller retiring, collections of \$549k in 2005. 2200 sf w/3 fully equipped ops, plumbed for 1 add'l. Real Estate (2 bldgs) also available for \$500k. **\$300k**

H-353 NORTH SHORE LAKE TAHOE—GP, long established practice, w/ collections of \$571K in '05. Insured/cash patients only. Fully equipped 3 op office. Beautiful, scenic views of Lake Tahoe. **\$340k**

REDUCED! H-386 SONORA - GP, in beautiful 2200 sf 6 op completely computerized office w/ digital x-ray. Collections avg 1.13 million in past 4 years. Option to purchase building. **REDUCED! \$695k**

H-2916 GOLD COUNTRY— 42 years established, GP in modern computerized 3 op office, 1064 sf. Great Staff and Seller to assist w/transition. **\$260k**

NEW! H-508 NORTH TAHOE - GP, remarkable practice, 4 op, 1200 sf office, main thoroughfare. **\$100k**

CENTRAL VALLEY

I-404 TURLOCK - GP, Modern equipped 5 op office. Collections in the \$500K range. Real Estate Also Available! Practice: **\$290k**

I-407 MERCED— Long established practice. Collections of \$745K in '05. Beautifully equipped 4 op office. Insured/Cash patients only. **\$425k**

I-2959 CENTRAL VALLEY— Long established, GP 3 ops. **\$165k**

I-4701 STOCKTON— GP, 2500 sf 6 + 2 ops. FFS with collections in range of \$1.5 million. **\$960k**

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

J-2934 SAN LUIS OBISPO AREA—GP, Growing, desirable area, FFS 2000 sf w/ 4 ops plumbed for additional. Condo also available to purchase. **\$495k**

CENTRAL VALLEY CONT.

J-439 LAKE ISABELLA—GP, Long established in Kern River Valley a beautiful four season's resort area. **\$165k**

J-449 FRESNO/CLOVIS—GP, mostly FFS. Collected \$637K in 2005. 2006 projected at \$600k. **\$550k**

J-499 VISALIA AREA - Two GP practices available to be purchased together or separately. Both practices have mix of denti-cal & insured patients. One is 1650 sf w/ 4 ops and the other approx 4000 sf w/5 ops & rm for 1 add'l op. Combined coll. Of \$1.5m. Cash flow in excess of \$750k for owner/operator. **\$900k**

SOUTHERN CALIFORNIA

K-347 ENCINO - GP Located in new office on main street. All new equipment! **Only \$395k!**

K-448 TEMECULA - GP w/beautiful build-outs. Fast growing practice. **\$350k**

K-466 NORTHRIDGE - GP Long Established practice. Located in a Professional building, Thousands of active patients. Gross in the mid \$700k range. 1550 square feet, 4 ops. **\$625k**

ARIZONA

Az-412 PHOENIX— Large 7 op practice, plumbed for one additional. Real Estate is also available for purchase. **\$350k**

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

Az-430 GLENDALE— Leasehold improvement practice. Large 6 op office. **\$180k**

Az-433 SCOTTSDALE— Nice new 1100 sf, 3 op FFS practice. **\$235k**

Az-477 LAKE HAVASU CITY - GP, in beautiful centrally located 1510 sf 4 op office. Practice grosses in the \$1.2 million range. **Call for Details!**

Az-486 TUCSON - GP, 1000 sf, 3 op office **\$175k**

NEVADA

R-434 RENO - GP, Long established practice, Seller retiring. Collections of \$291K in '05. Insured/cash patients. Excellent merger opportunity. **REDUCED TO ONLY \$140k**

New! R-514 RENO - 1,600 sf, 4 op office near care facility. **Call for details!**

NEVADA CONT.

LV-398 LAS VEGAS - GP, family orientated practice. Seller retiring! Practice grosses in the \$900k range. **\$450k**

LV-472 LAS VEGAS—GP spectacular and spacious office w/sophisticated décor 2,600 sf, 5 ops. **Call for Details!**

LV-465 LAS VEGAS—Great Location near UNLV. 5 ops nicely equipped top of the line Adec. 3000 Active Patients. Approx 80 new pts/month! **\$425k**

LV-461 LAS VEGAS—Very desirable NW location. Newer free standing bldg, 5 ops. Avgs nearly 50 new pts/month. Gross in the 1 mill range. Predominately Prosthodontics. **\$400k**

NEW! LV-490 LAS VEGAS - Top of the Line GP in fast growing retail shopping area. Nearly 3000 sf with 9 ops. **\$610k**

OREGON

NEW! F-482 COOS BAY, OREGON— GP, Seller Retiring. Modern equipped, 2500 sf w/3 ops & plumbed for 3 additional. **Call for Details!**

SPECIALTY PRACTICES

A-2980 GREATER BAY AREA—Ortho, long established. **\$400k**

E-387 ROSEVILLE—Perio, located in one of the fastest growing areas of California. Practice grosses in the \$400K+ range. **\$150k**

Az-390 PINETOP AREA—Ortho, Escape to the beauty of the cool country and tall pines! Easily accessible from Highway 260. Office is 1,500 sf with 3 fully equipped ops. **\$175k**

Az-411 PHOENIX AREA—Oral Surgery, Well-established, upscale practice, 1350 sf w/ 4ops. Gross receipts in the \$875k range. **\$650k**

B-462 ANTIOCH - Pedo, established practice. Grosses in the mid \$300k. **\$200k**

New! B-4751 EAST BAY—Perio & Implants, 770 sf, 3 op off. **Call for Details!**

New! I-4981 CENTRAL VALLEY —Ortho, 2 practices, 3200 sf w/6 bays & 1400 sf w/4 bays. **Call for details \$745k**

New! E-507 SACRAMENTO—Ortho, 2500 sf, 6 chairs in 2 bays. **Call for details. \$295K !**

