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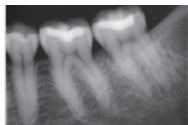
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Happy Thanksgiving



Paul Maimone/Broker/Owner
CA Broker #01172430

FRESNO COUNTY

FRESNO COUNTY #1 - (3) op G.P. Only private dentist in smaller town. 2008 collections approx. \$375K on 3-4 days/wk. Mixed pt. base. Low overhead. **PRICE REDUCTION. SELLER SAYS MUST BE SOLD IMMEDIATELY!**

KERN COUNTY

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. **SOLD**

LOS ANGELES COUNTY

ARCADIA - (4) op computerized G.P. located in a well known, easily accessible medical dental bldg. on a main blvd. Cash/Ins/PPO with no HMO's or Denti-Cal. Gross Collect \$315K+/yr on a (4) day wk. **NEW**

BALDWIN PARK #2 - (5) op computerized G.P. (4) ops eqt'd. 5th plumbed. Cash/Ins/PPO/Denti-Cal pts. In a strip ctr w good signage/visibility. Easy Dental s/w. 2008 Gross Collect approx. \$230K p.t. Can do more f.t.

CULVER CITY - Recently remodeled (3) op comp. G.P. on a main blvd w exposure/visibility. Digital x-rays. (2) new Belmont ops and (1) older Belmont op. Cash/Ins/PPO pt. base w minimal Denti-Cal & no HMO's. Gross Collect \$425K+/yr. Lower overhead office with high net. Seller returning to specialty school. **NEW**

GLENDALE - Extremely motivated Seller wishes to sell their (4) op (2 eqt'd & 2 plumbed) G.P. office located in a free standing bldg with exposure & visibility. Mixed patient base. Gross Collect \$110K+ on (1-2) days/wk. **Price Reduction.**

HUNTINGTON PARK - (4) op G.P. located in a strip ctr w good signage/visibility & parking. Cash/Ins/PPO/Denti-Cal pts. Gross Collect \$230K+/yr p.t.

LOS ANGELES (KOREA TOWN) - Computerized G.P. located in the Korea Town area of Los Angeles. Store front location with excellent exposure, visibility & signage. State of the art facility with (7) ops of newer Belmont equipt, Cerec 3, (2) lasers, fully equipped lab, (6) digital x-rays, Dentrix s/w, PRP System, Jaw Tracs, and 3D ICAT Imaging System. Annual Gross Collections of **\$1.4M+ with an annual net of approx \$450K!** Cash/Ins/PPO pt. base. No HMO's & no Denti-Cal. Approx 20 new pts./mos. 30+ years of Goodwill. Seller retiring but will assist with transition or could stay on part time. **NEW**

MISSION HILLS - (5) op turnkey office. (4) ops eqt'd, (5)th op plumbed. Located in an upscale, well known & well located prof. bldg. A-Dec equipt, pano & plumbed for central nitrous. Sale includes T.I. \$'s to freshen up the office. Priced less than build out & equipt replacement cost.

NORTH HOLLYWOOD - (4) op Turnkey Office with patients. (2) ops eqt'd, (2) additional plumbed. Located in a grocery store anchored Shop Ctr with excellent exposure, visibility and signage. Heavy foot traffic with many walk ins. Cash/Ins/PPO and some Denti-Cal. Seller working only part time schedule. This practice can do \$400K-\$500K with some advertising and more hours. Seller retiring. **PENDING**

RESEDA - (4) op G.P. w an x-ray room. (2) ops eqt'd, (2) additional plumbed. 10-12 new pts per mos. Pt. base is Cash/Ins/PPO and small amt of Denti-Cal. Gross Collect \$230K+/yr. p.t. Low overhead/high net. Seller retiring. **NEW**

