

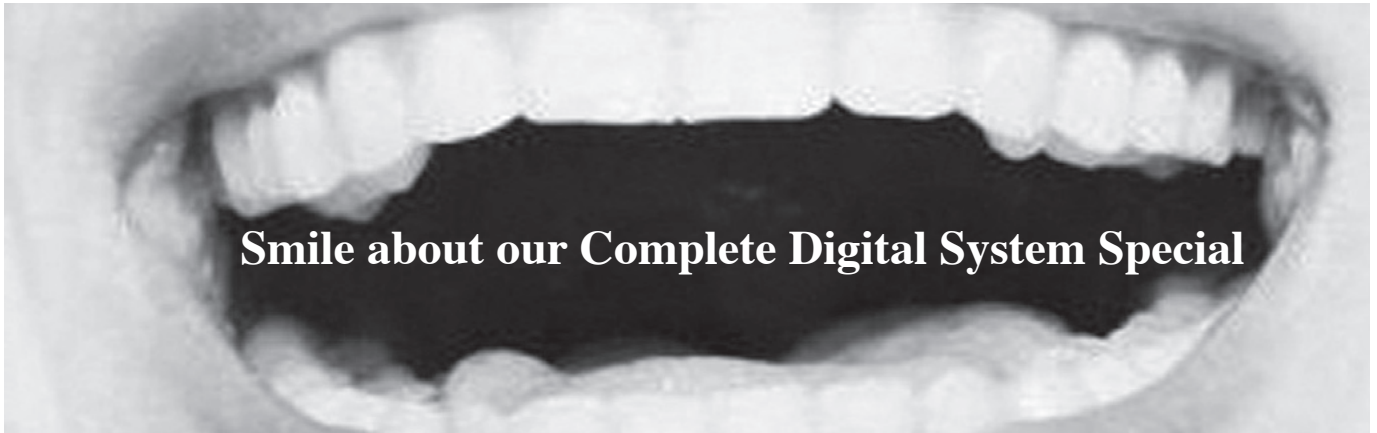
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VOL. 5 NO. 10 • OCTOBER '08  
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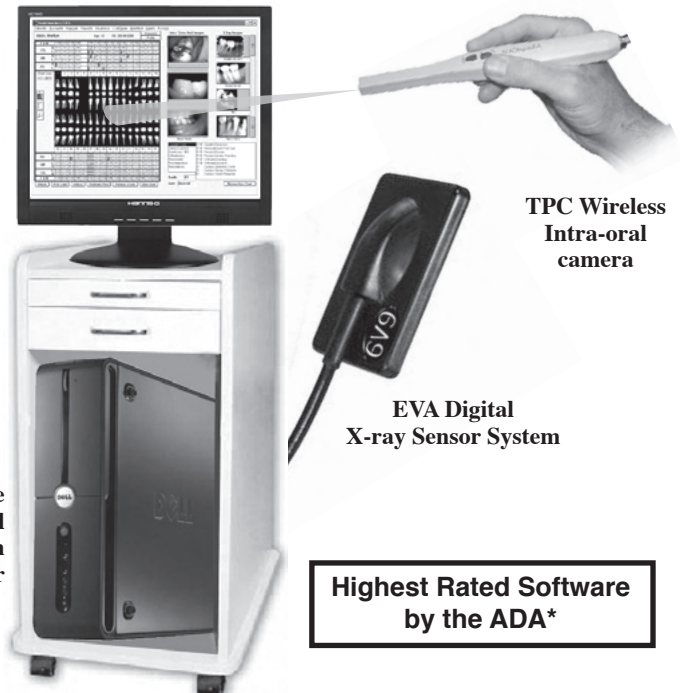
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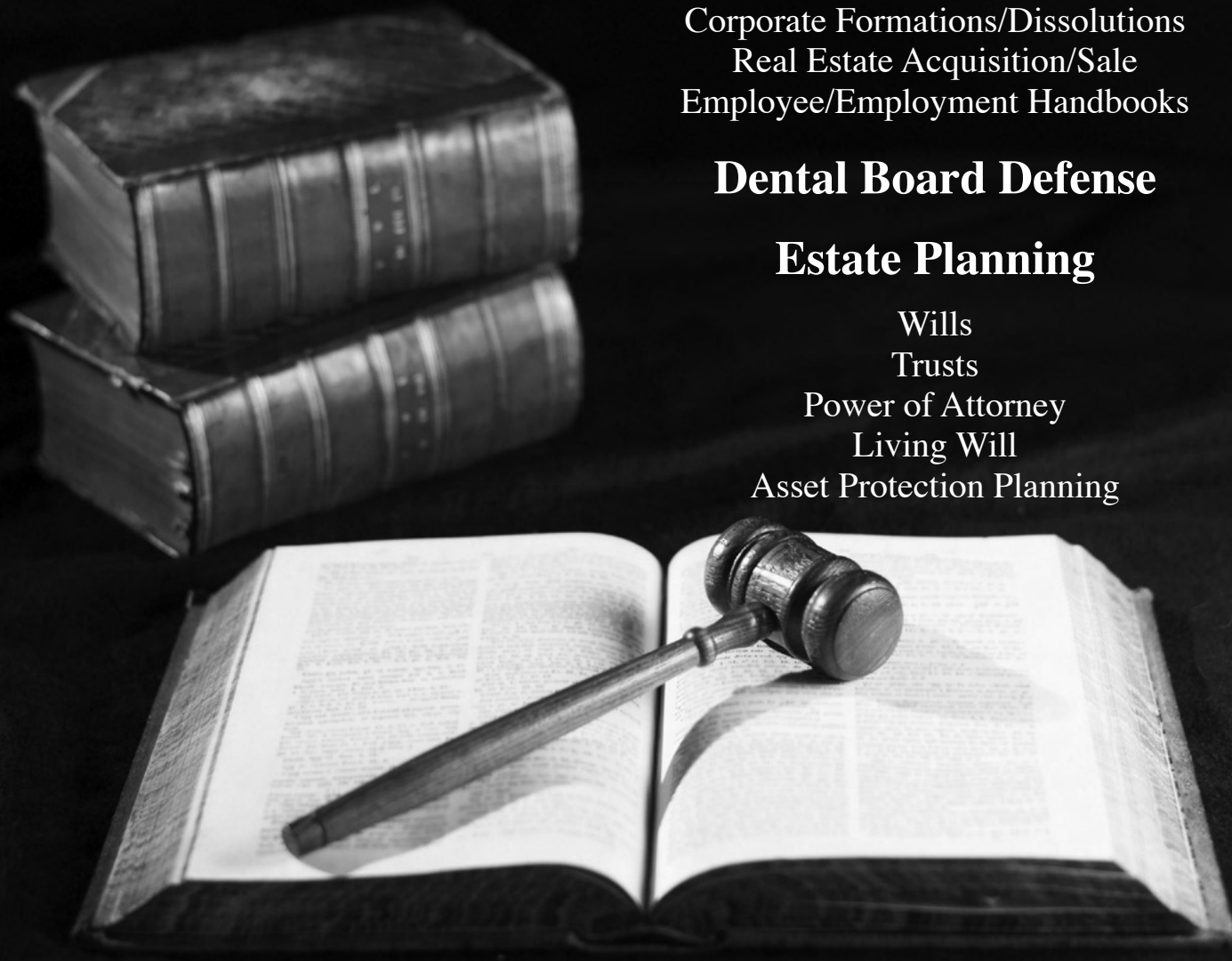
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## FRESNO COUNTY