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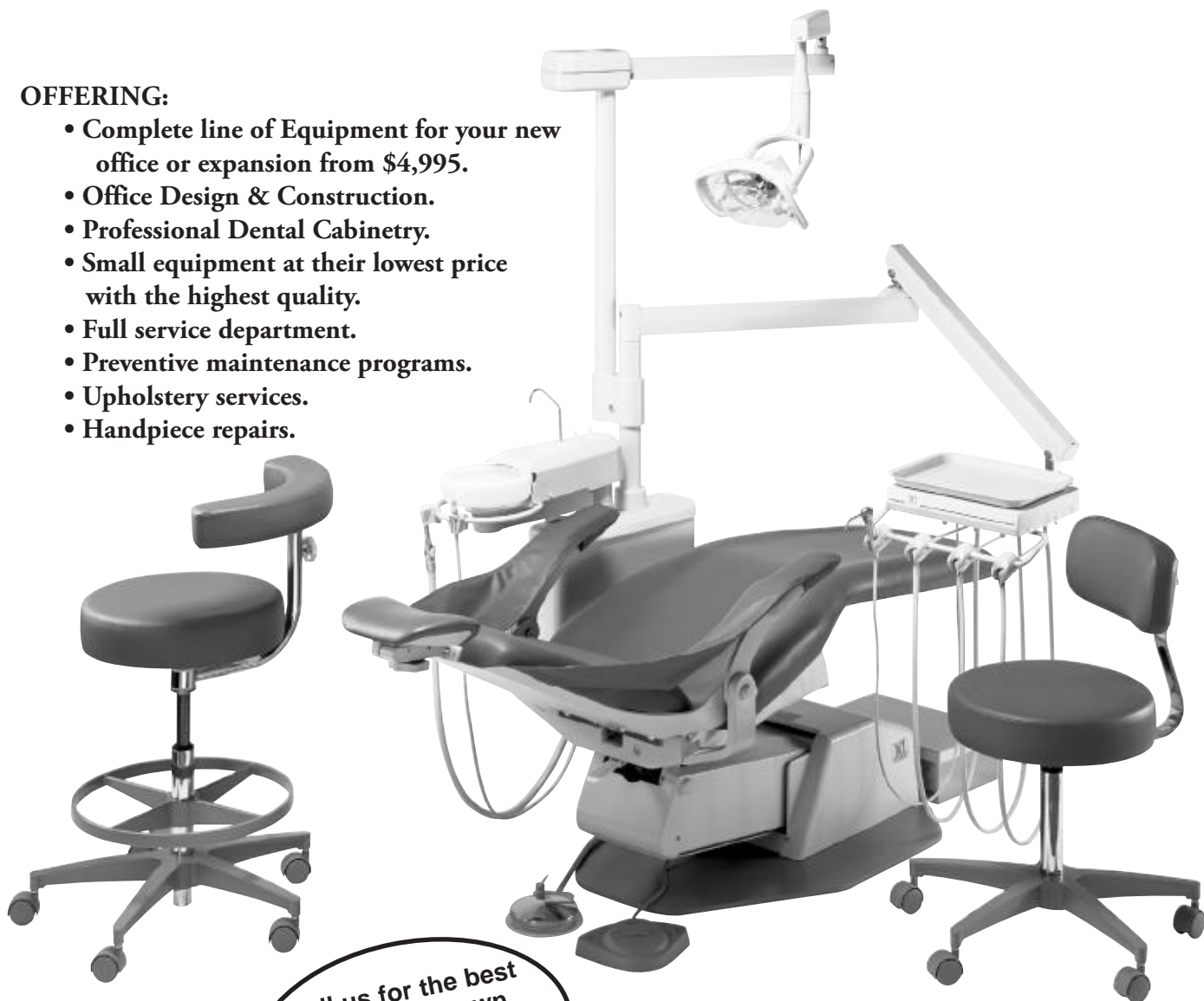
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MOORPARK FEE FOR SERVICE PRACTICE FOR SALE: Great location with excellent visibility in retail location. Collects \$850,000 per year with a 40% net income. Five equipped operatories with chairside computer entry, digital x-ray, intra-oral cameras with imaging system and panoramic x-ray. Refers all endo, all perio surg, all ortho and most oral surgery. Asking \$800,000.

SANTA BARBARA CLINIC PRACTICE FOR SALE: High traffic shopping center location with ten equipped operatories and one additional operator that is plumbed but not equipped. Capitation checks of \$10,000+ per month and substantial new patient flow. Collections of \$1,100,000 per year on an absentee basis. Owner is present in the practice for not more than three hours per week. Huge upside for owner/operator. Asking \$1,100,000 including all accounts receivable.

WESTWOOD GENERAL PRACTICE: Patient charts, charts and more charts! Upscale 51 year old practice for sale in Westwood. Exceptional facility with 180 degree city views from all three operatories in the best location within a Class A building. Only dentist in the building. Large new patient pool with 35+ new patients per month. 2006 collections were over \$370,000 with a net income of more than \$180,000. Immediate sale possible. Seller is willing to stay for a transition period. Asking \$335,000.

NORTH HOLLYWOOD CLINIC PRACTICE FOR SALE: Strip center location with huge sign on a main street through North Hollywood. Collections of \$530,000+ with no capitation, 10% Denti-Cal, 30% cash and the balance PPO insurance. Five equipped operatories with room to expand. Seller works one day per week with associate coverage for four days per week. Asking \$450,000.

LOS ALAMITOS GENERAL PRACTICE FOR SALE: Located in a smaller professional building, this three operator practice collects \$155,000 per year on 24 hours per week. No Denti-Cal, no cap, and the only PPO accepted is Delta. Seller refers out all endo, all perio, all oral surgery and all ortho. Asking \$125,000.

AGOURA HILLS ORTHODONTIC PRACTICE FOR SALE: Long established practice with 25 years of goodwill in the community. Collects \$430,000 per year on three and one-half days per week. Four chairs in a bay with an additional private operatory. Seller wants to stay for a smooth transition. Asking \$216,000.

VENTURA COUNTY ENDODONTIC PRACTICE FOR SALE: Collects \$425,000 per year with a net income of \$250,000+ per year on four days per week. Seller does not accept any plans. Fee for service practice. Two equipped operatories with digital x-ray and Global microscope. Third operatory plumbed but not equipped. Asking \$250,000.

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.

PICO RIVERA CLINIC PRACTICE FOR SALE: New location with exceptional visibility on busy corner within one block of the 10 freeway. Three equipped operatories and three additional operatories that are plumbed but not equipped. Seller has only been working two days per week due to other commitments. Current collections average \$18,000 per month on two days per week. Asking \$250,000.

LAKE ISABELLA GENERAL PRACTICE FOR SALE: Long established fee for service practice collects over \$150,000 per year on three days per week. Tremendous potential for growth for the right individual. Three operatories in a free-standing building. Asking \$75,000.

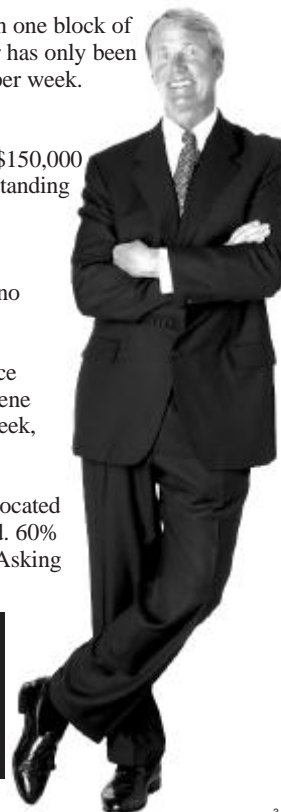
SANTA BARBARA GENERAL PRACTICE FOR SALE: Twenty-nine years of goodwill. This practice collects \$485,000 per year with a 39% net income on four days per week. Practice gets 25 new patients per month and does no marketing and does not accept Denti-Cal or capitation. Visible location with three operatories.

NORTHRIDGE FEE FOR SERVICE PRACTICE FOR SALE: Long established, quality oriented, fee for service general practice consistently collects \$850,000 per year with no marketing, no welfare and no capitation. Strong hygiene recall. Located in a one-story professional building with good equipment and facility. Seller will stay one day per week, at buyer's option.

