

THE Dental Trader

VOL. 5 NO. 11 • NOVEMBER '08
No. Calif. Edition

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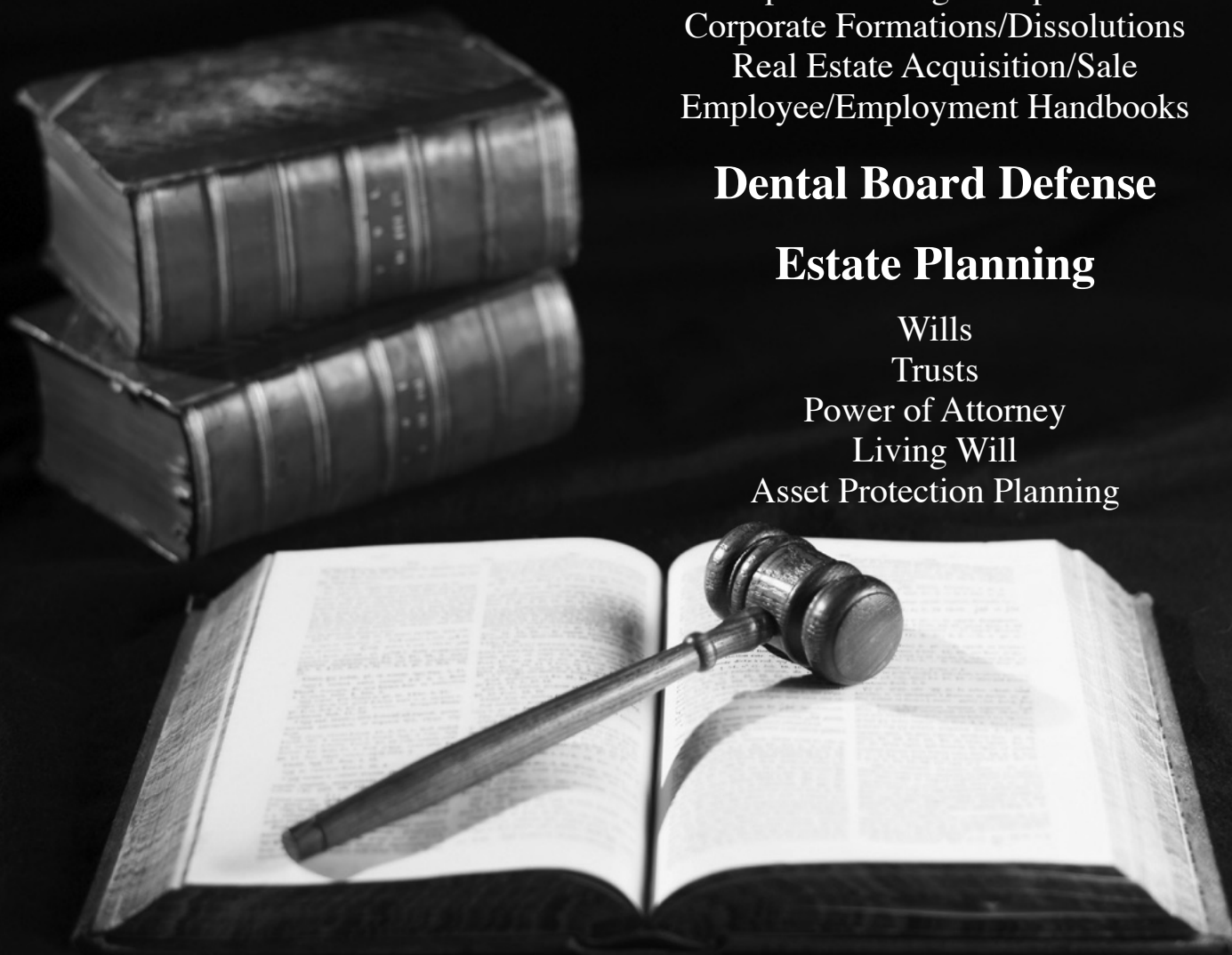
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Happy Thanksgiving!