SANTA CLARITA VALLEY - HERE'S THE ONE YOU'VE BEEN WAITING FOR!! (11) op computerized G.P. (10) ops eqt'd, 11th op plumbed. In a well known prof. bldg. with great signage! Cash/Ins/PPO/HMO and small amt of Denti-Cal. Gross Collect of \$1.6M+/yr. **with an annual net of approx \$600K!** Cap Cks of \$13K-\$15K/mos. Refers out Diff. O.S., Perio & Ortho. Pract can be easily grown to \$2.5M+/yr by adding more hygiene, specialists, and advertising. **PENDING**

TARZANA - (3) op computerized G.P. Located in a busy shop ctr. Excell. exposure/visibility/signage. Cash/Ins/PPO/HMO pts. 2008 Gross Collect approx. \$600K+ on a (3) day wk. Seller collect. \$960K f.t. in 2006 before her pregnancy. Tremendous upside. **PENDING**

WOODLAND HILLS - (3) op computerized G.P. in a strip center on a main blvd. w excell exposure, visibility & signage. Digital x-rays & intra oral camera. Dentrix software. Cash/Ins/PPO only. No HMO's & no Denti-Cal. 1-800 Dentist provider. 2009 projected Gross Collect. of \$700K+. Seller is taking an academic position but will transition.

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- Pre-Sale Planning

RIVERSIDE COUNTY

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

ORANGE COUNTY

ANAHEIM - (3) op computerized G.P. Low overhead office. Cash/Ins/PPO/Denti-Cal patient base. Annual Gross Collections exceed \$260K/yr on p.t. schedule. **NEW**

SAN BERNARDINO COUNTY

HIGHLAND - (3) op G.P. 2 ops eqt'd with newer eqt, 3rd op plumbed and eqt'd with an older chair & an x-ray. Shop. Ctr. location. Cash/Ins/PPO & a very small % of Healthy Families. No HMO's & no Denti-Cal. (18) new pts./mos. Annual Gross Collect. approx \$250K on a (4) day wk. Seller has accepted a teaching position, but will help transition. **SOLD**

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. **Price Reduction. PENDING**

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. 2009 Proj. Gross Collect \$475K.

VENTURA COUNTY

VENTURA - MULTI SPECIALITY PRACT. - (5) op comput. office in a one story prof. bldg. Digital x-rays & pano, paperless office, 3 1/2 yr old Belmont eqt. & (2) ceiling mt'd surgical microscopes. 2 days/wk Pedo, 3 days/mos O.S., 2 days/wk. Endo, & 1+ days/mos Perio. Cash/Ins/PPO/HMO/Healthy Family pt. base. 2008 Gross Collect \$540K+.

WESTLAKE VILLAGE - Turnkey Office in a desirable upscale area, on the outer perimeter of a prof. bldg. Excellent exposure, visibility & signage. Drop dead gorgeous w marble floors, travertine counter tops, vaulted ceilings, & many designer touches. (3) ops of newer eqt. Computer networked & has digital x-rays. Sale includes dental eqt, furniture, fixtures, leaseholds & rights to the office lease. Seller moving to larger office.

NORTHERN CA

LODI - (4) op comp. G.P. (3) ops eqt'd, 4th plumbed. Free stand bldg on a main St. w exposure/visibility. Cash/Ins/PPO/HMO pts. Cap Ck ~ \$5K/mos. 2009 Proj Gross Collect \$460K. Absentee owner.

PETALUMA - (2) op comp. G.P. New Belmont eqt'd. Cash/Ins/PPO/HMO pts. Cap Ck ~ \$3K/mos. 2009 Proj Gross Collect \$480K. Absentee Owner.

STOCKTON - WOW! ~ \$20K/mos Cap Cks! (7) op comp. G.P. located in a prof. bldg. (3) ops of newer Belmont eqt. plus (4) ops of older eqt. Cash/Ins/PPO/HMO pts. Cap Ck ~ \$20K/mos! 2009 Proj. Gross Collect \$1.25M. Absentee owner.

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David Buchan, DDS, San Clemente, CA

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SAN DIEGO-MIRA MESA – NEW LISTING! GENERAL Practice with 3 Ops, situated in strip center. Satellite office. Located on busy street in residential neighborhood.