GARDENA CLINIC PRACTICE FOR SALE: Collects \$900,000+ per year with good net income. The office is located in a major retail center and has 5 equipped operatories and 2 additional operatories that are plumbed but not equipped. 60% Denti-Cal. No capitation. Absentee operated practice with potential for substantial growth with an owner operator. Asking \$750,000 including accounts receivable.

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PRACTICE FOR SALE #2095 – Beautiful SANTA BARBARA – 4 Ops, 3 equipped. Strategic location. R.E. Available. Grosses \$800k plus, 4 days. Full Price \$650k. Fee for service, some PPO's. Established 14 yrs. Absolutely beautiful. Future growth potential great. Call PPS (714) 832-0230.

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OXNARD PRACTICE FOR SALE Gross 375K. Gorgeous 1850sqft. Adec, scope, laser, digital xrays, pano, 245K email: oxnardpractice@sbcglobal.net no brokers please.

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LOS ANGELES-3 eq. ops. & 1 plumbed/not equipped op. in a 1,500 sq. ft. suite in a single story bldg. Practice is in a business enterprise zone (Buyer will be reimbursed 50% of employee's salary). 1 Intra Oral camera. Income stream is approx 70% insurance, 20% cash, & 10% medical. Seller is currently working 1 day/wk seeing 6-7 patients/day. Projecting \$93,777 for 2006.

RAMONA-5 eq. ops in 1,600 sq. ft. single story free-standing duplex bldg. Great location & 45 years of Goodwill. Income stream is approx 60% insurance & 40% cash. Dr is currently working all day Thurs & 1/2 day Fri twice/mo seeing approx 10-12 patients/day. Projecting 1,238,664 for 2006. **BUYER'S NET OF \$339,044.**

VALLEY VILLAGE-5 eq. ops. in a 1,500 sq. ft. suite in a 2-story med/dental bldg. Good signage, good location on busy Blvd., free parking = Ortho next door -x-ray lab in bldg. Leasehold improvements & equipment only.

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HEMET-7 eq. ops. in a 1,070 sq. ft. suite in a 2-story professional bldg. Good location in the main part of town. Practice has been established 25 years. There is potential that this could be managed by an absentee owner. 2 Intra-Oral cameras. Income stream is approx. 55% insurance, 20% cash, & 25% welfare. Seller is working 3 days/wk seeing 20 patients/day. Projecting \$1,240,179 for 2006.

BUYER'S NET OF \$370,792.

SAN DIEGO-3 eq. ops. in a 1,841 sq. ft. suite in a Dental bldg. A general practice for an experienced restorative doctor! Good location. Solid referral base & a personable staff.

Income stream is approx. 90% cash & 10% insurance. Seller is working 4 days/wk with 1 Hygienist working 4 days/wk. Intra Oral camera. Projecting \$1,060,324 for 2006.

BUYER'S NET OF \$375,756.



WESTCHESTER-3 eq. ops. in a 700 sq. ft. suite in a single story med/dental bldg. 54 yrs goodwill, caring dentist & good staff. Income stream is approx 70% insurance & 30% cash. Seller is currently working 3 days/wk seeing approx 8-12 patients/day. Projecting \$566,934 for 2006.

BUYER'S NET OF \$179,484.



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GREATER LOS ANGELES & VENTURA COUNTY

BEVERLY HILLS-5 eq. ops. in a 1,650 sq. ft. in a 5-story medical/dental bldg. High income patients and an exciting place to practice. Number of high profile patients. Income stream is approx. 100% cash. Seller is working 4 days/wk seeing approx. 15-16 patients/day. Projecting \$1,263,163 for 2006. **BUYER'S NET OF \$316,192.**

BRENTWOOD/LOS ANGELES-3 eq. ops. in a 1,080 sq. ft. suite in a 2-story bldg. Good location in Brentwood on a busy corner with parking on site! Income stream is approx. 75% insurance & 25% cash. Seller is working 4 days/wk seeing an average of 5-8 patients/day. Projecting \$878,816 for the 2006 Corporate Year. **BUYER'S NET OF \$186,444.**

HAWTHORNE-7 eq. ops. & 1 plumbed/not equipped op. in a 2,700 sq. ft suite in a 5-story medical bldg. Good staff, good patients & years of good will. Income stream is approx. 51% insurance, 30% cash, 2% medical & 17% capitation. Seller is working 2 days/wk seeing approx. 12-14 patients/day. Projecting \$913,172 for 2006. **BUYER'S NET OF \$185,478.**

LONG BEACH-2 eq. ops. & 1 plumbed/not equipped op. in a 960 sq. ft. suite in a single story tri-plex. Leasehold improvements, equipment & most patient charts. Turn Key Location!!!

LONG BEACH-3 eq. ops. & 1 plumbed/not equipped op. in a 1,350 sq ft 2-story medical/dental professional bldg. Good area, good signage on bldg, low overhead, and high net. Income stream is approx 35% insurance, 30% cash & 35% medical. Dr is currently working 3 ½ days/wk seeing approx 7-20 patients/day. Projecting \$327,919 for 2006. **BUYER'S NET OF \$100,449.**

LOS ANGELES-4 eq. ops. in a 1,500 sq. ft. suite in a 6 story med/dental bldg near the Miracle Mile area in Beverly Hills. Income stream is approx 50% insurance, 40% cash & 10% Medi-Cal. Seller is currently working 4½ days/wk seeing approx 9-10 patients/day. Projecting \$905,038 for 2006. **BUYER'S NET OF \$237,536.**

LOS ANGELES-2 eq. ops. & 2 plumbed/not equipped ops. in a 1,000 sq. ft. single story bldg. in a strip shopping center. Leasehold improvements, equipment & some patient charts included.

LOS ANGELES-3 eq. ops. & 1 plumbed/not equipped op. in a 1,500 sq. ft. suite in a single story bldg. Practice is in a business enterprize zone (Buyer will be reimbursed 50% of employee's salary). 1 Intra Oral camera. Income stream is approx 70% insurance, 20% cash, & 10% medical. Seller is currently working 1 day/wk seeing 6-7 patients/day. Projecting \$93,777 for 2006.

LOS ANGELES-3 eq. ops. in a 1,050 sq. ft. suite in a multi-story building. Leasehold improvements & equipment only.

REDONDO BEACH-3 eq. ops. in an 806 sq. ft. suite in a busy shopping center. Income stream is approx. 50% Insurance & 50% Cash. Low overhead. Center will be remodeled in 06/07. Seller is managing and has an associate doing dentistry 2 days/wk. Seller refers out all Endo, O.S., Pedo & Perio. Leasehold improvements, equipment & all charts included.

TARZANA-3 eq. ops in an 800 sq. ft. 5-story medical/dental bldg. 42 years in same location & validate parking for patients. Income stream is approx 80% insurance & 20% cash. 100% patient referral practice. Dr is currently working 2 ½ - 3 days/wk seeing approx 8-10 patients/day. Collected approx \$246,000 in 2006. **BUYER'S NET OF \$57,404.**

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VALLEY VILLAGE-4 eq. ops. in a 1,280 sq. ft. single story free standing bldg. Good location next to the corner, good signage. Leasehold improvements & equipment only.

