

THE Dental Trader

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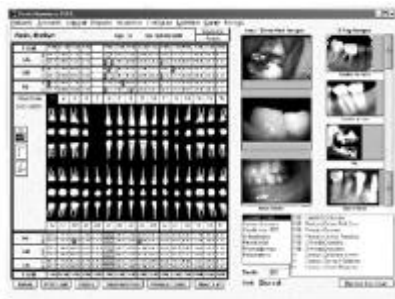
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Happy Thanksgiving



PRACTICE SALES AND LEASING



Paul Maimone
Broker/Owner

FEATURED PRACTICE OF THE MONTH
CENTRAL VALLEY - (8+) op computerized G.P. with digital x-rays and intra oral camera system. Cash/Ins/PPO pt. base. 100+ new pts./mos. Gross Collect \$2.0M+/yr. Seller is retiring, but can stay on p.t. **NEW**

FRESNO COUNTY

FRESNO COUNTY #1 - (3) op G.P. Only private dentist in smaller town. 2006 collections approx. \$375K on 3-4 days/wk. Mixed pt. base. Low overhead. **PRICE REDUCTION. SELLER SAYS MUST BE SOLD IMMEDIATELY!**

KERN COUNTY

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

BAKERSFIELD #19 - (5) op computerized G.P. in a Prof bldg. Denti-Cal/Cash/Ins/PPO. Gross Collections \$900-1,000K/yr. **NEW**

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

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. **PENDING**

BELLFLOWER - (5) op computerized G.P. in a strip center w excellent exposure/visibility/signage (4) eqt'd ops, 5th is plumbed. (1) yr new Belmont eqt. Easy Dental s/w, intra oral camera, & Zoom light. Mixed pt base. Mos. Cap ck is approx. \$1,000/mos. **PRICE REDUCTION**

GLENDORA - (4) op computerized turnkey office in free standing bldg. Excellent exposure! Leaseholds & equipment. No charts. **PRICE REDUCTION**

LAWDALE - (6) op computerized G.P. (4) ops eqt'd. Located in a store front on a major blvd. w exposure/visibility and walk-ins. Cash/Ins/PPO/Denti-Cal. Gross collections - \$200K/yr p.t. Can do much more f.t. **NEW**

PASADENA - (8) op computerized G.P. and free standing bldg. on a main Blvd. Cash/Ins/PPO/Denti-Cal. pt. base. Gross collect \$750K/yr. Bldg. is 3,606 sq. ft. & is on an 18K+ sq. ft. lot. **NEW**

POMONA - (7) op G.P. & 1,500 sq. ft. free stand. bldg. Excellent exposure/visibility/signage. Gross Collect \$300K/yr. Cash/Ins/PPO and small amount of Denti-Cal. Seller retiring. **NEW**

WOODLAND HILLS - (3) ops/(2) eqt'd. Computerized G.P. Strip ctr. location on a main blvd. w exposure/visibility/signage. New eqt. Newly opened. Cash/Ins/PPO/HMO pt. base. Includes approx. (100) charts (per Seller). Seller moving. **NEW**

MADERA COUNTY

MADERA - (8) op computerized G.P. (3) ops of new P&C Eqt. (2) add. Eqt'd ops & (3) add. plumbed ops. Central Nitrous, Digital x-rays, Dentrix s/w, zoom light, & intra oral. In a free stand bldg. Excellent exposure/visibility. Gross Collect - \$360K/yr on 3 days. Cash/Ins/PPO/HMO. **NEW**

RIVERSIDE COUNTY

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

ORANGE COUNTY

IRVINE - (5) op computerized G.P. (2) ops fully eqt'd/(3) plumbed not eqt'd. In a prof bldg. on a main Blvd. Digital x-rays. Decorator sharp. Cash/Ins/PPO. Gross Collect \$450-\$500K/yr on (4) days/wk. **PENDING**

SANTA BARBARA COUNTY

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

SANTA BARBARA - (3) op G.P. located in a smaller prof. bldg. Recently remodeled. Collections for last (12) mos approx. \$350K on a (3-4) day week. Ave. (15-25) new patients/mos. Excellent new patient advertising campaign in place. Lower overhead office. Seller transition available. **PRICE REDUCTION**

SAN BERNARDINO COUNTY

INLAND EMPIRE - (5) op computerized G.P. Located in a small prof. bldg. Gross Collect approx. \$300K/yr on 2-2 1/2 days/wk. Cash/Ins only. Seller referring out most specialties. Seller is retiring.

ONTARIO - (4) op computerized G.P. located in a major shopping center. (3) ops eqt'd with new eqt. 4th op plumbed not eqt'd. Excellent exposure/visibility/signage. Cash/Ins/PPO/Denti-Cal patient base. Excellent advertising campaign in place that is just kicking in. 2007 projected gross collections \$360K-\$380K. Seller to concentrate on other offices. Motivated. Priced to sell! **NEW**

SAN DIEGO COUNTY

LA MESA #2 - Newly remodeled (3) op computerized G.P. (2) ops eqt'd. 3rd partially eqt'd. Strip Ctr. location with exposure and visibility. Collect \$150K-\$200K/yr p.t. Cash/Ins/PPO. **MAJOR PRICE REDUCTION.**

POWAY - (3) op computerized G.P. in a freestanding bldg. in a shop ctr. Turnkey office (no charts) w brand new eqt including digital x-rays, Zoom light, computerized ops, intra oral camera system w docking stations, ADEC free standing steril system, etc. Includes an active phone # & yellow page ad. **REDUCED**

SAN LUIS OBISPO COUNTY

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

SAN LUIS OBISPO - (3) op computerized G.P. in a garden style prof. bldg. Cash/Ins/PPO pt. base. Gross Collect \$375K-\$400K/yr. **NEW**

VENTURA COUNTY

THOUSAND OAKS - (4) op G.P. in a medical/dental bldg. Only D.D.S. in bldg. Cash/Insurance/PPO. Gross \$80-90K/yr. p.t. **SOLD**

THOUSAND OAKS #2 - (3) op computerized G.P. Cash/Ins/PPO. Digital x-rays, cerc, intra oral camera, Dentrix s/w, and new chairs. Projected 2007 Collections \$675K. **NEW**

OXNARD #4 - (4) op fully eqt'd turnkey office. In a store front on a main St. w exposure/visibility/signage. Sale includes all eqt, leaseholds, furniture and rights to office lease, no pt. charts. **NEW**

TULARE COUNTY

SMALLER TOWN TULARE CTY (NEAR VISALIA) - (4) op computerized G.P. and free standing bldg. Located on a main street. Limited competition. Cash/Ins/PPO and limited Denti-Cal. No HMO's. Projected 2007 Gross Collect of \$525K+. 15-20 new pts/mos. Seller retiring. **NEW**

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ANTHEM, AZ Busy state of the art private practice seeks experienced DDS who wants to practice with no business hassles. Live in a beautiful growing upscale family oriented town next to Scottsdale. Contact Jamie 623-551-9200.