SAN DIEGO-OCEANSIDE/CARLSBAD – NEW LISTING! Very well established high-tech **GENERAL** Practice. 5 Ops in 1875 sq. ft. Pelton & Crane chairs and delivery 3 years old. Completely computerized. Newer ADEC Sterilization Center. Excellent location in Professional Bldg.

SAN DIEGO-CHULA VISTA-EASTLAKE-ORTHODONTIC Practice established 2 years as satellite. GORGEOUS Office in Prof Bldg (several Gps in immed area) 5 treatment Ops, 1 private exam Op. Planmeca digital Pan-Ceph. Large windows with pleasant view. Once in a lifetime "turnkey" opportunity with existing cash flow!!

TEMECULA-NEW LISTING!! – Six year established **GENERAL** Practice comprised of Insurance, Cash and PPO patients. 25-30 new patients per month! Situated in close proximity to freeway, Mall and Old Town. Spacious 2400 sq. ft. Office with 8 Ops (4 equipped).

SAN DIEGO-EL CAJON – General Practice (which also does implants) available. 3 equipped Ops plus 1 plumbed in approx 2200 sq. ft. Freestanding building with signage. Collected 551K in 2008. Practice is offered for 460K. BUILDING also FOR SALE for 600K.

SAN DIEGO-PACIFIC BEACH – General Practice operated 2 days per week as second office. Collected approx 350K. Ins/PPO/Cash. Great Starter!! Asking only 320K.

SAN DIEGO-CHULA VISTA-EASTLAKE – Three Year Young **GENERAL** Practice available. in major GROWTH AREA. Comprised of 5 Ops (3 equipped with dental cabinetry, 2 plumbed) in approx 1660 sq. ft. GREAT Opportunity to acquire a newer, built-out office. Patient base made up of PPO, Cash and CAP. REDUCED to only 150K!!!

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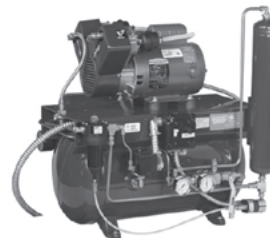
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*Timothy G. Giroux
DDS/Broker*

ASK THE BROKER

Question:

What can I do as a buyer to help me in my negotiations with a seller?

Stan K., DDS

First of all, it may sound like common sense, but the best thing a Buyer can do is to put your best foot forward with the Seller the moment you first meet. Forget that you are nervous about paying all that money for goodwill and old equipment. The most valuable assets you are buying are the patient base, patient-doctor relationships, staff relationships and office location.

Even if, in your opinion, the practice is grossly overpriced, your job is to impress the Seller that you are going to perform amicably during the transition. If you convince the Seller that you will preserve the patient and staff relationships the Seller will practically want to give you the practice for free!!! All kidding aside, the more the Seller is impressed with you, the easier negotiations will proceed.

Most Sellers are very emotional about their practices and perceive the practice as if it was their infant child. If you start attacking the price or even something as simple as old equipment that needs repair, they view it as an attack on a loved one.

You should take note of all the concerns you have with the practice that need to be addressed. **However, rather than risk offending the seller, address those concerns with the Broker at a later date.**

There are many issues that will arise during the negotiation and transition that will be more likely to go in your favor if you begin the relationship on a positive note. Even though you might be the one bearing all the stress and future risk, you need to go into the first meeting as though you are applying for a job that has many more qualified candidates applying for that position.

Rework issues may be a concern for some Sellers, but mature Buyers know that those issues, if handled properly, can build trust in the existing patient base in the future.

We will address this issue separately in our next column.

Timothy G. Giroux, DDS is currently the Owner & Broker at **Western Practice Sales** (westernpracticesales.com) and a member of the nationally recognized dental organization, ADS Transitions. A graduate of Creighton University, School of Dentistry (1983), he and his wife, Mona Chang, DDS (LLUSD 1984) were in private practice together for 15 years in Scottsdale, AZ, before establishing their home in northern California.