WEST HILLS-5 eq. ops. in a 3-story med/dental bldg. Good location, good staffing, bldg has large free parking structure, and 2 Intra Oral cameras. Income source is approx 62% insurance, 30% cash, & 8% capitation. Seller is currently working 1 day/wk seeing 7-8 patients/day. Projecting \$736,521 for 2006. **BUYER'S NET OF \$179,484.**

WESTCHESTER-3 eq. ops. in a 700 sq. ft. suite in a single story med/dental bldg. 54 yrs goodwill, caring dentist & good staff. Income stream is approx 70% insurance & 30% cash. Seller is currently working 3 days/wk seeing approx 8-12 patients/day. Projecting \$566,934 for 2006. **BUYER'S NET OF \$179,484.**

ORANGE COUNTY

GARDEN GROVE- 4 eq. ops. & 2 denture room/eq. ops. in a 2,560 sq. ft. suite in a single story shopping center. Good location & good signage. Income stream is approx 40% insurance, 20% cash & 40% Medi-Cal. Seller is currently working 3 1/2 days/wk. Projecting \$287,290 for 2006. **BUYER'S NET OF \$55,608.**

IRVINE- 4 eq. ops. & 1 plumbed not equipped op. in a 1,200 sq. ft. suite in a store front shopping center next to CVS pharmacy. Good location - internal marketing. Walking distance to established & new homes. Income stream is approx. 70% insurance, 25% cash & 5% capitation. Seller is currently working 3 days/wk seeing approx. 4-10 patients/day. Projecting \$360,000 for 2006.

LAGUNA BEACH-3 eq. ops. in a 1,400 sq. ft. single story A-frame free standing bldg. Good location. 56 years Goodwill and there is a Intra Oral camera. Income stream is approx. 65% insurance, 30% cash & 5% capitation. Seller is currently working two days/wk with 1 Assoc. working 3 days/wk. Projecting \$354,206 for 2006. **BUYER'S NET OF \$132,116.**

LAGUNA HILLS-5 eq. ops. in a 1,700 sq. ft. suite in a two-story bldg., 2nd floor location with a modified gross lease. Only dentist in shopping center, exclusivity, digital x-rays & monitors are set up to be networked. Income stream is approx. 70% insurance, 29% cash & 1 % medical. Seller working M-Th in the morning & F in the afternoon, seeing 8-10 patients/day. Projecting \$843,773 for 2006. **BUYER'S NET OF \$245,776.**

NEWPORT BEACH-3 eq. ops. in an 851 sq. ft. suite in a multi-story med/dental bldg. Seller is working 1 day/wk with an associate working 3 days/wk. Income stream is approx 100% cash. Projecting \$446,250 for 2006. **BUYER'S NET OF \$83,709.**

NEWPORT BEACH-3 eq. ops. in an 1,237 sq. ft. suite in a multi-story med/dental bldg across from Hoag Hospital. Good area. Mercury free office with state of the art equipment. Income stream is approx. 30% insurance & 70% cash. Seller is working 3 days/wk seeing approx 8-10 patients/day. Projecting \$811,000 for 2006. **BUYER'S NET OF \$213,036.**

NEWPORT BEACH-GP/SPEC- 4 eq. ops. in a 1,103 sq. ft. newly remodeled office in a 3-story med/dental bldg with large, free patient parking near Hoag Hospital. Turn-Key office includes patient charts and telephone number. Priced less than replacement!

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SANTA ANA-5 eq. ops. & 1 plumbed/not equipped op. in a 2,050 sq. ft. suite. 2-story medical/dental bldg. Income stream is approx. 45% insurance, 45% cash, 6% Medi-Cal & 4% capitation. Seller is working 3½ days/wk seeing approx. 6-8 patients/day. Projecting \$156,067 for 2006. Leasehold improvements, equipment & all patient charts included.

WESTMINSTER-Turn Key Office-2 eq. ops. in a 1,500 sq. ft. suite in a single story strip shopping center. Leasehold improvements, equipment & some patient charts included.

RIVERSIDE & SAN BERNARDINO COUNTIES

CHINO-4 eq. ops. in a 1,600 sq. ft. suite in a one-story free standing med/dental bldg. Good location, good staffing & good patients. Income stream is approx 70% insurance & 30% cash. Seller is working 4 days/wk seeing 8-12 patients/day. Projecting \$601,288 for 2006. **BUYER'S NET OF \$186,598.**

CORONA-8 eq. ops. in a 6,540 sq. ft. suite in a single story shopping center. Indemnity practice - high to middle income clients. Established staff - just off the freeway with signage. Income stream is approx. 60% insurance & 40% cash. Seller is working 3 ½ days/wk seeing 30 patients/day. Projecting \$1,604,810 for 2006. **BUYER'S NET OF \$312,672.**

HEMET-7 eq. ops. in a 1,070 sq. ft. suite in a 2-story professional bldg. Good location in the main part of town. Practice has been established 25 years. There is potential that this could be managed by an absentee owner. 2 Intra-Oral cameras. Income stream is approx. 55% insurance, 20% cash, & 25% welfare. Seller is working 3 days/wk seeing 20 patients/day. Projecting \$1,240,179 for 2006. **BUYER'S NET OF \$370,792.**

HEMET-4 eq. ops. in a 1,252 sq. ft. one-story medical/dental bldg. 36 years goodwill, long-term staff, only DDS in building, two restrooms. Income stream is approx 38% insurance & 62% cash. Seller is working 4 days/wk seeing 12-14 patients/day. Projecting \$322,678 for 2006. **BUYER'S NET OF \$332,678.**

MENIFEE-3 eq. ops. in a 1,000 sq. ft. suite in a single story in a strip shopping center. Good location. Digital x-rays & Intra Ora I camera. Seller is working 4½ days/wk. Hygienist working 3-4 days/wk. Income stream is approx. 70% insurance & 30% cash. Projecting \$467,630 for 2006. **BUYER'S NET OF \$98,588.**

MURRIETA-5 eq. ops. in a 1,578 sq. ft. suite in a 2-story bldg. Intra Oral camera. Leasehold improvements & equipment only. **TURN KEY LOCATION!**

RIVERSIDE-7 eq. ops. with 1 plumbed/not equipped in a 2,513 sq. ft. suite one-story free standing building. Good location. Income stream is approx 65% cash/capitation & 35% PPO/Indem. One Seller working one day/wk and another working 5 days/wk seeing - approx. 14 patients/day. 50-57 new patients/mo. Projecting \$956,912 for 2006. **BUYER'S NET OF \$217,235.**

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SAN DIEGO COUNTY

EL CAJON-4 eq. ops. with 1 plumbed/not equipped in a 1,650 sq. ft. suite in a 2-story medical building. Good location, staff and practice. 11 years of goodwill. Income stream is approx. 35% insurance, 10% cash & 50% medical. Seller is currently working 3 days/wk seeing approx. 10-15 patients/day. Projecting \$652,623 for 2006. **BUYER'S NET OF \$304,713.**