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MANAGING DENTIST needed in Moreno Valley, CA office M-Th, Sat. Contact Ann 951-697-7750, fax resume 951-697-7752. \$550/day and/or percentage.

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PRACTICE FOR SALE #3067 – San Bernardino – HMO – 10 Ops, 4,500 sq.ft. Grossing \$900k. Full Price \$830k. Building available. Call Professional Practice Sales, Inc., (714) 832-0230.

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DDS NEEDED in Fontana office part time. 909-428-5111 Alma, or Fax 909-428-5757.

PRACTICE FOR SALE #1069-Irvine- G.P. Grossing \$190k - Cap checks \$2,000+ per month almost pays rent of \$2,700 -Beautiful 3 op office. Call Professional Practice Sales, Inc., (714) 832-0230.

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PRACTICES FOR SALE — November, 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 MESA – Two Doctors are retiring from this well-established **GENERAL** Practice. One of the Doctors offers sedation and oral surgery. The office is near freeway I-8 and has excellent parking. This beautiful facility is comprised of 12 equipped Ops in 3600 sq.ft. Patients from union contract, PPO, Private.

SAN DIEGO-LEMON GROVE – 3 Ops. (+ 1 plumbed) in 1200 sq. ft. for this **GENERAL** Practice established in 1996. Approx. 50% Ins/PPO, 30% Cap, 20% Denti-Cal. 2006 collections of 306K. **SOLD!**

SAN DIEGO-LEMON GROVE– Long-established **GENERAL** Practice situated in free standing building along main street. Approx 1800 sq. ft. and contains 6 Ops. 2006 collections of 223K. Retiring owner asking ONLY 150K for quick sale!

SAN DIEGO-CARLSBAD – Satellite Practice of 2 1/2 yrs. Projecting Collections of over 300K on 2 days/wk. All Tenant Improvements completed for 6 Ops. in 1500 sq. ft. 5 Ops equipped. Situated in retail center at intersection of 2 Major Freeways.

SAN DIEGO-VISTA – Excellent Opportunity to acquire 18 year young FFS and Insurance **GENERAL** Practice, situated in bustling residential/retail area. Located in retail center just off freeway 78 exit. 4 fully-equipped Ops in 1300 sq.ft. Pan, IO Camera, Dentrux. Offered for 450K. **SOLD!**

SAN DIEGO-HILLCREST– 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!! **ACCEPTED OFFER**

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.

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-Peiman Soleymani, D.D.S., Periodontist Los Angeles, Ca.

"Having been represented by Mr. Kerendian many times, I was impressed with his expertise, quick response to questions, and degree of care."

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

"I have been working with Mr. Kerendian, and he has shown utmost professionalism and devotion to me."

-Dan P. Benyamini, D.D.S., Family Practice, Los Angeles, Ca.

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11.7

SAN MARCOS dental ofc for sale 4 ops comp, 2 addl plumbed, 2006 gr 960k, cash, ins, ppo. Seller retiring 760-613-5684.

FOR SALE Sacramento general practice, 925 sq. ft., 3 ops, collections '06 \$332k, asking \$223k + share of building, 916-489-3349.

ORTODONTIST NEEDED In Huntington Park for a busy general practice (323) 582-1999.

DENTAL ASSISTANT NEEDED Private Upland office. Full/Part-time, Front/back office. CALL (626) 242-3388 DR. NGUYEN fax (909) 982-7694. datnguyendds@hotmail.com.

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PRACTICE FOR SALE #2053 - Fontana Area - Shopping center G.P. 3 Ops, 1,200 sq. ft. - Established 10 yrs+. Sees a lot of new patients. Collects over \$300k/yr. Good lease available. Call PPS (714) 832-0230.

PERIO IN YOUR OFFICE ADA estimates 60% has periodontitis! Intrested in better serveing your patients and also profiting extra 100K next year! Call 213.291.1542 ask for Sandee.



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ANAHEIM-3 ops with 1st floor exposure; modern facility; established over 10 years; revenues exceed \$450k annually on part-time schedule; call now before its too late.

BURBANK #1-Here's your chance to for a startup! Complete turnkey practice opportunity with lease-holds and equipment; sign low cost lease; inexpensive purchase and you own a practice!

BURBANK #2-Professional building. 4 ops. Revenues over \$45k/month. Clean office. Conservative treatment planner.

CHINO-Free standing building with excellent visibility, sign and walk-ins. Seller Retiring. Seller working part-time. 5 ops with 3 rooms fully equipped.

CULVER CITY-Long established private practice. Over 40 years of goodwill. Low rent, low overhead. Priced for immediate sale.

EL MONTE-5 fully equipped ops. Revenues exceed \$700k. Shopping center location. Income increasing each year. Over 40 walkins per month. Too many patients!

GLENDALE #1-Private practice in shared facility with 50 years of goodwill; 30K/per month, 3 ops.No DentiCal or Capitation; Can be merged into existing practice or operated as is.

GLENDALE #2-Everything you've ever wanted in a practice! Dental spa look. Like-new equipment. Views. Room to expand. Transition.

HAWTHORNE-Mature practice with excellent visibility. Modern equipment. 3 ops with room for expansion. On major boulevard. Mostly private practice.

HOLLYWOOD-Long established private practice. 3+ ops. Seller transition available. Ideal for starter or merger opportunity. Low cost; Low Overhead.

KERN COUNTY-Free standing building with sign. Busy practice with many walkins. Gross revenues exceed \$500k annually. Low overhead.

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RIVERSIDE FEE FOR SERVICE PRACTICE FOR SALE: Long established fee for service general practice collects over \$935,000 per year on three days per week. The practice is located in a free standing building on a main street with good visibility. The building itself is exceptional and would qualify for Architectural Digest. The office has five equipped ops with digital x-rays, panoramic x-ray, waterlase, ZOOM 2, and chairside computer data ports. Six days of hygiene per week (2 hygienists every day). Seller refers all endo, all perio surgery, all oral surgery, all pedo, all ortho and all implant placement. Asking \$675,000 for the dental practice. Real estate can also be purchased for an additional \$900,000. **SALE PENDING**

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KNOX-KEENE LICENSE FOR SALE: Newly acquired Knox-Keene license is available for purchase. No enrollees and no liabilities. Owner has spent over \$1 million to acquire the license, but has had personal and family issues that prevent pursuing the potential. Asking \$600,000.

BAKERSFIELD GROUP PRACTICE INTEREST FOR SALE: Very large established multi-specialty practice is seeking another partner. Should be a general dentist or prosthodontist. Buy in and options will be discussed prior to trial period. Call for details.

BALDWIN PARK CLINIC PRACTICE FOR SALE: Absentee operated practice in a strip shopping center collects over \$480,000/year with a net income to an owner/operator of over \$200,000/year. 3 operatories. \$3,500/month in capitation checks. Predominantly Hispanic community. Asking \$370,000.

