

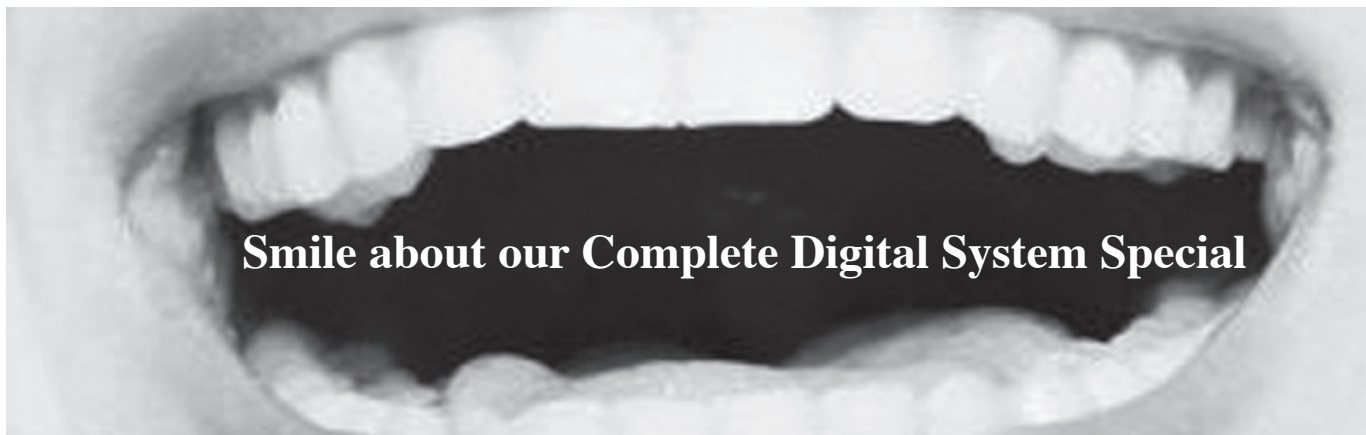
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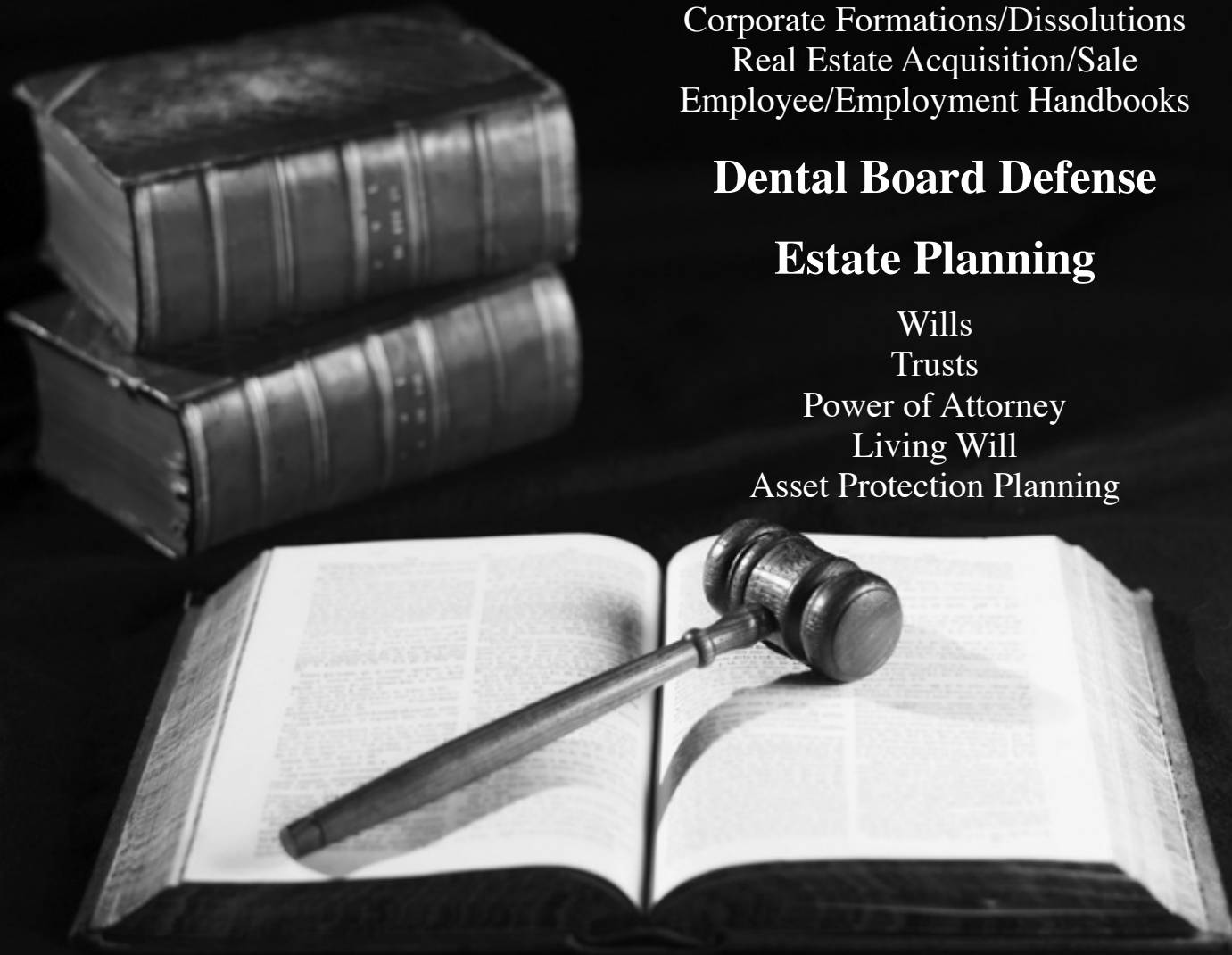
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## FRESNO COUNTY