Questions? Email them directly to Timothy G. Giroux, DDS:
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- **DIXON:** *For Sale*-General Dentistry Practice. '08 collections were \$122,894. 3 op 1,100 sq. ft. office. Owner has relocated out of state and is motivated. Good opportunity to build a practice in a growing community near Davis, CA. #14265
- **EL SOBRANTE:** *For Sale*-General Dentistry Practice: Ideal for recent grad or DDS looking for satellite practice. 3 ops. w/potential of 5. '08 receipts \$350K, adj. net income \$124K. 3 days of hygiene, Pano, Easy Dental software. 1,300 sq. ft. Seller is retiring after 35years in same location.
- **FRESNO AREA:** *For Sale*-General Dentistry Practice. This outstanding practice has annualized collections of \$1,921,467 in 2008 \$798K adj. net income. The office has Dentrrix, Laser, Intra-oral camera, digital x-ray and Pano. Bldg. may be avail. for sale. Owner is retiring. #14283
- **FRESNO:** *For Sale*-General Dentistry IV Sedation Practice. '08 collections \$1,064,500. Seller 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. Facility 1,500 sq. ft. w/5 equipped operatories & 7 days of hygiene. #14250
- **FRESNO:** *For Sale*-General Dentistry Practice. Owner has practiced in same location 24 years. 3 TX rooms, 1,000 sq ft. Located in a Medical/ Dental Bldg. Owner to retire. 2008 collections were \$86K. Ideal for a new grad or satellite office.
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- **MODESTO:** *For Sale*- General Dentistry Practice. 2008 Collections \$1,097,000 adjusted net income of \$350,543-No Medi-Cal. Office space is 3,580 sq ft, Laser, Intra & Extra-oral camera, and Pano. Office is open 5 days a week, 3 hygiene days. 2 or 3 dentist could work together comfortably in this facility. 10 years in same location. #14289
- **NO. CA WINE COUNTRY:** Endo Practice-For Sale- 08' GR 958K adj net \$673K 4 Ops, 1,500 sq ft. Overhead 29% Owner to retire #14296
- **PALM SPRINGS:** *For Immediate Sale* - General Dentistry Practice. 2008 Gross Receipts \$906K with adj. net income of \$346K. Highly desirable location with 4 ops. Laser, and Intra-oral camera. 5 days of hygiene. Owner recently deceased.
- **PORTERVILLE:** *For Sale*-One of two partners is retiring in this highly successful General Dentistry Practice. '08 Receipts \$2Mil. adj. net \$1,257,000. 2,000 sq ft 6 ops. Intra-Oral camera, Pano, Dentrrix.10 days of hygiene. #14291
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- **RED BLUFF:** *For Sale*-Practice located in free standing Bldg overlooking Sacramento River. 8 ops, 3,500 sq ft, 10 hygiene days. Bldg. also avail. for sale w/100% financing avail. Owner is retiring. #14252
- **REDDING:** *For Sale*-Owner looking for Assoc. trans. into Partnership w/Buy-Out. '08 GR \$1 Million dollars income \$436K. 5.5 days hygiene, 2,200 sq. ft. #14293
- **RENO: FOR IMMEDIATE SALE**- General Dentistry Practice. 2 ops, 17yrs. present location '07 GR \$763K with adj. net of \$263K w/65% overhead. Bldg. also for sale. Owner deceased.
- **SAN FRANCISCO:** Financial District 4 ops, 1,500 sq. ft. MERGED Buyer needs to bring in Pt. base #14288
- **SAN FRANCISCO: Deceased Dentist.** General Dentistry Practice for Sale. Fee for Service GP Practice on busy street in lower Mission District. 2008 collections were \$496,600. 4 ops. with Pano. in 1,100 sq. ft. office. Practice in same location for 41 years. Hygiene 3 days a week. Refers out Endo, Perio, Ortho, Oral Surgery. Great opportunity for exp. Dentist. Owner Dentist is recently deceased. Temporary Dentist working practice until sale.
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- **SOUTH LAKE TAHOE:** *For Sale*-General Dentistry Practice,Office is 647 sq ft w/ 3 ops. Practice has been in its present location for the past 26 years. Owner to retire. #14277
- **YUBA CITY/ MARYSVILLE:** *For Sale*-General Dentistry Practice w/Bldg avail. Practice located in present (great) location over 30 years.1,800 sq ft 5 ops 4 hygiene days. Owner to retire.#14273