SIMI VALLEY GENERAL PRACTICE FOR SALE: Practice collects over \$400,000/year on four days per week with no Denti-Cal, no capitation, no advertising, no evenings and no weekends. 4 days of hygiene per week. 4 operatories. Practice has been operated by associates due to seller's disability. Associates have been very low producers. Substantial upside growth for an owner that wants to work. Asking \$270,000.

BEVERLY HILLS PRIVATE PRACTICE FOR SALE: Long established practice collects over \$200,000 per year on three days per week with 1-2 days per week of hygiene. Seller shares the office with another general dentist – each owns and uses three operatories and the rent is shared equally. All insurance and cash patients. Asking \$145,000.

RESEDA GENERAL PRACTICE FOR SALE: Located on Sherman Way near White Oak, this long established fee for service practice collects \$170,000 per year with a consistent net income of over \$100,000 per year. Three equipped ops in a smaller office building. Seller refers out all perio, most oral surgery, difficult endo and all ortho. No marketing. Must sell! Make offer. Asking \$130,000.

NORTH HOLLYWOOD CLINIC PRACTICE FOR SALE: Strip shopping center location with seven operatories. Fully computerized, digital x-rays, panoramic x-ray and excellent visibility. No capitation, only 10% Denti-Cal. Collects \$530,000 per year with good net income. Emergency sale situation. Asking \$450,000. **SOLD**

CANOGA PARK/WINNETKA SHOPPING CENTER PRACTICE FOR SALE: Located in a large shopping center, this four operatory practice has great visibility and good potential. The practice collects \$125,000/year on three days per week with no marketing, no evenings, no weekends and only 20% Denti-Cal. Seller is moving. Asking \$130,000.

PALMDALE DENTAL OFFICE FOR SALE: No patients included. High visibility shopping center location on main boulevard with five equipped operatories including panoramic x-ray machine. Over 1,800 square feet with attractive lease terms. Seller has relocated to his own building nearby. Asking \$95,000.

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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 5 1/2 hrs per day. There are four days of hygiene. Lots of potential with this practice.

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

VENTURA: For Sale - General Dentistry Practice. NEW GRADS DON'T MISS THIS SALE PRICE LESS THAN 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.

RESEDA: For Sale - General Dentistry Practice. Located in a busy shopping complex. This office has 5 operatories, intraoral camera and Softdent software. 2006 Gross receipts \$465K with an adjusted net income of \$207K.

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 SAN FERNANDO VALLEY: For Sale - General Dentistry Practice. Established practice has been in its present location for the past 45 years. Approx. 1500 active patients 12 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. 2006 gross receipts \$1,843,499.00. Owner is looking for assoc. buy-in or buy-out within 2 yrs.

PORTERVILLE: - For Sale patient base to a practice in town. There are no Medi-cal patients in the practice. The total sale price is \$125K for approximately 400 active patients. Active patients are defined here as the number of individual patients seen in the last two years. The patient base also includes all patient charts dating back seven years. Owner retiring.

RIALTO: - For Sale - General Dentistry Practice. Priced for immediate sale. 900 Sq. Ft. 3 operatories in a busy shopping center.

SACRAMENTO: - For Sale - General Dentistry Practice. 2006 Gross Receipts \$325K. Practice has been in the same location for the past 32 years. This office has 4 operatories, intra-oral camera, and Dentsoft software in 950 sq. ft. Located in large office complex, Owner is retiring.

VENTURA: - For Sale - General Dentistry Practice. 2005 Gross Receipts 976,965 with adjusted net income of \$382,576. Located in large shopping center. Office space is 1,350 sq ft it has 4 operatories, Kodak Softdent software, intra-oral camera, Panorex and five hygiene days.



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CHINO: - For Sale - General Dentistry Practice. 2006 Gross Receipts \$486K with adjusted net income of \$211K. Intra-oral camera, digital x-rays, 5 equipped operatories in a 1,500 sq. ft. office located in a busy shopping plaza. Doctor working 3 1/2 days a week. Office in same location for 20 years. Doctor is retiring.

LAKE TAHOE: - SALE - ASSOCIATESHIP-PARTNERSHIP. Seller owns outstanding GP practice in S. Lake Tahoe area and a satellite practice in Carnelian Bay. The Carnelian Bay practice has 4 ops. Equipment is like new. Seller is offering associateship 2 days a week in Carnelian Bay only, or purchase of Carnelian Bay practice for only \$140K or associate to work in both Carnelian Bay and S. Lake Tahoe. Call for details. Great opportunity to live and work in Lake Tahoe.

HILMAR: For Sale - General dentistry practice. 2006 gross receipts \$214K one day a week as a satellite practice. Adjusted net income of \$110K with an overhead of 48%, 2 hygiene days. 2 1/2 operatories in 1000 sq. ft. Equipped with Intra-oral camera, 2 new Pelton & Crane delivery units and chairs. Office recently remodeled. Free standing building on a main throughfare.

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. 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.

HAYWARD: For Sale - Multi-Specialty Dental Practice: Practice has been in its present location since 1965. There are nine operatories with Digital X-rays, Intraoral camera, Panoramic X-ray unit. 2006 Gross Receipts were one million three hundred thousand with an adjusted net income of \$562K. There are PPO's but no Medi-Cal patients. Building is also for sale if buyer is interested.

FRESNO: - For Sale - General Dentistry Practice. 2006 Gross Receipts \$777,336 with an adjusted net income of \$278K. This is a PPO/HMO practice. There is 2000 sq. ft. of office space with 5 equipped operatories. There is room to expand into a 6th operator. Panolypse machine, Easy Dental software. 4 days of hygiene. Practice located on the corner of a main thoroughfare.

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.

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 per 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.

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. 2,400 active patients. 1,400 sq. ft. 45 new patients seen per month. Owner is relocating. Available Immediately.

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, 1 operator, 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.

INGLEWOOD: - For Sale - Pediatric Practice. Priced for immediate sale. 4 operatories. 2005 gross Receipts \$350K. Doctor is retiring.

SANTA CRUZ CO.: - For Sale - General Dentistry Practice. This office consist of 2,500 sq. ft. and seven fully equipped operatories. The views out each of the doctor's treatment rooms are beautiful and provide a relaxing atmosphere for both the patients and staff. There is room for expansion by equipping two additional operatories. There are intra-oral cameras, electric handpieces, and a panoramic x-ray machine. There are 10 hygiene days available per wk. Datacon software. 2005 Gross receipts were \$1,265,00 with a \$503,000 adjusted net income.

CARLSBAD: - For Sale - General Dentistry Practice. 1403 sq. ft. office in a highly desirable area. There are 4 days of hygiene per week. Gross receipts were 247K for 2005. Practice has been in its present location for 24 years. Molar Endo, Implants, referred out.

LOS BANOS: - Building for sale. Ideal for a 3 op 1000 sq. ft. start up practice or satellite practice. All leaseholds in place. Existing dentist purchased practice several years ago and has done so well that doctor has built and owns new building in new location and is moving in November.