PRACTICE SALES AND LEASING



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FRESNO COUNTY

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

KERN COUNTY

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

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

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

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

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

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

LOS ANGELES COUNTY

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

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

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

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

HAWTHORNE - (4) op computerized G.P. in a strip ctr. Exposure/Visibility & Signage. Cash/Ins/PPO/Denti-Cal pt base. Digital x-rays and intra oral camera. 20-25 new pts/mos. Collect approx \$300K/yr. **NEW**

PASADENA - (8) op computerized G.P. and free standing bldg. for sale. Cash/Ins/PPO/Denti-Cal. pt. base. Gross collect \$750K/yr. **SOLD**

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

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RIVERSIDE COUNTY

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

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

ORANGE COUNTY

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

SANTA BARBARA COUNTY

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

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

SAN BERNARDINO COUNTY

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

SAN DIEGO COUNTY

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

OCEANSIDE - 2,000 sq ft (7) op fully built out and partially eqt'd G.P. office for lease. Located in a shop ctr. w exposure/visibility/signage. Ready for the balance of your eqt., instruments, supplies & patients. **NEW**

SAN LUIS OBISPO COUNTY

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

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

VENTURA COUNTY

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

TULARE COUNTY

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

NORTHERN CA ***NEW***

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

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

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

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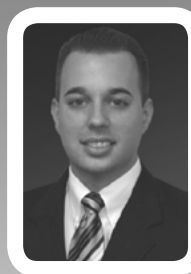
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680 CORRIDOR-WALNUT CREEK AREA: - For Sale General Dentistry Practice. This practice is located in a stable, growing, affluent area. Collections for 2007 were \$593K with adjusted net income of \$225K, 61% overhead. Office has 990 sq. ft., 3 equipped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

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

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

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

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

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

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

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

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

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MARIN COUNTY: - For Sale- General Dentistry Practice. This compact 3 operatory office located in a medical/dental hub with ample parking. 2007 collections were \$370,000 with only a 62% overhead. There are 2.5 days of hygiene. Practice was originally purchased in 1980 and is still in its original location in this very affluent area. Owner is retiring.

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

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

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

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

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

ROSEVILLE: - For Sale- Prosthodontic Office. The practice collections for 2006 were \$1,133,221.00 with adjusted net income of \$432K. There are 16 new patients per month. The practice occupies 1,933 sq ft with 5 operatories, and includes Eaglesoft dental software, Intra-Oral camera, and Digital x-ray. Owner is relocating.

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

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

SOUTHERN CALIFORNIA

CAMARILLO: - For Sale - General Dentistry Practice. Great living in upscale coastal community. The practice is located in a professional complex near a hospital. Annual receipts have increased each year with 2008 projected at \$500K. Office involves 1,495 sq. ft. (leased) that is professionally decorated. There are 3 fully equipped ops with room to expand. Digital X-rays, Panorex & Intraoral Camera. Practice averages 12 new patients per month. Owner to retire.

GOLETA/SANTA BARBARA: - For Sale: General Dentistry Practice. High quality area. Practice has been located in its present location for the past 37 years. The office 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.

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

SHERMAN OAKS: - For Sale - General Dentistry Practice. High end facility fully equipped with intraoral camera, Panorex, 8 ops., PracticeWorks software. Non amalgam philosophy, currently open 5 days a week. 2007 Gross Receipts \$896K. Building also for SALE- 3,000 sq. ft. Practice has been in its current location for the past 5 years. Owner doctor to retire.

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

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

YORBA LINDA: - For Sale General Dentistry Practice. 2006 Gross Receipts \$773K with adjusted net income of \$287K only 62% overhead. 2000 sq ft with 5 equipped treatment rooms, Dentrix software, laser, intra-oral camera, and pano. Entire staff certified in Invisalign.