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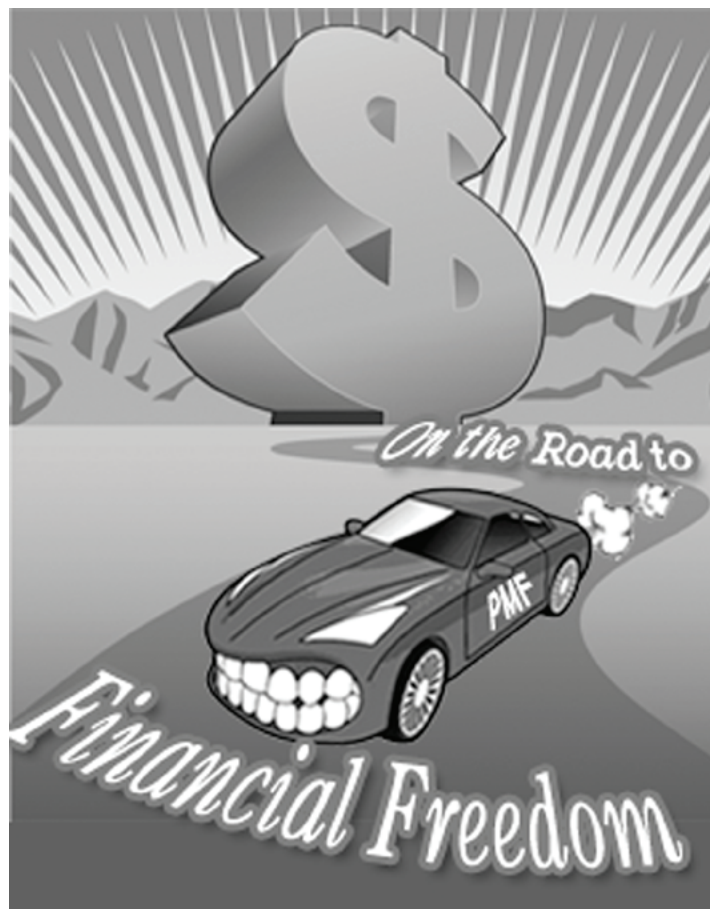
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BAY AREA

A-6781 SAN FRANCISCO - Established in 1993. New equipment-hardly used. VIRTUALLY NEW practice! 1,000 sf/3 ops. **\$65k**

A-7751 SAN FRANCISCO- Space Sharing. GP seeks DDS to share office in renowned 450 Sutter St bldg. *Call for details!*

A-807 SAN FRANCISCO - Well-known Medical/Dental Prof Bldg. Heart of dwntwn fin. Dist. Quality, state-of-the-art practice. 800sf & 2 ops w/ plumbing for 1 add'l. **\$250k**

NEW! A-817 BELMONT - Surrounded by dental specialties in a 2-story Prof. Bldg w/ easy access to public transportation. 860sf w/ 2 ops & plumbed for 1 add'l. **\$210k**

B-755 BRENTWOOD FACILITY - Med. Prof. Bldg. Health care/comm. area. 1,500 sf/2 ops & plumbed for 1 add'l **\$375k**

B-757 SAN RAMON - One of the best planned, spacious offices we've seen! Located off Crow Canyon near the freeway in busy retail shpng ctr. "Like new" office is 2,800sf w/ 2 fully equipped ops. Plumbing for 8 total **\$295k**

B-7881 TRI VALLEY, CA - Facility Only - Location, Location, Location! 1070 sf, 4ops, ADEC chairs and equipment. Fully networked Dentrux computers. **\$400k**