ESCONDIDO-3 eq. ops. in a 2,200 sq. ft. suite in a 1-story bldg in a shopping center. Good location. All digital office. Surveillance cameras. Intra-Oral camera. Income stream is approx. 75% insurance, 15% cash & 10% medical. Seller is working 1-2½ days - seeing 8 patients/day. Projecting \$291,428 for 2006. **BUYER'S NET OF \$85,804.**

RAMONA-5 eq. ops in 1,600 sq. ft. single story free-standing duplex bldg. Great location & 45 years of Goodwill. Income steam is approx 60% insurance & 40% cash. Dr is currently working all day Thurs & ½ day Fri twice/mo seeing approx 10-12 patients/day. Projecting 1,238,664 for 2006. **BUYER'S NET OF \$339,044.**

SAN DIEGO-3 eq. ops. in a 1,841 sq. ft. suite in a Dental bldg. An This. general practice for an experienced restorative doctor! Good location. Solid referral base & a personable staff. Income stream is approx. 90% cash & 10% insurance. Seller is working 4 days/wk with 1 Hygienist working 4 days/wk. Intra Oral camera. Projecting \$1,060,324 for 2006. **BUYER'S NET OF \$375,756.**

SAN LUIS OBISPO COUNTY

SAN LUIS OBISPO-4 eq. ops. in a 1,300 sq. ft. suite in a 2-story med bldg. Growing area. 19 years Goodwill with a great staff. Intra-Oral camera. Income stream is approx. 70% insurance & 30% cash. SellerDr is working 4 days/wk seeing 10-12 patients/day. Projecting \$370,960 for 2006. **BUYER'S NET OF \$82,855.**

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Greg Beamer- gbeamer@calpracticesales.com

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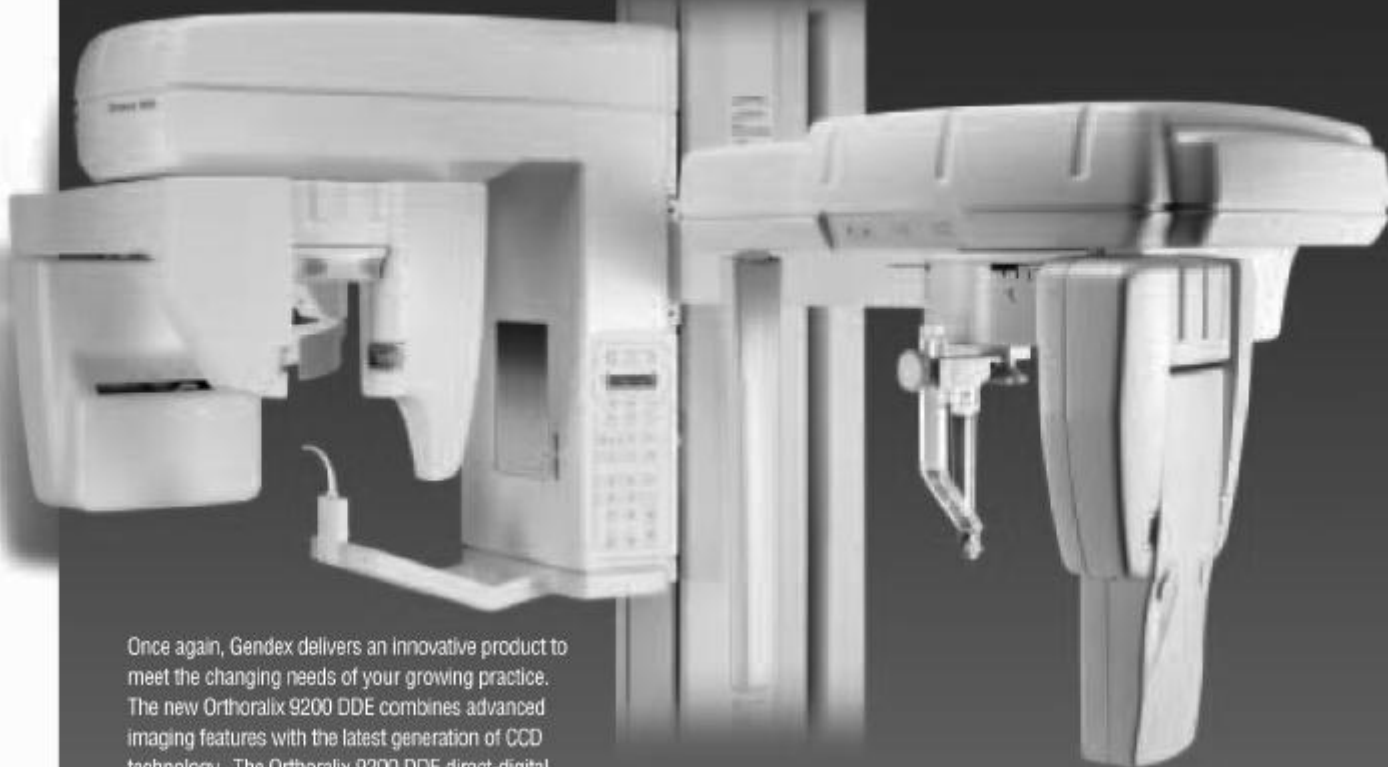
Please note: If you would like a full summary of information on any of the practices listed, or to speak with an agent, please call us at (714) 639-2775 or outside (714) area, call (800) 697-5656.

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FRESNO: For Sale -General Dentistry Practice. Well-established practice has been in its present location for the past 24 years. There are 4 equipped operatories in a nicely decorated 1495 sq. ft. office. Specialized Equipment includes, Laser, Intraoral Camera, Panoramic X-ray and Digital X-rays. the software is Softdent purchased in 2005. Four days of hygiene with 9 pts/day seen per hygienist. Gross receipts in 2004 were 548K with an adjusted net income of 203K. Doctor retiring after 35 years.

YREKA: For Sale - General Dentistry Practice and building: This is a great opportunity to own the real estate and dental practice at the same time. The building is located on a large lot allowing you to expand the size of the building when you are ready. 100% financing is available with for both the practice and building. 2006 receipts were approximately \$400K. There are presently 3 operatories. Owner works a 4 day week working only 51/2 hrs per day. There are four days of hygiene. Lots of potential with this practice.

MODESTO: For Sale - General Dentistry Practice. Located in close proximity to one of Modesto's premier shopping plazas. Gross receipts were \$873K in 2005. This highly desirable practice has 11 days of hygiene is open 4 days a week within a 1500 sq. ft. office with 5 equipped operatories. Building is also for sale. 100% financing may be available for both practice and building.

SAN JOSE: For Sale- General Dentistry Practice. Priced for immediate sale- Owner has disability and will not be able to return. The practice has 3 Tx rooms in 1,510 sq. ft. Ortho, Endo and Perio routinely referred out. A great opportunity for ownership. Gross Receipts for 2005 \$567K with an adjusted net income of 140K.

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.

VENTURA: For Sale - General Dentistry Practice. NEW GRADS DON'T MISS THIS SALE PRICE LESS THAT START-UP COSTS. Established Family, and Cosmetic practice is located in highly desirable community of Ventura County. The leased office space consists of 1,700 sq. ft. with 6 available operatories. Also the equipment and leasehold is essentially new (2 years old). 2005 Gross Receipts were 404K. Adjusted net income of \$112K.