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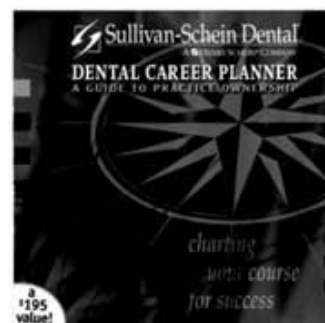
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FRESNO For Sale G.P. 2006 Gross Receipts \$777,336, adjusted net income \$287K. PPO/HMO practice. 2000 sq. ft., 5 equipped operatories. Panolypse machine, Easy Dental software. 4 hygiene days. Practice near main thoroughfare. HENRY SCHEIN PPT INC. BROKER DENNIS HOOVER, D.D.S. 800-730-8883.

PRACTICE FOR SALE #3047-Korean G.P. - @ (101) and Vermont. Est. 30 plus years. Senior Seller refers out a lot. Full Price \$220,000. Call P.P.S. (714) 832-0230.

PRIVATE OFFICE in Westlake Village is looking for enthusiastic dental assistant. Experience preferred, not a must. Will train. (818) 991-4664.

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SAN CLEMENTE – 4 eq. ops., 1,500 sq. ft., office located in medical/dental building. 60% insurance, 40% cash practice, only 4 PPO's. Total of 22 years of goodwill. Seller works 4 days/wk. with 6 days/wk. of hygiene. Projecting approx. \$797,100 combined income. **BUYER'S NET of \$232,826.**

SAN CLEMENTE – PRACTICE & DENTAL BUILDING! 3 eq. ops., 1,100 sq. ft. dental office with additional, approx. 900 sq. ft. avail. for apt./rental. 100% patient referral office; 80% insur. & 20% cash practice. 40+ years of goodwill. Refers oral surg., perio & dentures. Projecting approx. \$169,714 for 2007. Walking distance to Del Mar retail area.

LAGUNA HILLS – 2 eq. ops., 1,107 sq. ft. office in prominent medical-dental building near hospital. 2-3 yr. old equip. 3 & ½ day/wk practice projecting approx. \$361,247 for 2007. **BUYER'S NET OF \$134,310.**

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BUYER'S NET OF \$147,792.

TEMECULA – 3 eq. ops., 1,400 sq. ft. office located in three story medical/dental bldg., 6 yr. old equip./digital x-rays. Lease does not have annual increases. 90% insur., 10% cash practice with 20 -24 new patients/month. 4 day/wk practice with 3 days/wk of hygiene. Projecting approx. \$578,323 for 2007.
BUYERS' NET OF \$104,092.



CARLSBAD ORTHO – 4 chairs in open bay and a 5th in private consultation room. Approx. 1,090 sq. ft. office located in busy shopping center with major grocery market and bank. One year old equipment. Seller works 1 & 1/2 days/week.

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ARCADIA – 4 eq. ops., 2 plumbed, not equipped, 1,669 sq. ft. office in single story, medical-dental complex with large rear parking. Easy access to freeway. 57% insur. (15-20 PPO's), 20% cash & 23% capitation (approx. \$5,000/month, 10 plans). Equip. is approx. 3 ½ yrs. new. Projecting approx. \$243,759 for 2007. **BUYER'S NET OF \$67,868.**

BELL GP – 3 eq. ops., 1,200 sq. ft. office in free-standing building. 43% insurance, 46% cash, 11% denti-cal & 1% capitation (2 plans). Established 20+ years. 5 day/wk practice, 1-10 yr. old equip. Projecting approx. \$461,825 for 2007. **BUYER'S NET OF \$163,453.**

INGLEWOOD - 5 eq. ops, approx. 1,400 sq. ft. suite. Computerized office with an Intra-oral camera. Equipment is 5yrs old. Seller is working 5 days a week seeing 80-90 new patients a month. Projecting approx. \$640,000 for 2007. **BUYERS NET OF \$196,462.**

RESEDA - 4 eq. ops, approx. 1,400 sq. ft. office located in four-story, medical/dental building. Equipment is approx. 3 yrs. old. Reasonable lease includes utilities and cleaning; Seller is relocating practice. Very busy medical/dental center located on corner of major Cross Street. Price too low to print.

WHITTIER – 3 eq. ops., 850 sq. ft. office, plus storage, in single-story, professional building with off street parking lot. Retiring Seller, long term tenant. Older equipment. 80% insur., 20% cash practice; refers endo; Established 30 + years as a dental office. Priced to sell.

ORANGE COUNTY

ANAHEIM – 4 eq. ops., 1,200 sq. ft. office located in strip retail center near freeway. Reasonable rent. Newly remodeled with digital x-ray & computerized ops. TURN-KEY office; Seller will pay 1st 3/mon. of Buyer's rent at current rate for full price offer of \$225,000. Must see.

FOUNTAIN VALLEY – 2 eq. ops., 1 plumbed, not equipped, approx. 1,174 sq. ft. office in strip shopping center location. Selling as location, but charts and telephone number will stay. Includes computer, digital x-ray and intra-oral camera. Less than replacement cost price!

IRVINE GP/SPEC – 3 eq. ops., 1 plumbed, not equipped op., approx. 1,160 sq. ft. office in busy, strip, retail center near Irvine Spectrum. 1 yr. old equip; Seller only works on Sat.; lots of foot traffic Mon - Fri. Leasehold Improvements and Equipment only! Executive location.

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Maria Silva, V.P.

LAGUNA BEACH – 3 eq. ops. in a 1,400 sq. ft. suite located in a single story, free standing bldg. Located on PCH, near the beach. Ample off street parking. 57 years of Goodwill. Computerized office w/ Intra Oral camera. 65% insurance, 30% cash & 5% cap. Assignable PPO plans. Seller is working 2 dys/wk w/ an Assoc. working 2 dys/wk. Projecting approx. \$374,491 for 2007. **BUYER'S NET OF \$110,129.**

LAGUNA HILLS – 2 eq. ops., 1,107 sq. ft. office in prominent medical-dental building. 2-3 yr. old equip. 3 & ½ day/wk practice projecting approx. \$361,247 for 2007. **BUYER'S NET OF \$134,310.**

LA HABRA - 3 eq. ops., 2 plumbed/not equipped; 1,500 sq. ft. office located in strip shopping center. 78% insur., 20% cash, 2% capitation practice estab. 2004. Sellers work 2 days/wk. 8-10 PPO's, Capitation income is approx. \$500/month from 3 plans. Turn-Key office.

ORANGE – 4 eq. ops., 2,000 sq. ft. office in single story, medical/dental building near major hospital. 85% insurance and 15% cash practice with 15-20 PPO's. 5 yr. old equip. and décor looks new. 4.5 yrs on lease w/two (2) five (5) yr. opts. Grossed approx. \$445,730 in 2006. **BUYER'S NET OF \$147,792.**

SAN CLEMENTE – 4 eq. ops., 1,500 sq. ft., office located in medical/dental building. 60% insurance, 40% cash practice, only 4 PPO's. Total of 22 years of goodwill. Seller works 4 days/wk. with 6 days/wk. of hygiene. Projecting approx. \$797,100 combined income. **Buyer's Net of \$232,826.**

SAN CLEMENTE – PRACTICE & DENTAL BUILDING! 3 eq. ops., 1,100 sq. ft. dental office with additional, approx. 900 sq. ft. avail. for apt./rental. 100% patient referral office; 80% insur. & 20% cash practice. 40+ years of goodwill. Refers oral surg., perio & dentures. Projecting approx. \$169,714 for 2007. Walking distance to Del Mar retail area.