B-783 ALAMO- Wow! Talk about a fantastic location! Quality practice with loyal, stable patient base & *excellent potential for growth*. Located in the center of a large retail area. 860 sf/3 ops. **\$285k**

C-690 SANTA ROSA -1050 sf with 3 ops. One of the most prestigious areas in Santa Rosa. Very mature landscape & beautiful office. Emphasis on Crown & Bridge, esthetics dentistry & prosthetics **\$345k**

C-7361 SOLANO CO -FFS GP in thriving community! Spacious 2264 sf 6 op office near Yacht Club & Marina. **\$375k**

C-787 SANTA ROSA - GP in very desirable area. 1700 sf , 4 fully equipped ops. Gross over \$300k last year! Write your own success story here. **\$150k**

C-7811 SOLANO CO - 2,997 sf w/6 fully equipped ops + 2 Hyg ops + 1 add'l op! Buy the whole practice for \$1.3m or only 50% for \$650k. *Call for Full Details!*

BAY AREA CONTINUED

C-809 VACAVILLE - Relaxed workweek! Stable patient base. Well-maintained, single-story Dental Prof. Bldg on major steet. Desirable Area. 1,500 sf / 4ops **\$150k**

NEW! C-820 VALLEJO - Strong, loyal patient base growing by word-of-mouth referrals. Located in popular & busy Shopping Plaza w/ excellent signage, visibility, freeway access & heavy foot traffic. 1,500 sf & 4 ops **\$395k**

D-779 SUNNYVALE - Well established GP in heart of Silicon Valley! 4 ops, 1050sf. Call for more information! **\$225k**

D-790 MORGAN HILL FACILITY - SPECTACULAR! Dental Prof Plaza on busy intersection. 1,730 sf/5ops, 3 of which are fully equipped. *This is an Ideal Satellite Office for Specialty Practice!* **\$75k**

D-7971 SF SOUTH BAY - Quality Service - Excellent Reputation - Desirable Location! 28 years of goodwill in this Dental/Medical Prof Bldg. 1480 sf & 4 ops. **\$650k**

NEW! D-815 HAYWARD - Give your marketing a little attention and increase the relaxed work schedule then watch this practice grow! 2-story Med Prof. Bldg. 3 ops. **\$140k**

NEW! D-824 SANTA CLARA - GP - 35+ new pats/mo by word-of-mouth referrals. Retail Shp Ctr in heart of Silicon Valley. Just 6 years old w/ 1,500 sf & 3 fully equipped ops. Plumbed for 1 add'l op **\$485k**

NORTHERN CALIFORNIA

E-7121 SACRAMENTO AREA - Largely FFS. 1800sf, 4ops (+2 add'l plumbed). Highly visible, 2-story Prof bldg. **\$775k**

E-680 FOLSOM - Seller leaving behind all equipment & improvements! 2143 sf, 2 ops & plumbed for 4 add'l. Seller Will Consider ANY Reasonable Offer! **ONLY \$150k**

E-748 SACRAMENTO - Convenient location. 820sf/2ops. Plumbed for 1 add'l. **\$65k**

E-729 AUBURN - Busy retail shp ctr w/ excellent signage & good traffic flow. Well maintained FFS practice. 1750sf, 4ops. Plumbed for 2 add'l ops **\$300k**

NO. CALIFORNIA CONTINUED

E-782 ROSEVILLE-FACILITY - Spacious 1,850sf office. Open Bay w/4 chairs. Busy Pedodontic Practice in same building! **\$50k**

E-795 SACRAMENTO - This Highly esteemed FFS practice offers 1100sf and 5 fully equipped ops in Dental Prof Bldg. Just Beautifully remodeled with upscale sophisticated décor. **\$795k**

E-808 SACRAMENTO - Quality Practice. Major Thoroughfare w/easy access. Free Standing Med. Prof. Bldg. 1000sf & 3 fully equipped ops **\$200k**