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..

LOS ANGELES: For Sale - General Dentistry Practice. The office has been in its present location for 10 yrs. It is located in an 1100 sq. ft. 4 operatory equipped leased suite. 2005 gross receipts were 507K. Practice doing 4.5 days of hygiene. Dr. retiring.

SANTA BARBARA: For Sale - Pediatric Practice. Two treatment rooms, plumbed for a 3rd in approx. 900 sq. ft. Equipment and Leaseholds only 3 years old. Practice located in professional building near hospital. 2005 gross receipts were \$209K on a 2 day/wk. Owner relocating.

DEL MAR BEACH: For Sale - General Practice. Three treatment rooms in 950 sq. ft. Office is approximately three blocks from the beach with ocean view. Equipment in excellent condition. 2005 gross receipts \$465K on a 3 days per week. Doctor retiring.

EL CENTRO: For Sale - General Practice. Three treatment rooms, plumbed for a fourth. Separate room for Pano and X-rays. Practice located in free standing 1,900 sq. ft. one story building on a corner near downtown. Building is also for sale with adjacent three unit residential buildings. 2005 gross receipts were 225K on 3 days per week.

WEST VALLEY: For Sale - General Dentistry Practice. Established practice has been in its present location for the past 45 years. Approx. 1500 active patients, 5 1/2 days of hygiene. Leased office space 2,000 sq. ft. 6 equipped operatories. Owner is retiring.

ROSEVILLE: For Sale - General Dentistry Practice. This 2400 sq. ft. office comes with 6 operatories, Cerac, Intra-Oral Camera's, Dentrix software, and 12 days of hygiene. 2005 gross receipts \$1,843,499.00. Owner is looking for assoc. buy-in or buy-out within 2 yrs.



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GLENDORA: For Sale - General Dentistry Practice. this practice has been in its present location since 1966. It consist of 1000 sq. ft. office with 3-fiber optic equipped operatories and Dental Sof software. Gross receipts for 2005 were \$266K, with an adjusted net income of \$107,903.00. Doctor is retiring. **SOLD**

SANTA CRUZ: For Sale - General dentistry practice. There are five equipped treatment rooms and two additional rooms that are plumbed for expansion in this 2,347 sq. ft. office. The 2005 Gross receipts were \$885K with a low 62% overhead. Dr. is reporting 2,340 active patients. There are 7.5 days of hygiene per week. The practice has operated in the same location since 1977. Doctor is retiring.

SAN FRANCISCO (Chinatown): For Sale - General dentistry practice. Gross receipts were \$360K in 2005 on 3 days a week. Established practice with room to grow. Accepts no Medical, HMO, or PPO plans except for straight Delta Dental Plan. Most Endo, Perio, and Oral surgery referred out. Centrally located with good new patient walk-in and referral patient base. Panoramic and intra-oral camera. Priced for immediate sale.

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OROVILLE: For Sale - General Dentistry Practice. 2005 Gross Receipts were \$338K on only 3 days a week Production. 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.

NOVATO: For Sale - General Dentistry Practice. Owner retiring after 38 years in the same location. 2005 gross receipts were \$515K with a \$180K adjusted net income. Three days of hygiene, 35 hr week schedule. 3 ops with room for expansion. A beautiful place to live and work.

SANGER: For Sale - General Dentistry Practice. If you are a new graduate or your are looking and you are looking for a great practice to purchase you should look at this. Very tastefully decorated, this 3-op office collected 345K in 2005 with less than a 50% overhead. This would also be a great satellite practice. The office is a condominium space that is also for sale and can be purchased at no money down. Owner is retiring.

STOCKTON: For Sale - General Dentistry Practice in north Stockton area. This practice has been in its present location for 10 years and was purchased in 2003 from the previous owner. The practice grew rapidly to gross receipts of \$527K in 2005 returning a \$237K adj... net income. Will consider all offers.

RIDGECREST: For Sale - General Dentistry Practice. This practice is collecting \$795K per year. Owner's adjusted net income was \$416K in 2005 on 3 1/2 days a week schedule. There are 6 ops in this 4000 sq. ft. building that is also for sale. There are 5 days of hygiene. Owner is retiring. **SALE PENDING**

REDDING: For Sale - General Dentistry Practice. This exceptional office is located in a beautiful free standing office building of 3,300 sq. ft. with 6 ops and six days of hygiene at 12 patients per day. The practice collected \$933K in 2005 with approx.. \$300K adj... net income to the owner. The practice was started in 1985 and was moved to its new location recently. The owner will consider selling the building also. If you are looking for a family oriented life style in a wonderful community you should consider this practice.

DAVIS: For Sale - General Dentistry Practice. \$678K Gross Receipts with \$275K adjusted net income. Located close to UC Davis campus - 4 operatories, 8 days of hygiene. approx.. 2,600 active patients. 1,400 sq. ft. 45 new patients seen per month. Owner is relocating. Available Immediately.

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COTTONWOOD: For Sale - General Practice. 3 treatment rooms with room for expansion in this 1,200 sq. ft. office. Projected gross Receipts for 2006 are \$700K. Practice has shown an increase in production every year for the last 5 years. Del Webb recently purchased 4,500 acres for retirement community in Cottonwood. Only 2 dentist presently in town.

MODESTO: For Sale- General Dentistry Practice. This excellent practice has 2006 gross receipts \$1,459,769 with an adjusted net income of \$533,598. There are 11 days of hygiene in the 6 operatories, 1,900 sq. ft. office space. The office has been in its present location of 30 years and most of its employees have been with the practice long term. Owner is retiring.

LAGUNA HILLS: For Sale - General Dentistry Practice. This 3 operatories office was started by owner in 1969 and has 5 days of hygiene. It has been in its present location for 12 years. 2005 GR. were 600K. The practice is located in a highly desirable affluent area. Software is Easy dental and Trojan. Owner is retiring.

SACRAMENTO: For Sale - General Dentistry Practice. Four operatories in 1,350 sq. ft. There are six and a half days of hygiene available per week. Gross receipts in 2005 were \$660K with an adjusted net income of \$240K. Practice was started in 1975 and has operated in its present location for 18 years. - BUILDING ALSO FOR SALE. **SOLD**

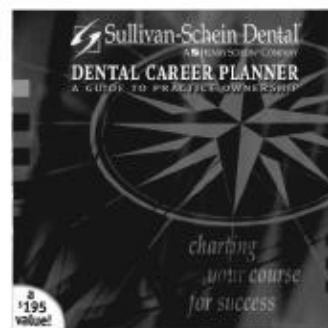
MILPITAS: For Sale - General Dentistry Practice. This four operatories office is located in an area of high visibility. 2005 gross receipts were \$786K with a \$310K adjusted net income. There are 5 days of hygiene and approximately 1,500 active patients. Dentrix software, intraoral camera and Panoramic X-ray. Owner is relocating. **SOLD**