COMPLIMENTARY SEMINARS

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LOCATIONS AND DATES OF UPCOMING SEMINARS

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LOCATIONS AND DATES OF FUTURE SEMINARS

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

A-6971 SAN FRANCISCO - Golden Opportunity near Union Square. Prestigious Address. Seller Retiring after 30 yrs! High Traffic flow. Easily accessible. 700sf/3 ops **\$200k**

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

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

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

B-714 ANTIOCH - Located in the Gateway linking SF/East Bay to Sacramento and the Central Valley. Doctor avgs 6-8 pats & Hygienist treats 6-8 pats/day. Fee-for-service practice w/ a loyal patient base. 1,320 sf, 4 fully equipped ops **\$385k REDUCED! C-700 VACAVILLE** - Located in attractive, well-maintained Medical Prof. Bldg. Dr. avgs 15-20 pats/day. 4 fully equipped ops. Reduced to **\$75k**

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

D-647 SAN JOSE - Over 18 yrs of goodwill at the attractive GP. Located in Prof Bldg complex. Solid practice. Occupies 1075 sf w/ 2 ops and plumbing for 1 add'l ops. **REDUCED TO \$95k**

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

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

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

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

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

BAY AREA CONT.

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

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

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

NEW! D-726 FREMONT - Location, Marketing and well respected reputation! Located in Popular Retail Shopping Ctr. w/strong anchor tenant and excellent foot traffic. Spacious 2700 sf, 6 op practice is plumbed for 2 add'l ops, allowing room for growth. **\$325k**

NEW! D-728 SAN JOSE FACILITY - Spacious office w/sophisticated décor in Willow Glen area. 2 story Prof Bldg in prime location. 2800 sf w/2 fully equipped ops. Plumbed for 3 add'l ops. Call for full equipment list and more details. **ONLY \$75k**

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

NORTHERN CALIFORNIA

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**

E-636 CARMICHAEL - GP with strong focus on Crown & Bridge. 2000 sf, 6 op office with collections in excess of \$2m annually. Call for more information. Reduced to **\$1m**

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

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

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

NORTHERN CALIFORNIA CONT.

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

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

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

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

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

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

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

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

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

G-658 YUBA CITY - GP in growing Community! 4 ops, 1500 sf office remodeled in the past few years. Upscale prof area. Seller Retiring and passing along over 30 years of goodwill to you! **\$425k**

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

CENTRAL VALLEY

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

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CENTRAL VALLEY CONT.

H-668 NORTHEASTERN CA— GP with over 30 yrs goodwill. 4 ops in spacious 1600sf office. On major thoroughfare on way to hospital & college. 2007 gr rpts exceed \$650k Offered at **\$395k**

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

I-586 MERCED— Revitalized area w/ easy access to foothills, major cities & the coast! ~1450 sf & 4 ops in newer Prof area. **REDUCED TO \$175k**

I-6121 TRACY— High growth area, near Mountainhouse. State of the Art, completely paperless. Near West Valley Mall and I-205. Prof. Bldg w/ plentiful parking. 1600 sf & 3 ops. Also plumbed for 3 add'l. **\$600k**

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

I-684 TURLOCK— GP & Cosmetic/Full Mouth Reconstruction, Implants, and Family Relationships. Near Sierras and SF Bay Area. Stable patient base, seasoned staff, strong marketing and management capabilities. 1700sf, 4 ops SPEC-TACULAR DÉCOR. Located in attractive Prof Bldg **\$675k**

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

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

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

J-638 SAN LUIS OBISPO— Located between SF and L.A in beautiful, vibrant coastal college community, this well established 2000 sf 4 op practice awaits your talent & skill. GP who limited practice to Peds offers room to grow. **\$275k**

J-720 FRESNO— Gentle family-oriented care, State-of-the-art technology/equip in relaxed atmosphere. Attractive, well-maintained Prof Bldg. Affluent area of growth & development. 1,780 sf/5 ops **\$675k**

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

NEVADA

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

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

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

LV-693 LAS VEGAS— Just Opened, State of the Art GP with gorgeous build outs, 5 fully equipped ops, on highly visible corner location near Eastern & Flamingo. Over 1800 sq ft. **\$275k**