NEW! E-818 SACRAMENTO - Increase the part-time, relaxed workweek and watch the practice grow! Loyal Patient Base. Collections over \$350k in 2007. 1,200sf & 4 ops. *Building previously appraised @ \$260k in 2004. \$315k for Practice AND Real Estate*

NEW! E-821 Facility SACRAMENTO - Attractive office—traditional décor. Well-maintained, highly visible, single-story bldg. Great area. 1,400sf, 3ops. Plumbed for 1 add'l op **\$60k**

E-7651 COASTAL EUREKA AREA - Near Thriving University. Vibrant student/staff population. Seller retiring. 2700sf, 6 ops. **\$515k**

G-751 RED BLUFF/CHICO - Known for special sense of community & small town living. Complete remodel ~5 yrs ago. FFS GP. 2350sf / 4 ops equipped. Plumbed for 2 add'l. *Current Lender Willing to Carry Qualified Buyer. Practice Offered at \$175k / Real Estate Also Available \$250k*

G-761 CHICO - Seller retiring! 1000+ sf w/3 ops. Attractive Med Prof Bldg. Vibrant community **\$150k**

H-634 WEST OF RENO - On the Feather River in Plumas Co. 1500 sf/ 4 ops, excellent location. Lease below market value. **\$250k**

H-668 NORTHEASTERN CA - GP with over 30 yrs goodwill. 4 ops in spacious 1600sf office. 2007 gr rcpts exceed \$650k **\$395k**

H-747 GRASS VALLEY - Respected 5op, 1665sf office priced to sale at only 55% of expected 2008 collections! **Only \$385k** Real Estate available well below appraised value!

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CENTRAL VALLEY

I-625 MERCED - \$1M practice for 595k. Newly remodeled! 2100 sf, 6 ops. Ready to go paperless. 60% FFS/40% Pvt Pay. Near Merced Mall. Highly visible location. **\$595k**

I-6791 MERCED - FFS practice nets well over \$400K w/ a 150 day work year, 4ops, 1634sf. 25yrs GW Seller retiring, Great patient base & Staff **\$650k**

I-685 TURLOCK - 1700sf, 7 ops. Avgs 14 patients & 11 Hyg Pats/day! Practice recently remodeled. Highly attractive free standing building. Mostly Adec Eqpmnt. **\$350k**

I-772 Facility STOCKTON-Desirable, affluent health care area. 2,140sf/4 ops **\$250k**

I-802 MODESTO - Dental Facility. ~ 1500sf w/4 ops & room for 1 more. State of the art facility directly in front of Vintage Faire Mall **\$495k**

NEW! I-823 MODESTO-Digital Ready Network. State of the Art GP. Superb Locale in high visibility, busy desirable area. 2550 sf & 6 ops. **\$400k**

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

J-801 FRESNO- Facility. ~ 1300sf and 4 ops. Traditional Décor. An absolute steal at only **\$55k**

SOUTHERN CALIFORNIA

K-735 ALISO VIEJO FACILITY - Upscale 2 story Prof Bldg. 1,800sf/4 ops. \$4k sublet income at this location as well! **\$225k**

K-741 SANTA MARIA- Spacious ops and picturesque windows capturing scenic views. Well-maintained Medical/Dental Prof Bldg. 1,200+ sf/3 ops + 1 add'l **REDUCED \$425k**

K-762 INDIAN WELLS- Well Respected practice w/loyal patient base. Newly remodeled, 1400+ sf, 5 ops **\$550k**

K-793 SAN DIEGO-2500sf & 4 fully equipped ops w/ plumbing for an add'l 2 ops. Highly Desirable Neighborhood **\$475k**

K-805S SANTA MARIA - State-of-the-art, fully computerized, paperless office w/ digital x-rays. Well-maintained Medical/Dental Prof. Bldg. 1,450sf **REDUCED to \$175k**

SO CALIFORNIA CONT.