**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 comuterized 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+. **PENDING**

**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**

**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**

**INGLEWOOD** - (3) op computerized G.P. in a medical/dental bldg. Only DDS in bldg. Cash/Ins/PPO/HMO patient base. \$3K-\$4K/mos in Cap checks. Annual gross collections \$250K-\$300K on 2-3days/wk. Digital x-rays.

**LOS ANGELES** - (5) op computerized G.P. and free standing bldg. for sale. (3) ops of new eqt. and (2) ops of older eqt. Cash/Ins/PPO/HMO patient base. Annual Gross Collections approx. \$300K. **SOLD**

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

**VALENCIA** - 1,200+ sq ft (3) op fully eqt'd Turnkey in a smaller shop ctr. Excellent exposure/visibility. Adec eqt. Also eqt'd with an intra oral camera system, (2) x-rays, & a pano. Expandable to (4) ops. **PENDING**

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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. Dentrax 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 Eq. Open 1 1/2 years & has approx. 300 pts. Grossing \$6K-\$8K/mos on a p.t. schedule with no marketing. Seller moving.

## 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 \$700K+. **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 speciality work. Tremendous upside potential. Seller retiring. **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

**VENTURA** - Computerized G.P. (2) ops + x-ray rm. Cash/Ins/PPO pt. base. Annual Gross Collect. \$175K on 2-2 1/2 days/wk. **SOLD**

## 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 \$375K.

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

**STOCKTON** - (7) op G.P. 2008 Projected Gross Collect \$1.42M.

See additional Ad on page 28 for more details!