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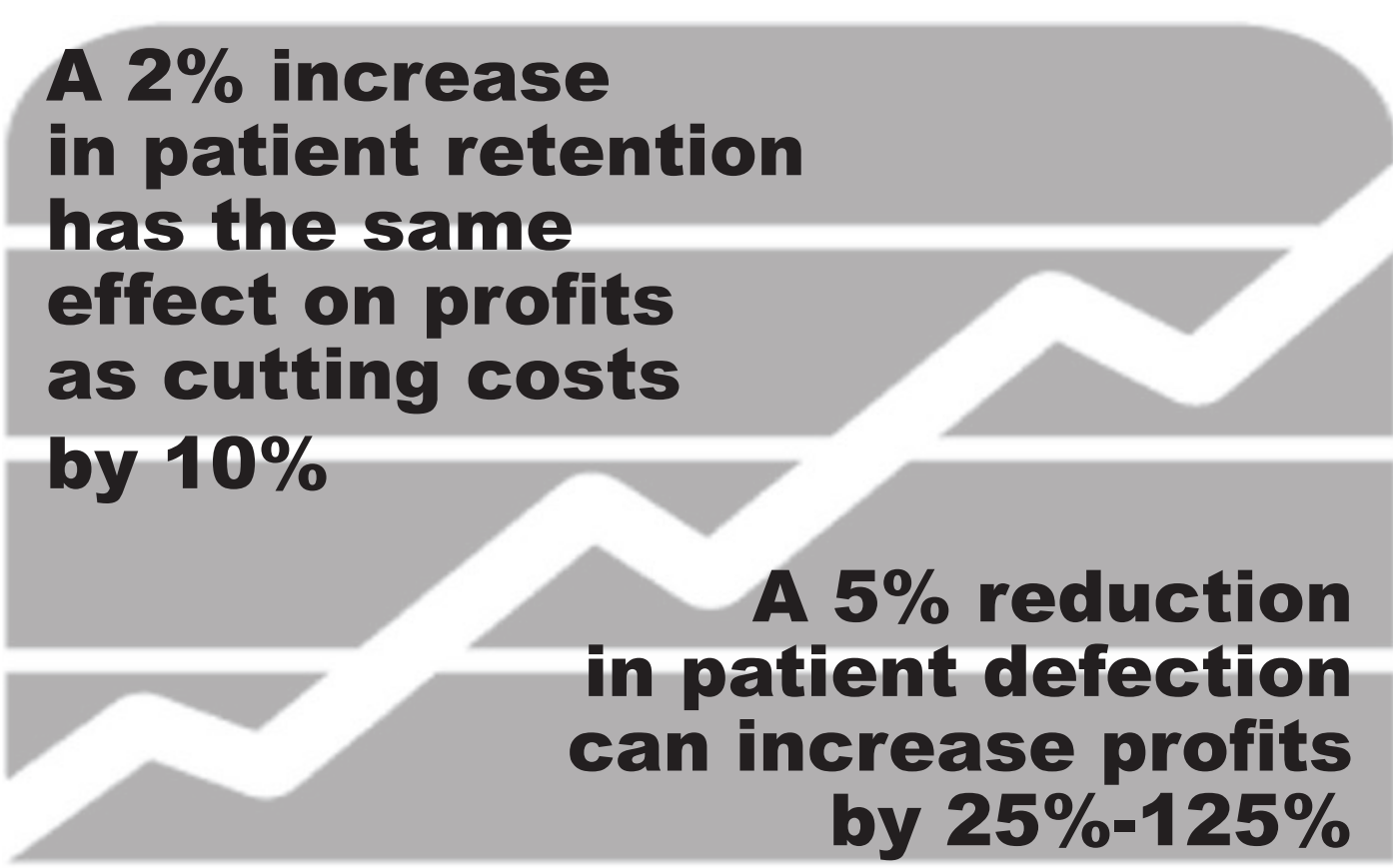
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The Practice has approx \$5,000/mos in CAP checks. The remainder of the practice is PPO, Cash and Insurance. Annual Gross Collections of the Practice are between \$900K-\$1,150K and the Account Receivables are included in the sale to create immediate Buyer cash flow. This opportunity also includes two peripherals: The first peripheral is a Dental Lab located in the front of the Facility with a window adjacent to the dental office waiting room so patients can see the CEREC 1-visit crowns being made. In addition to CEREC crowns, onlays and porcelain veneers, the lab also fabricates all ceramic bridges. The Lab presently services the Dental Practice and one outside account. It has been in operation for a little over six months. Present income level is roughly \$10K per month gross and growing. The other peripheral is a Dental Assisting School. The School is located in the rear of the Facility, and utilizes the existing staff of the practice. All the ground work has been completed, and the School is just getting off the ground. There is no income history since the School is just being launched.

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FRONT OFFICE TREATMENT Coordinator with experience, needed in a Norwalk, La Mirada practice. Please fax 310-454-0443.

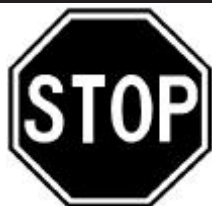
PRACTICE FOR SALE Santa Margarita – Emergency sale. Newly established – Seller ill. Must sell. 3,000 sq.ft. Sell one half or all for \$450,000.00. Call Professional Practice Sales, Inc., Tom Fitterer (714) 832-0230.

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RDA/DA/RECEPTIONIST wanted PT/FT in Orange County offices. Bilingual preferred (Spanish). Salary DOE. Contact Cecilia at: 714 821-7645.

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PRACTICE FOR SALE #3030 - West Los Angeles - Prestigious location. Seller Pedro/Ortho. Also doing some G.P. - Seller wishes to keep Orthodontic patients. Seller will take in General Dentist who is proficient with children. Prestigious practice with low overhead. Full Price \$285,000. Super Bargain Call Professional Practice Sales, Inc., (714) 832-0230.

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DENTAL ASSISTANT is needed for a dental office in Alpine. Please call 619-206-3169.