TUSTIN – 5 eq. ops. 2,200 sq. ft. office in a two story free standing bldg. Computerized office w/ Intra Oral camera. Equipment is new – two year old. Two digital X-Rays. Income stream is approx. 35% insurance, 60% cash & 5% Medi-Cal. Seller is working 4 days a week seeing 50+ new patients a month. Projecting approx. \$607,220 for 2007. **BUYER'S NET OF \$205,444.**

RIVERSIDE & SAN BERNARDINO COUNTIES

BANNING – 3 eq. ops, 925 sq. ft. office in strip shopping center on the westside. Seller works 2 days/wk. with a 2 day/wk. associate. 15-20 new patients/month. 35% insurance, 55% cash, 5% medi-cal and 5% capitation. Projecting \$375,000 for 2007. **BUYER'S NET OF \$193,572.**



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MORENO VALLEY – TURN-KEY LOCATION! 2 eq. ops., 2 plumbed, not equipped. Approx. 1,650 sq. ft. office in shopping center with major market. Opened April 2007. Excellent location, ready for capable, energetic Buyer.

RANCHO CUCAMONGA – 3 eq. ops. in 1,100 sq. ft. suite located in a shopping center. Area is rapidly growing. Turn Key Office. Computerized suite with Intra Oral Camera & Digital X-ray. Seller recently added 4 CAP plans. Equipment is approx. 2 yr old. Projecting approx. \$320,454 for 2007.

TEMECULA – 3 eq. ops., 1,400 sq. ft. office located in three story medical/dental bldg., 6 yr. old equip./digital x-rays. Lease does not have annual increases. 90% insur., 10% cash practice with 20 -24 new patients/month. 4 day/wk practice with 3 days/wk of hygiene. Projecting approx. \$578,323 for 2007. **BUYERS' NET OF \$104,092.**

TEMECULA – 4 chair office, (2 ops and 2 chairs in open bay), 1,306 sq. ft. office in two story, medical / dental building. 74% insurance, 24% cash, 1% medi-cal and 1% cap. office. Averages 20 -25 new patients/month. Seller works 1 - 3 days/wk. has second office in Orange County. Projecting approx. \$469,023 for 2007. **BUYER'S NET OF \$189,524.**

UPLAND GP – 4 eq. ops., 1,600 sq. ft. designer office located on first floor of two story, prestigious medical/dental building. Long term lease. Seller semi-retiring. Refers all endo & oral surgery. Estab. approx. 14 years. Projecting approx. \$240,000 on 3 days/week. Replacement Value Price.

SAN DIEGO COUNTY

ENCINITAS – 4 eq. ops., in a 2,250 sq. ft. suite. Computerized suite with Intra Oral Camera & Digital X-ray. 100% cash cosmetic, spa practice. Projecting approx. \$1,140,000. for 2007. **BUYERS NET OF \$252,910.**

ESCONDIDO – 4 eq. ops., 2 plumbed, not equipped, 2,400 sq. ft. office located in free-standing dental building. 2 day/wk practice. 80% cash, 10% insur., 10% cap. Projecting approx. \$581,790 for 2007. **BUYER'S NET OF \$178,844.**

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VISTA – 5 eq. ops. in a 2,000 sq. ft. in a 2 story professional building. Computerized office with a Intra-Oral camera and digital X-ray. Income stream is approx. 50% insurance, 50% cash. Good location, 25 years of goodwill. Projecting approx. \$704,000. for 2007. **BUYERS NET OF \$256,788.**

SPECIALTY PRACTICES

CARLSBAD ORTHO – 4 chairs in open bay and a 5th in private consultation room. Approx. 1,090 sq. ft. office located in busy shopping center with major grocery market and bank. One year old equipment. Seller works 1 & ½ days/week.

GRANDA HILLS ORTHO – 3 chairs in open bay in a 1,300 sq. ft. suite, Computerized office, Seller is seeing 20-25 patients per day, Working 3 days a week. Income stream is approx. 50% insurance 50% Cash. Projecting approx. 295,926 for 2007. **BUYERS NET OF 85,332.**

POMONA ORTHO – 3 chairs in open bay, approx. 950 sq. ft. office located in single story medical/dental building with large parking lot. Approx. 31 phase II. Seller works ½ day/wk.

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Greg Beamer- gbeamer@calpracticesales.com

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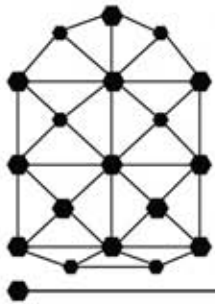
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BAY AREA

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

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

A-5581 SAN FRANCISCO - Beautiful corner Suite - Facility only (no patients) - on 25th floor w/ great accessibility. 4 ops in 990 sf. **\$300k**

NEW! A-596 MENLO PARK - Over 33 yrs of goodwill GP blocks from Downtown & El Camino. ~1000sf 3 fully equipped ops. **\$95k**

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

B-5571 DUBLIN - Facility Only 3 fully equipped ops in 2240 sf office w/close proximity to 580 & 680 freeways. Plumbed for 3 add'l ops. **\$135k**

B-563 HAYWARD - GP, 3ops, 950 sf, 8-10 patients per day on a relaxed work schedule. Downtown w/close access to public transportation. Call for more information! **\$195k**

NEW! B-5911 WEST CONTRA COSTA COUNTY - 4 fully equipped ops in 1367 sf office. Just blocks of I-80 commuter corridor. Insured/PPO/FFS. Near schools **\$425k**

NEW! B-597 CONCORD - Well Established FFS GP. ~ 1185 sf w/4 ops. Conveniently located on a busy corner. **\$320K**

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-510 FAIRFIELD - GP, 3 op office near shopping and hospital. Seller retiring. Warm & Caring Staff. PPO/Private Pay/Insured. Lg patient base. Gr. Receipts ~ \$400k annually. **\$225k**

C-537 EAST BAY - GP, 3400 sf w/7 fully equipped ops. 30 yrs of goodwill in this historic downtown area. **\$950k**

C-548 SANTA ROSA - GP, seasoned staff, well respected practice in beautiful Sonoma Wine Country. 1500sf, 4 ops. Collections in '06 of \$700k. **Priced to sell at \$490k**

C-5731 SANTA ROSA/FACILITY - Rincon Valley area. Single story, mixed prof bldg. 1200 sf, 4 fully equipped ops. Ready to move in. Call for details!

C-5741 SANTA ROSA/FACILITY - Located on Hwy 12, this converted Victorian home has many amenities. Highly visible w/ easy access offering 1177 sf, 3 ops, fireplace in reception area & great charm. Call for details.