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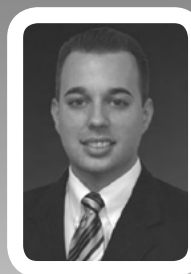
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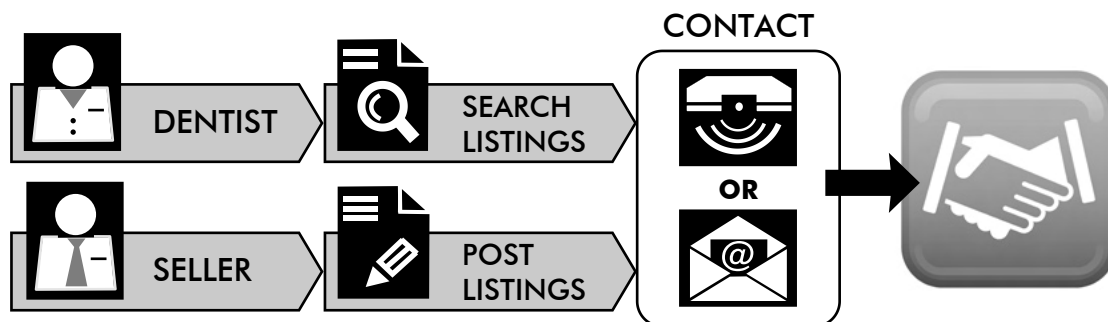
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AGD # \_\_\_\_\_ or your Delta Dental # \_\_\_\_\_ Dental License # \_\_\_\_\_

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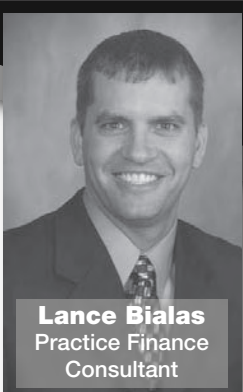
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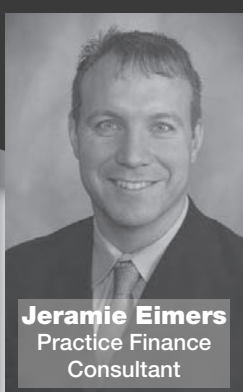




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## WESTERN PRACTICE SALES

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### BAY AREA

**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**

**NEW! 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**

**NEW! 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**

**C-700 VACAVILLE** - Located in attractive, well-maintained Medical Prof. Bldg. Dr. avgs 15-20 pats/day. 4 fully equipped ops. **\$100k**

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

**D-474 LOS ALTOS** - Facility/asset sale. 2100 sf 6 ops. **Reduced to only \$48,500**

**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 3 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-674 SUNNYVALE** - Seller has established an excellent patient base & is passing it on to you! Dr sees avg of 18 patients per day. Located in highly visible well maintained Dental Professional Bldg. 800+ sf and 3 ops. **Price Reduced! \$160k**

**D-671 SAN JOSE—FACILITY ONLY** - Easy access to 2 major freeways. Desirable Silicon Valley. 4 ops, 1 hygiene op, 1200 sf. **\$85k**

**D-6911 SAN JOSE** - New Listing near 680, 101 & 880 Freeways. 1000sf with 2 fully equipped ops and plumbed for 1 add'l. **\$165k**

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

### BAY AREA CONT.

**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**

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

### 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 \$1.2m**

**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**

**E-680 FOLSOM - PERFECT FOR A SPECIALTY PRACTICE!** Seller relocating and leaving behind all equipment and improvements! 2143 sf, 2 ops and plumbed for 4 add'l. SELLER WILLING TO NEGOTIATE! **\$325k**

**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**

**NEW! E-710 Greater Sacramento** - Bedroom community & thriving suburb of Sac. Dr avgs 8 pts/day & 8 hyg pats/day. Scenic views from Op windows, 1,700 sf / 4ops + 1 add'l **\$375k**

**NEW! E-7121 GREATER SACRAMENTO** - A successful unique traditional GP converted to largely cosmetic ins. independent practice. Largely FFS. 1800sf, 4ops (+2 add'l plumbed) is located in a highly visible, 2-story Professional bldg. Seller will mentor the buyer for a successful transition. **\$775k**

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

**NEW! E-718 ROSEVILLE** - Rated in a 2006 CNN study as "one of the best places in live". Loated in busy Supermarket/Retail Shp Ctr. 1,734sf/6 ops **\$650k**

### NORTHERN CALIFORNIA CONT.

**F-589 EUREKA** - FFS GP, est. 25 yrs, 1600+ sf, 4 ops, phenomenal visibility on busy corner! Warm, unique reception. Real Estate also available for \$325k. Practice reduced to only **\$320k**