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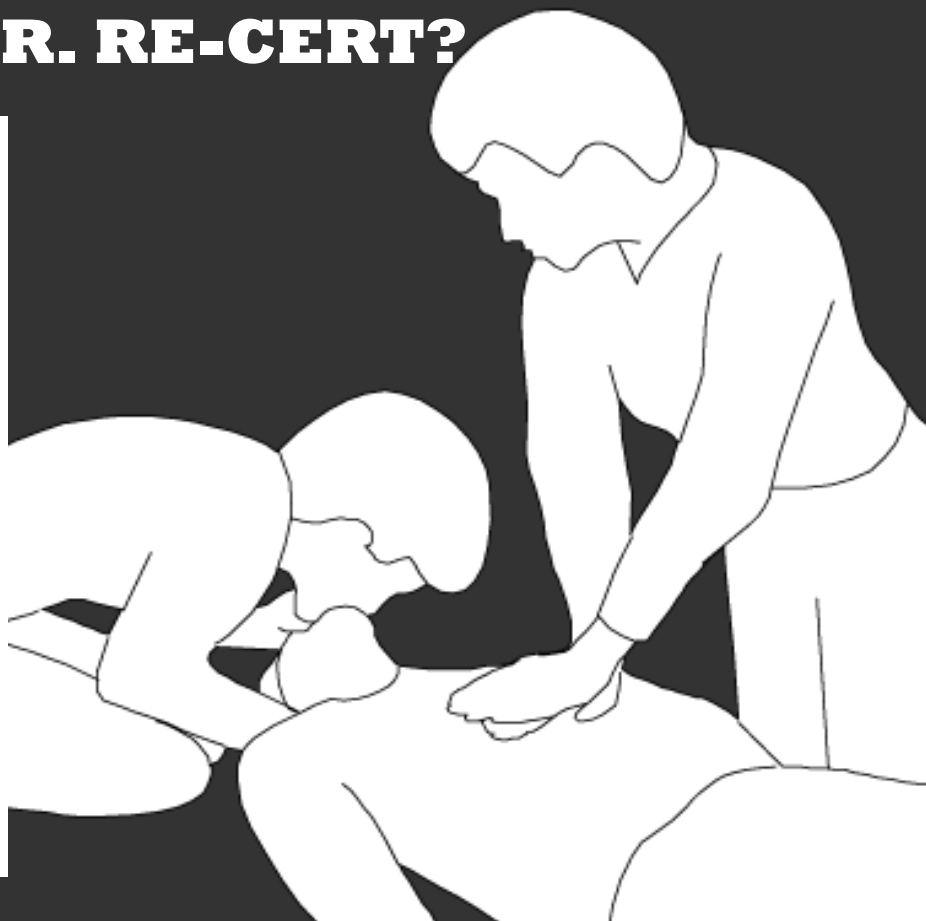
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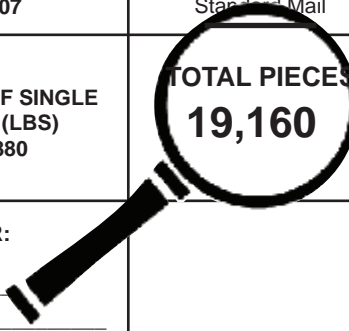


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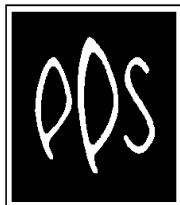
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- 5901 - **Southern Sonoma County** - Collections in 2005 topped \$620k with \$300,000 in Profits. 3.5 days of Hygiene. Explosive growth occurring nearby.

- 5902 - **Sacramento's Roseville** - Right off interstate 80. 5 year old, custom designed suite. Computerized ops and digital radiography. Has averaged \$345k year in collections the last 3 years.

Prospective Buyers - For Hot Releases Submit your Resume by facsimile mail (714) 832-7858 or E-mail PPSincnet@aol.com

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- 1005 - **Hemet** - Beautiful office - \$450k investment - Shopping ctr. F.P.\$350k
- 1017 - **Palm Springs/La Quinta** area- Established 40 yrs. New owner 14 yrs. Like new 9 Ops. Hi tech office. Seller to work back for Buyer.

Grossing \$1.4 mil. Fantastic opportunity. New DDS can achieve \$2.5 million first year. FP \$1.2 Million

- 1078 - **Nevada-Historic city**. GP wants partner. Solo Group. Gross \$600k. Full Price \$350,000

- 1094 - **2 Practices near Bakersfield**. Gross \$750k+. Free standing building included in sale.

- 2038 - **San Bernardino shopping center** location. 1,500 sq.ft. 4 Ops. Collects \$300k annually. Absentee run. A Bargain

- 2053 - **Fontana area**. Shopping center - GP- 3 Ops, Sees a lot of new patients. Collects over \$300k annually. 1,200 sq.ft - Good lease available

- 2063 - **Down town LA**. Established GP collects \$10,000 month Property also available.

- 2065 - **S. O.C.** Are you losing your lease. Shopping center location in Aliso Viejo. Great opportunity. Seller will finance @ 6 1/2 % interest

- 2079 - **Downtown near Staples**. Lady DDS gross \$300k working 3 1/2 days. More volume available. F.P. \$250k.

- 2099 - **Huntington Park**. Est. 20 yrs. 1 day only, produces \$10k/mo.
- 3003 - **NO/E Santa Ana/Tustin**. Retiring Dr. - collects \$260k/annually. Insurance & cash only. 3 Ops in professional bldg. Long established.

- 3005 - **Temecula/Murrieta Hot Springs**. HMO-Grossing \$1,400,000. w/\$13,500/mo HMO checks. Absentee owner.

Orthodontic Buyers needed for SOUTHERN CALIFORNIA

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- 3006 - **Covina/West Covina HMO** Grossing \$1,100,000 w/\$14k/mo. HMO cks. Newly renovated. FP. \$1,100,000, RE \$1,800,000. Absentee owner.

- 3007 - **Lamont/Arvin- Practice with RE**. Newly renovated. Beautiful bargain.

- 3012 - **Apple Valley area - HMO \$20k/mo**. Gross projected at \$950k. Now in 1,400sq.ft. soon to be relocated to 2,800 sq.ft. R.E. in newly renovated office available at \$1,385,000. Practice \$950,000

- 3020 - **Anaheim - Harbor Blvd. - Hi identity**. 1 year new. Great start. Great lease. 6 ops, 3 equipped. F.P. \$295k

- 3022 - **Riverside - G.P. Professional building**. Gross \$394k. 4 Ops. F.P. \$350k

- 3023 - **Hawthorne - HMO Practice**. \$5k/month Cap. 4 Ops. Gross \$550k, net \$350k. F.P. \$385,000. Great price.

- 3024 - **Rialto-HMO \$20k/mo Cap. Average \$800k gross, \$1,500k possible.**

- 3026 - **Coming up!** - location in Santa Ana. 3 Ops in 900+ sq.ft

- 3028 - **Emergency sale**. Sun City - Seller passed away. Approx. 750 sq.ft., 2 Op office. Collected approx. \$10k/MONTH.

- 3029 - **Montebello/Whittier/Pico Rivera** - Super hi identity location within super market shopping center with low rent. 6 Ops, 4 equipped.

- 3030 - **W. L.A. - Prestigious location**. Seller Pedo/Ortho. Also doing some G.P. Low overhead. F.P. \$285k.

- 3031 - **Indio/Coachella - Hi identity**. 6 Ops with \$1,000,000 potential. Lots of cash, 75% Pedo now. Bargain at \$395,000

Santa Margarita - Emergency sale - newly established. Seller ill. Must sell. 3,000 sq.ft. Sell one half or all for \$450k.

San Diego - Hi Identity - 3,000 sq.ft.. Newly established \$2,500/mo. HMO checks. Absolutely gorgeous. 9 ops, 6 equipped. Now grossing \$30k/mo. Million dollar production soon. Full Price \$450k

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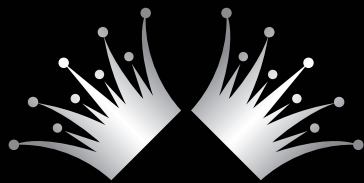
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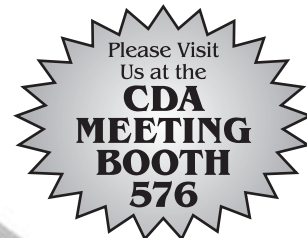
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