BAY AREA CONT.

NEW! C-5901 PETALUMA - Well Respected, Modern, State of the Art office w/bright & airy ops, Large windows. 2000+ sf, 6 ops. **\$650k**

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

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-536 SAN JOSE - GP, 1200 sf, 3 ops, plumbed for additional op. Located in busy strip mall area. Private Pay, PPO & some Healthy Families. **Price Reduced to only \$275k**

D-5791 LIVERMORE - Stand-Alone Turn Key Dental Space in 1,850 square feet office consists of 5 chairs. **\$80k**

D-581 MONTEREY - GP, 3 ops in attractive Prof. Bldg. Close to Beach/Wharf. Insured/Private Pay/ PPO Patient Base **\$350k**

D-5831 SAN JOSE - GP, 30 yrs Goodwill, 1280 sf, 3.5 ops, **Call for details!**

NEW! D-587 SANTA CLARA - Well equipped office only 3 years old! 1700 sf, 4 ops. Busy neighborhood w/high traffic flow, growth & exc. visibility. Also plumbed for 2 add'l ops. Offered at **\$350k**

NEW! D-588 MORGAN HILL - Upscale Community. Facility in Excellent Condition. 1638 sf & 4 ops. Call for full list of equipment and details! Only Asking **\$125k**

NEW! D-594 LOS GATOS - FFS GP. Highly desirable Area. Gross \$780k + in '06. 1000 sf w/3 ops. Fully Computerized **\$550K**

NORTHERN CALIFORNIA

E-420 SACRAMENTO - GP, Prime W. Sac shopping center location. Mixture of private pay, indemnity and PPO Plans. 4 ops, collections of \$485K. **\$250k**

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

E-523 PLACERVILLE - FACILITY ONLY - GP, Stunning Modern Office, Excellent Location, 4 ops. **Price Reduced \$69k**

E-532 AUBURN - GP, long established practice in beautiful foothills. Close to Sacramento. 3 fully equipped ops, 1100 sf. Close to major roadways. Seller Retiring **\$125k**

NORTHERN CALIFORNIA CONT.

E-525 SACRAMENTO - Long estab. GP in Health Prof. Bldg near busy intersection. 1500 sf w/ 4 fully equipped ops. **\$300k**

E-540 SACRAMENTO - GP in heart of city - not far from Sutter's Fort. 2 story prof. bldg. 1000 sf w/4ops. Family oriented w/reliable patient base. Tons of Potential **\$160k**

E-544 ROSEVILLE - Cosmetic & reconstructive, 1250 sf w/ 2 ops in bright & airy bldg. Affluent, desirable area **\$350k**

E-550 SACRAMENTO - GP in medical professional bldg with potential for growth. 2 ops in 820 sf office. **\$150k**

E-568 SACRAMENTO - Family oriented, FFS, well established! 2100 sf & 4 ops. Gr. Receipts in '05 \$774k+. Listed at **\$525k**

E-571 SACRAMENTO - Highly desirable area, pulling from affluent neighborhoods. 2400 sf w/5 ops & ample parking. '06 coll. exceed \$820k! Offered at **\$550k**

E-582 ROSEVILLE - FFS in heart of Roseville. 1350 sf, 4 ops, busy intersection, prof. bldg. CEREC 3 unit & Gross receipts exceeding \$617k annually. **\$445k**

NEW! E-595 GREATER SACRAMENTO - FFS GP. Great neighborhood. Attractive Prof. Brick Bldg. Well respected. Offers 1370sf & 4ops. **\$215k**

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

F-547 EUREKA - GP in Scenic Coastal Community. 1195sf & 4 ops in well known medical neighborhood. Call for details. **\$250k**

F-566 EUREKA/ARCATA AREA - Long established GP in beautiful rural family community. 4 ops, 1700+ sf. Private Pay/Insurance. Lg patient base. Gross receipts avg in the \$700k range annually. Offered at **\$375k**

NEW! F-589 EUREKA - FFS GP, est. 25 yrs, 1600+ sf, 4 ops, great visibility. Real Estate also available for \$325k. Practice offered at **\$353k**

G-456 YUBA CITY - GP, well established, 4ops, FFS. Wonderful location in prof. complex w/ample parking. Retiring seller owns building & will consider selling. Amazing potential. Recently Reduced to only **\$200k**

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

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**

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CENTRAL VALLEY

H-570 SACRAMENTO/STOCKTON/ EAST FOOTHILLS AREA - High-tech GP w/ Cerec, soft tissue laser, 2000sf & 5ops ready to move in! Stable Staff and Lg patient base just add to this incredible opportunity. Collections ~ \$800k annually. Priced to sell at **\$575k**

I-4701 STOCKTON - Full Mouth cosmetic rehab practice in professional area. Owner occupied bldg. 6 ops 100% FFS, 1400+ active pats. Gr. Receipts '06 \$1.5m. Seller willing to work back **Call For Details!**

I-5491 SAN JOAQUIN COUNTY - Live & Work in this bustling city with small town feel. Located on main thoroughfare w/ easy access to 580 freeway. 1000 sf & 2 ops. Long established. Seller is retiring. **\$375k**

I-551 LODI - Practice & Building - Long Established GP with low overhead costs. 1500 sf & 3 ops. Collections in '06 exceed \$370k. **\$250k**

I-556 STOCKTON - First Rate, high end GP. Gr. Coll '06 exceed \$970k w/net of \$350k. Can't beat this. Seller willing to help w/transition. **\$650k**

I-575 MADERA-Practice & Building - Long established GP, 2 ops & plumbed for 1 add'l 1350sf, great highly visible location. Single Story Bldg close to downtown. Seller will be Retiring. **Practice: \$38k - Real Property: \$265k**

NEW! I-586 MERCED - Revitalized area w/ easy access to foothills, major cities & the coast! GP offers ~1400 sf & 3 ops in newer Professional neighborhood. Offered at **\$260k**

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. Condo also available to purchase. **\$495k**

J-580 CLOVIS/NORTHEAST FRESNO - Practice & Building Most stable patient base we've seen in a practice this size. Dentist & Hygienist booked months out. 1,475 sf, 3 ops. Gross Receipts over \$450k. **Practice: \$360k Property: \$345k**

SOUTHERN CALIFORNIA

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**

K-518 SANTA ANA - GP, 800 sf, 3 ops in Med. Prof. Bldg **\$95k**

K-526 CHATSWORTH - GP, 1100 sf, 5 ops. Long Established. Exc. Staff **\$350k**

K-535 SANTA ANA - GP, 1000 sf, 3 ops, long established. Call for details! **\$300k**

K-545 NEWPORT BEACH - GP, 3 ops & 1850 sf, Spectacular build outs! **\$495k**

K-554 ENCINO - 1000 sf & 3 ops in very desirable office bldg. Newly remodeled! **\$295k**

K-572 VENTURA - GP, 1100 sf and 3 ops. Live & Practice only minutes from the beach. This newly remodeled office is any Dentist's dream! Strong, stable patient base and years of goodwill will be passed right along to you. **\$395k**

K-577 LANCASTER - GP, busy street in popular shopping center. Large Patient Base. 2200 sf and 4 ops w/ newer equipment. **\$350k**

ARIZONA

Az-477 LAKE HAVASU CITY - GP, in beautiful centrally located 1510 sf 4 op office. Practice grosses in the \$1.2 million range. **\$900k**

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

NEW! Az-584 EASTERN AZ - GP near busy Post Office. ~ 1,300 sf, 3 ops, Real Estate also available. Practice offered at **\$350k**

NEW! Az-585 VERDE VALLEY - GP in Great Locale. 2 ops + plumbed for 2 add'l. **\$185k**

NEVADA

R-514 RENO - 1,600 sf, 4 op office near care facility. Call for details! **\$300k**

R-553 LAUGHLIN - Remarkable practice w/ great visibility & signage. Convenient location in area of new growth. Seller Motivated **\$225k**

NEVADA CONT.