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

**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-456 YUBA CITY** - GP w/approx gross \$400k. FFS retiring, 4 ops. Seller owns building. **\$200k**

**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 are married to the family relationships and general dentistry that make this practice such a gem. 25 years of goodwill are yours! This 4 ops practice has gross receipts in excess of \$690k annually. **INCLUDES CEREC 3 \$425k**

### CENTRAL VALLEY

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

**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**

**NEW! H-709 Chester/Almanor** - Wilderness of Plumas & Lassen Counties in well established rural neighborhood. 1,680 sf/5 ops. Real Estate available. **\$225k**

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

**I-6121 TRACY - FACILITY** - High growth area, near Mountainhouse. State of the Art facility, 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**

**I-625 MERCED** - Million Dollar Practice for \$680k. 2100 sf, 6 ops. Ready to go paperless. 60% FFS/40% Pvt Pay. Near Merced Mall in highly visible location. Call Now! **\$680k**

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## WESTERN PRACTICE SALES

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#### CENTRAL VALLEY CONTINUED

**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 Rcpts 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 **SPECTACULAR 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-701 STOCKTON** - Well Established & fully equipped w/ modern equipment. GP located in popular retail center. 1200+ sf, 4 ops. **\$350k**

**NEW! 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 Pedito offers room to grow and expand. **\$275k**

**NEW! 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**

#### SOUTHERN CALIFORNIA

**K-663 RAMONA** - Seller Retiring from this GP practice and passing along over 18 years of goodwill to you! 2 ops in 1260 sf office. **\$275k**

**K-673 HAWTHORNE** - On one of the busiest, major thoroughfares. Desirable neighborhood. 1,500 sf & 4 ops Call for details **\$150k**

**NEW! K-721 FILLMORE** - 900 sf/ 3ops Long Established. Single Story Prof Bldg **\$140k**

#### SPECIALTY PRACTICES

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

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

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

**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. Offered at \$310k

**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**

**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**

#### ARIZONA

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

**AZ-667 PHOENIX** - Located in affluent Ahwatukee area, this GP with 2 ops and 1900 sf is a great merger opportunity. Located on busy street with outdoor views from all ops. Tastefully decorated, clean. **PRICE REDUCED \$250k**

**AZ-702 GILBERT** - Brand New Listing in Gilbert. This is a MUST SEE practice. Priced to sell at **\$375k. Call for Info!!**

#### NEVADA

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

**REDUCED TO ONLY \$395k**

**LV-676 FACILITY—LAS VEGAS** - Seller relocating-leaving behind all equipment and leasehold improvements! Beautiful, spacious 1900 sf office-5 ops + 1 add'l op. Would cost twice as much to duplicate. Offered at **\$150k**

**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 with nearly 2200 sf & 6 ops. Gross Receipts average over \$960k annually over the past 3 yrs. Equipment less than 5 years old. New paint & carpet **\$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. **\$260k**

**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 **\$530k**

**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**

**OASIS DENTAL-UP AND RUNNING! Charts are filed, computers/phone lines are in. New Buyer has done all the work!! Both practices below available**

**NEW! 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**

**NEW! 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! **\$182,800**



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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.

**FREMONT:** - For Sale - Office space with equipment only. 1,750 sq. ft. 4 operatories equipped with 2 additional ones plumbed X-Ray, Pano and Intra Oral cameras. Save hundreds of thousands in leaseholds & equipment- (BEST OFFER).

**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 17years. 2007 GR were \$135,000. Asking price only \$125K.

**LINDSAY:** - For Sale - General Dentistry Practice and building available. This is a 5 operator 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, Dentrix 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 back 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.

**MADERA:** - Building for Sale- (Includes small patient base.) This dental building consists of 1060 sq ft. It is fully plumbed for dental and the building is in good condition. Total Sale Price is \$275,000. This is a wonderful opportunity to own the real estate and start a new dental office with some patients for pennies on the dollar compared to other start up cost. Owner is deceased.

**MARIN COUNTY:** - For Sale- General Dentistry Practice. This compact 3 operator 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.

**MODESTO:** - For Sale- General Dentistry Practice. 2007 collections 687,642 with adjusted net income of \$259K. Practice overhead only 62%. This practice is located in highly desirable location consisting of 4 equipped ops. in 1,275 sq. ft. Office equipped with intra-oral camera, Digital Pano & X-rays, Dentrix software-purchased in 2006. Practice has operated at its present location for the past 30 years. Owner to relocate.

**NORTHERN CENTRAL CALIFORNIA:** - Periodontal Practice. This office consists of 2,000 sq. ft. in an excellent location. There are 3.5 days of hygiene. Office remodeled only 5 years ago. Office has been its present location for more than 25 years. 2007 GR were \$500K. Wonderful opportunity in a rapidly growing and desirable community. Owner is retiring.