K-805G GROVER BEACH- Draws tourists with its moderate coastal climate, drive-on beach, dune hiking, fishing, clamming, golfing, horseback riding, & wine tasting. Remodeled office is 1,250sf w/4 ops **\$225k**

NEW! K-827 STUDIO CITY-Highly esteemed, 4 op fee-for-service practice setting the bar for excellence! Nearby Beverly Hills, West Hollywood, Westwood **\$615k**

ARIZONA

AZ-724 PHOENIX- Serving Generations of families. Room to expand in this 1500sf, 5 op office Call for more info! **\$325k**

AZ-737 APACHE JUNCTION-Quality family-oriented practice in flourishing business community. Large, stable patient base and seasoned staff with strong management and marketing skills. 2,300 sf/7 ops. **\$495k**

AZ-792 PHOENIX-“Restorative-Only” Statewide advertising. Patients travel from all over the state to this practice. 1320 sf and 3 ops. Unique & Very Successful **\$250k**

NEW! AZ-825 PRESCOTT- Escape here - Live & Play here for the rest of your life instead of just on the weekends! Mature, loyal patient base. 2,000 sf & 3 fully equipped ops w/ plumbing for an additional op. **\$370k**

NEVADA

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

LV-756 LAS VEGAS-Brand new 1,600sf/ 3 op office (Plumbed for 1 add'l op) Attractive & well-equipped in Rtl Shpng Ctr. **\$150k**

LV-796 HENDERSON - Master-planned community! Excellent location & easy freeway accessibility. Spacious, like-new office. 2,080 sf w/3 fully equipped ops & plumbed for 3 add'l ops **\$295k**

LV-791 LAS VEGAS - Low Cancellations and High Collections! 12-20 pats/day. 1900sf with 4 fully equipped ops + plumbed for 1 add'l. **Call for More Information \$325k**

NEVADA CONTINUED

LV-800 LAS VEGAS-Well Established FFS practice. Emphasis on prevention. Seasoned Staff. 3350 sf & 6 ops. **\$785k**

LV-694 LAS VEGAS - Well established, large GP. 2200 sf & 6 ops. Gross Receipts over \$900k. Equipment less than 5 years old. Office was recently painted and carpeted. **\$545k**

NEW! R-810 DAYTON-Gross Rcpts over \$1mil in 2008! Amazing, quality, well-established practice w/loyal, stable patient base & seasoned staff. Excellent signage, easy freeway accessibility, ample parking. 1,500sf & 5 fully equipped ops. **\$595k**

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C-6821 SOLANO CO. PROSTHO- Personalized treatment in warm caring environment. 1040 sf with 3 fully equipped ops. **\$390k**

E-742 ROSEVILLE ORTHO FACILITY 1,850sf w/ Open Bay & 4 chairs ***Strong referral base w/ busy Pediatric Practice in same building! NOW ONLY \$50k**

I-7861 CTRL VLY ORTHO- 2,000sf, open bay w/8 chairs. Garden View. Antique Exam Room. 45 years of goodwill. FFS practice sees 60-70 patients daily. Prof Plaza. **\$370k**

B-7851 EAST BAY ORTHO - LOCATION is Superb! 35-40 pats per day. Prof Dental Plaza. 1380 sf / 6 chairs **\$450k**

C-7841 W CO.CO. COUNTY—ORTHO - Well established—35-40 patients per day. Busy Plaza Setting near local Middle and High Schools. ~ 1350 sf & 6 chairs in open bay. Just off I-80 corridor. **\$400k**

NEW! E-811 SIERRA FOOTHILLS ORTHO-Fast growing area. Patient Oriented, Well respected Ortho practice. Avg 30 pats/day. 1200 sf & 3 chairs in open bay. **\$175k**

NEW! E-822 EL DORADO HILLS/PLACERVILLE -TWO Amazing PERIO Locations for ONE Great Price!! Gross for 2008 was over \$900k! 965sf, 4 op office in EDH and 1000 sf, 4 op office in PV. Strong referral base, excellent recall system & seasoned staff. **Full Price for 2 offices: \$495k**



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