R-578 CARSON CITY - 20 yrs goodwill, 4 ops/1300sf in Historic Westside. Exc. growth potential. Loyal Patient Base. Gross Receipts avg over \$700k annually. **\$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**

LV-529 LAS VEGAS - NW Rainbow Curve area near Summerlin. Aprx 2300 sf, 4 fully equipped ops. Plumbed for 1 add'l op. **\$250k**

LV-533 LAS VEGAS - Top Notch! GP, Granite countertops, custom flooring, 1700 sf w/ 4 spacious ops. Gross over \$1m yr. **\$600k**

LV-564 LAS VEGAS - Great potential in this unique GP in well maintained, spacious converted home on large lot. Approx 4400sf w/9 ops. 1800 sf of storage in separate garaged building onsite. Offered at **\$450k**

LV-565 LAS VEGAS - Practice dentistry in this nice professional bldg. offering 3200 sf w/8 ops in growing Rainbow/Sahara Area. Collections in '07 expected to be ~ \$800k. Great Area w/ lots of potential **\$550k**

LV-576 LAS VEGAS - Highly desirable West Side area. Quality practice w/consistent collections in the \$1m range. New Equipment and solid patient base are only a couple of the perks! Attractive office w/ easy freeway access offers 1900sf & 5 fully equipped ops. **\$725k**

SPECIALTY PRACTICES

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

B-520 SF EAST BAY - Ortho, 6 chairs in open bay. 1500 sf. GREAT location. Prof. Bldg **\$175k**

D-5271 SF EAST BAY - ENDO, 1270 sf, 4 op office. Stable patient base. Well respected. **\$330k**

I-5621 SAN JOAQUIN VALLEY - PROSTHO- 30 yrs goodwill, great location, 2500 sf, 6 ops, FFS, 12+ new pats per mo, high gross, Seller will assist in transition **\$960k**



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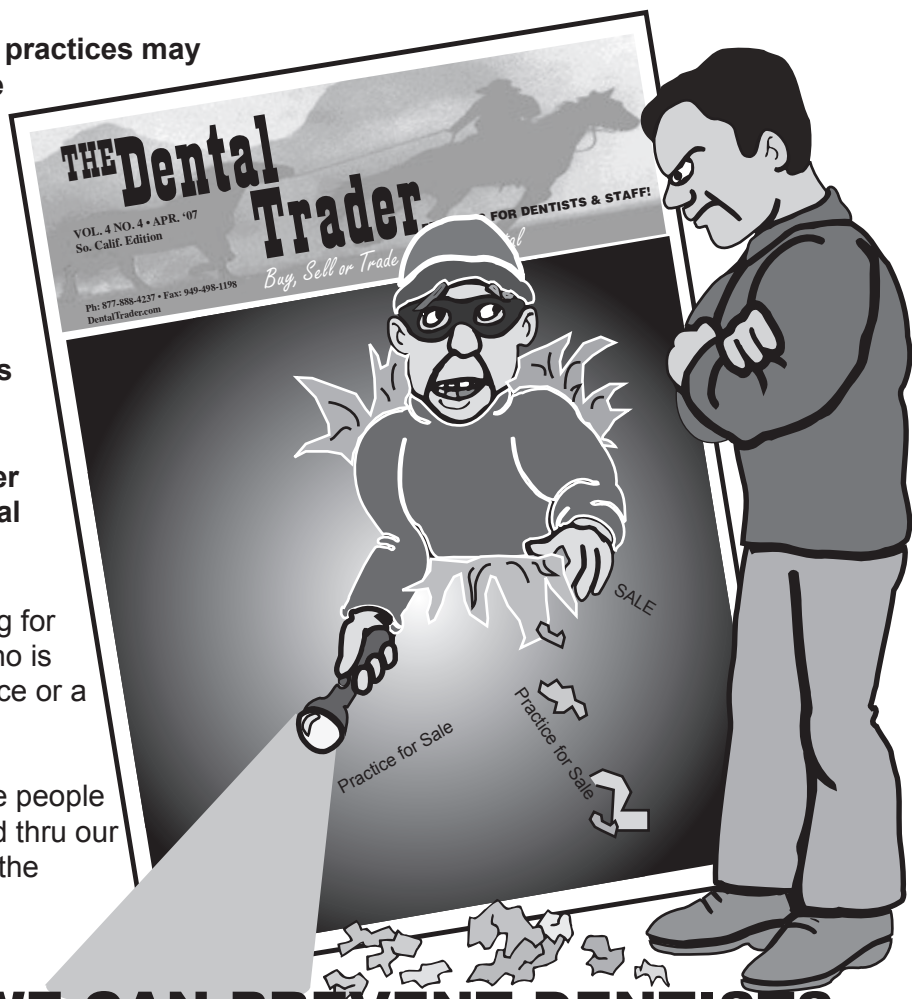
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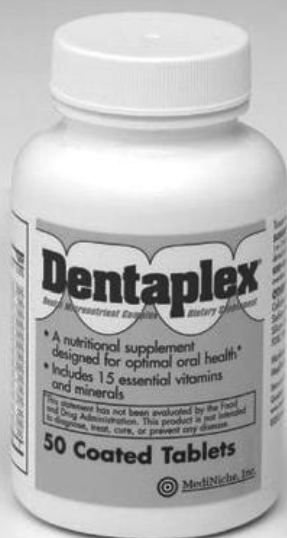
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LUXURY SPACES available for dental from 1500 to 10K sq/ft, 16185 Los Gatos Blvd., Los Gatos, CA. Call Daisy at 310-914-4143.

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The SOS Free Dental Clinic is one of two free dental clinics in Orange County and the only one that provides comprehensive dental care to low-income Orange County residents. Renew your commitment to dentistry and the community – you'll feel great making such a positive difference in our community.