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**NORTHERN CALIFORNIA/CENTRAL VALLEY:** - For Sale-General Dentistry Practice. Well-established practice has been located in its present location for the past 13 years. 2007 Gross Receipts over \$1 Million with an adjusted net income of \$572K with overhead of only 52%. Dentrix software in 4,000 sq ft, equipped with 4 operatories, panoramic xray. Possible sale of building in future. Owner would be willing to come back 1-2 days a week.

**OROVILLE:** - For Sale- General Dentistry Practice. If you are a new Graduate or are looking to get away from the big city, you should look at this practice. Doctor has worked three days a week for many years and is ready to retire. 2007 Gross Production was \$343K with 98% collect. Office is modern, attractive, efficient, and computerized. 3 Ops-chairs, lights, and units are three years old. No HMOs or Govt. programs. All endo, perio, and most surgery referred out. Dr. reports over 1800 active patients with three days of Hygiene. Seller's interest in building is also available for sale. Eighteen mile away from Chico State University.

**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 an 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 were 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.

**SAN JOSE:** - For Sale- General Dentistry Practice Practice located in a very desirable area of San Jose and has operated in its present location for 27 years. The office has recently been remodeled and decorated. 2007 Collections \$1,280,000 with adjusted net income of \$494K, 61% overhead. 1,400 sq. ft. (leased) 5 equipped ops, laser, intra-oral camera, and Pano. 9 days of hygiene/wk. Owner doctor 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.

**VISALIA:** - For Sale- General Dentistry Practice and Building available: This beautifully laid out and decorated office was opened in August of 2006 and already has 1592 active patients. There are no cap or Medi-Cal patients. There are 6 treatment rooms with new equipment, digital x-rays, intraoral camera and Easy Dental Software. 2007 Gross Receipts were \$698K. Seller must move out of area for personal reasons. Pictures of the building and the interior rooms are available with the 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 1,000 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.

**TARZANA:** - For Sale - General Dentistry Practice. This seven operator practice is located in an office space of 2000 sq. ft. The 2006 gross receipts were \$626K with an adjusted net income (profit) of \$264K. There are 4 days of hygiene. Owner is selling to spend more time with her family as a full time mom. The practice is an excellent opportunity as it is but has the potential due to its size to add additional partners or associates in the future.

**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 operatories, 4 treatment rooms, Dentrix software, laser, intra-oral camera, and pano. Entire staff certified in Invisalign.

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**LODI** - (4) op computerized G.P. (3) ops eqt'd w new Belmont eqt & 4th op plumbed not eqt'd. Free stand bldg on a main street w exposure/visibility & signage. Cash/Ins/PPO & HMO pts. No Denti-Cal. Cap check approx. \$5K/mos. Easy Dental software. 2007 Gross Collections \$309K+. 2008 Projected Gross Collect \$375K+. Absentee owner. Will produce/net more w owner/operator. **NEW**



**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 \$700K+. Absentee owner. Will produce & net more with owner/operator. **PENDING**

**PETALUMA** - Newly opened in late 2006 and growing like a weed! (2) op computerized G.P. eqt'd w new Belmont eqt. In a one story prof. bldg. Cash/Ins/PPO & HMO pts. Also has a (700) member Smile Saver Contract. No Denti-Cal. Cap check approx. \$3K/mos. Easy Dental software. 2007 Gross Collect \$225K. 2008 Projected Gross Collect \$450K. Absentee owner. Will produce/net more with owner/operator. **NEW**

### NEW CENTRAL CA LISTINGS:

**BAKERSFIELD #20** - (3) op computerized G.P. & a duplex bldg. Annual Gross Collect \$450K-\$500K. **NEW**

**BAKERSFIELD #21** - (10) op computerized G.P. & a free stand bldg. Annual Gross Collect. \$500K+. **NEW**

**BAKERSFIELD SUBURB #1** - (3) op computerized G.P. & a free stand bldg. in a smaller town w limited competition. Annual Gross Collect. \$350K - \$400K. **NEW**

**BAKERSFIELD SUBURB #2** - (3) op computerized G.P. in a smaller town w limited compet. Annual Gross Collect. \$360K+. **NEW**

**SOUTHERN KERN COUNTY** - (6) op computerized G.P. in a smaller town w limited competition. Annual Gross Collect. \$850K - \$950K. **NEW**

See additional Ad on page 4 for more details!

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**PRACTICE FOR SALE** 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 Timothy G. Giroux, DDS/Broker 800.641.4179.

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