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

LV-696E Facility LAS VEGAS— Seller relocating—leaving all equipment & improvements. All the bells and whistles! Centrally located w/ desirable business amenities. 2,600 sf, 6 fully equipped ops. **REDUCED TO \$210k**

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

LV-705 LAS VEGAS— Focusing on Restorative, Endo & Prosthetics. Dr avgs 10-12 pats/day. Prof Bldg—Major Intersection. 3,000 sf/7 ops. **\$250k**

LV-707F LAS VEGAS— Dr avgs 12-14 patients w/ 6-8 Hyg pats/day—Generates 40-50 new pats/mo. Immaculate, updated, beautifully remodeled office. 2,650 square feet/6 ops **\$182,800**

REDUCED! LV-707T LAS VEGAS— Retail Shopping Center. Immaculate! 4 fully equipped ops. Generates approximately 40 - 50 new pats/mo w/new growth, location and walk-by traffic! Was Generating \$70-80k/mo about 10 months ago. Has Phenomenal Potential!! Reduced to only **\$171k**

NEW! LV-711 LAS VEGAS— Heart of Summerlin High end Practice. Breath-taking décor. 1,536-sf & 3ops. Gr. Rpts continue to increase even during this economic time. **\$423k**

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

SPECIALTY PRACTICES

C-703 FAIRFIELD/VACAVILLE - ORTHO— "Clean, Efficient, and Quality" describe this practice. PRIME LOCATION w/ exc signage on major thoroughfare. 1000+ sf & 3 chairs in open bay. Call for details **\$340k**

SPECIALTY PRACTICES CONT.

C-690 SANTA ROSA -PROSTHODONTICS— 1400 sf with 2 ops & plumbed for add'l. One of the most prestigious areas in Santa Rosa. Very mature landscape and beautiful office. **\$310k**

LV-622 HENDERSON - PEDO— FFS, well respected, modern curb appeal, 1800sf, 5 ops w/ plumbing for 1 add'l op. Offered at **\$345k**

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

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

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

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

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

ARIZONA

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

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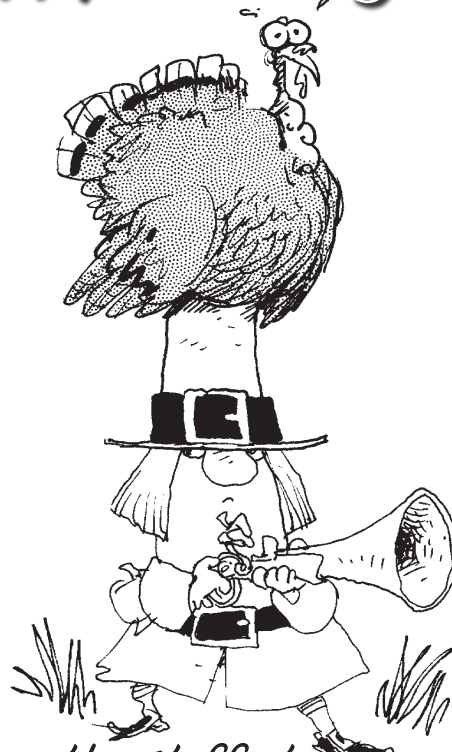
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Pricing is more critical at this time. Prices have softened in most areas from those values which had been realized in the recent past. Buyers will not investigate practices which they perceive are over-priced. Nor will Buyers pay prices predicated upon past performance or future projections. They will pay fair prices based upon present performance.

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Concerning our activity in 2008 and with the exception of those practices presently listed, PPS of The Great West has either sold or we have accepted offers on better than 90% of those practices entrusted in our care this year. As you consider making this change, give me a call at 415-899-8580.

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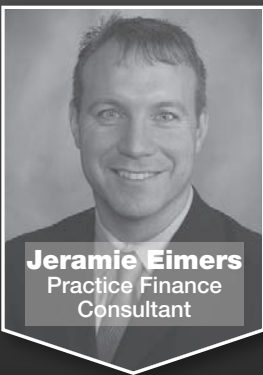
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