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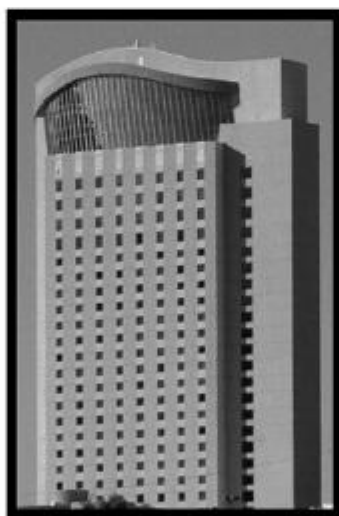
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- 5908 - Sacramento – Minutes off I-80. Located near Granite Bay. \$1.1+ million/yr. Owner works 2 days. 8 days of Hygiene. FP. \$650k.
- 5911 - Santa Cruz Capitola – Ocean lover's paradise. \$260k invested here. Computerized ops, paperless & digital. Collected \$325k on 3 day/wk.
- 5917 - San Francisco's Mission District. Great neighborhood practice. Collects \$1.4 million. 5 days of Hygiene. No Denti-cal. F.P. \$525k.
- 5918 - NorCal – Premiere Cosmetic practice. Desirable area. No A/R. Has averaged \$1.6+ million/yr. Beautiful office. F.P. \$750k.
- 5923 - Monterey Peninsula – Best location, hi end practice. Computerized ops & networked office. Very little A/R. Collects \$540k & nets \$230k. FP \$377k.
- 5926 - Sacramento's Carmichael – 7 days of Hygiene. Collected \$550k in 06' on 3.5 Dentist days. F.P. \$310k
- 5927 - Sacramento's Marconi Avenue. "Bread & Butter" practice. Has averaged \$349k in collections
- 5928 - Oakland's Pill Hill – Seeks Female DDS – Relaxed practice collects \$250k/yr. Attractive 2 op suite, spent \$140k in upgrades. F.P. \$150k.
- 5929 - Southern Sonoma County. 6 days of Hygiene. Great staff. Shall collect \$1.1+ mil in 07'. F.P. \$575,000

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- 3081 - SALINAS – Grossing \$2,000,000. Outstanding opportunity to Net \$1,000,000 with a little growth. F.P. #1,500,000.
- 1005 - Hemet – Beautiful office – \$450k investment – Shopping ctr. F.P.\$350k
- 1017 - Palm Springs/La Quinta area- Estab 40 yrs. New owner 14 yrs. Like new 9 Ops. Hi tech office. Grossing \$1.4 mil. Fantastic opportunity. New DDS can achieve \$2.5 million first yr. FP \$1.2 Million
- 1069 - Irvine G.P.Grossing \$190k–Cap cks \$2k+/month. Lowest rent in Irvine
- 1078 - Nevada-Historic city. GP wants partner. Gross \$600k. F. P. \$550,000
- 1094 - 2 Practices near Bakersfield. Gross \$750k+.Free standing bldg 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
- 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 \$350k working 3 ½ days. More volume available. F.P. \$150k.
- 3005 - Temecula/Murrieta Hot Springs. HMO-Grossing \$1,400,000. w\$13,500/mo HMO checks. Absentee owner.
- 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 Cap checks per month. R.E. in newly renovated office available at \$1,385,000. Practice \$950k.
- 3013 - Beaumont Area - Approx. 2,000 sq.ft.. Grossing \$700k+. HMO/PPO. Booming area. This is a special situation – Call ASAP.
- 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.
- 3029 - Montebello/Whittier/Pico Rivera – Super hi identity location within super market shopping center with low rent. 6 Ops, 4 equipped.

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

3034 - San Diego – Hi Identity – 3,000 sq.ft.. Newly est. \$2,500/mo. HMO cks.

Absolutely gorgeous. 9 ops, 6 equipped. Now grossing \$30k/mo.

3036 - L.B./Paramount long estbd corner dental bldg. Now gross \$200k.

3039 - O.C. Beach location Only. 3 Ops equipped. Turn key location.

3042 - O.C – Strip center – Part time Seller. \$6k to \$8k/mo. 1 day p/week.

3047 - Korean G.P. @ 101 & Vermont. Est 30+ yrs.Senior Seller refers out a lot.

3048 - Santa Ana/Tustin G.P. Gross \$830k+. Indemnity plus PPO. Estb 35 yrs.

7 Ops, 5 equipped. 2,000 sq.ft.. Digital office. Condo available.

3049 - S.F. Valley. Class AAA Shopping center. Beautiful 7 Ops, 6 equipped.

3050 - Santa Margarita –EMERGENCY SALE - Newly est.. 3,000 sq.ft..10 ops.

3051 - Monterey Park. HMO/GP.Seller compromised health. Gross \$1.1mil in 06'.

Seller treats 60 to 120 new patients/mo. 4 Hygiene days.

3052 - Bell Gardens – G.P. located in large shopping center. Busy practice.

3056 - East L.A. – Grossing \$250,000, part time. Seller not well – 4 Ops. 20% to 30% Medi-cal. Balance PPO and Cash. Full Price \$175,000.00.

3058 - San Bernardino area Practice. Across from large local hospital. 1,316 sq.ft., 3 operatories, 2 equipped. Office is modern with digital X-ray and camera.

3059 - Sacramento –North West area. Known as Ton and Country. GP. Est. 23 yrs. Grossing \$330k with over 50% Net profit. F.P. \$250k.

3066 - Palm Springs – HMO practice. \$18k to \$20k in cap cks. 9 Ops office.

3067 - San Bernardino – HMO – 10 Ops, 4,500 sq.ft.. Grossing \$900k. F.P. \$830k. Building available.

3068 - Las Vegas, NV –Grossing \$1,000,000 +. 8 Ops, 4,500 sq.ft. F.P.\$ 500k. includes \$100k A/R

3071 - No. San Diego.G.P. Est.'90's.85% PPO & Ins. Booked ahead, 6 Hygiene days.

3074 - Temecula Location. 1,500 sq.ft. in excellent condition. 20,000 cars pass/day

3076 - Bell Gardens .Store front location.800 sq.ft.,10% Ins,10% Cash, 80% State aid.

3078 - Alhambra – Location only. Free standing bldg.1,200 sq.ft. 3 Ops.

3079 - Newport Beach – Westcliff Beautiful office. Only \$55,000

3080 - Glendale – Grosses \$200k+. 2 Ops. Hi visibility – Low Overhead.

3081 - Salinas – Grossing \$2mil.Outstanding opportunity to net \$1.mil.

3082 - Escondido Area– DDS Partnership on Sure – fire success.

3083 - Roland Heights – Mandarin. GP. Grossing \$500k+. Busy shopping center. 5 Ops, 4 equipped. Super opportunity.

3084 - Gardena –

3085 - Coming UP! – Aliso Viejo – GP Grossing \$630k+. 7 Ops, 6 equipped. Absolutely beautiful

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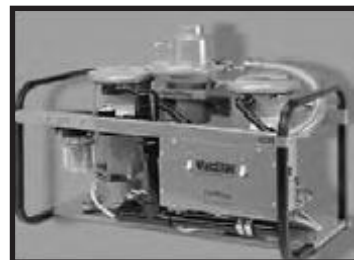
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