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## 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 Eqt. 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 56 for more details!

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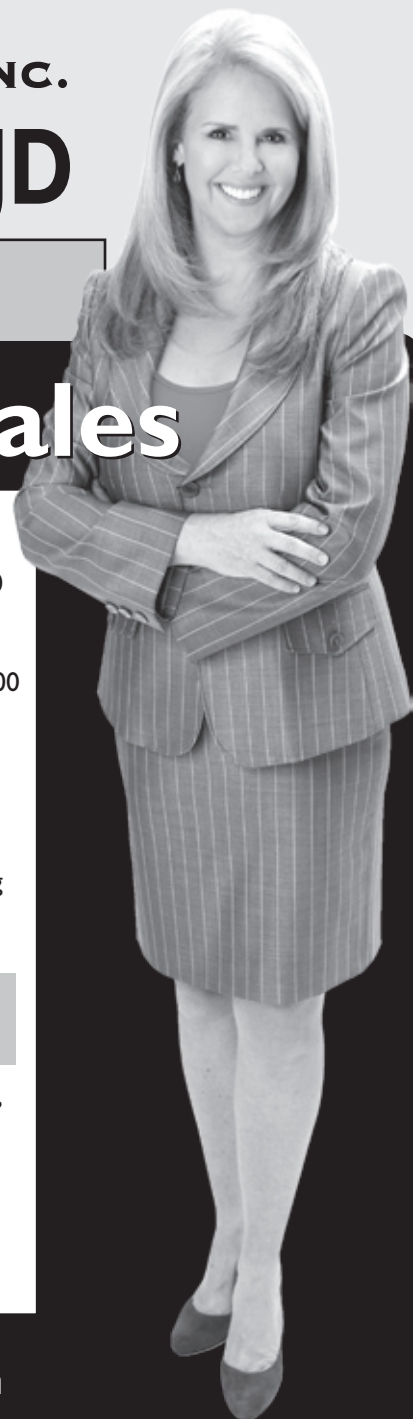
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### # 1539 Anaheim

**General practice** with 3 operatories in free-standing building - grosses approx. \$22,000/mo - small staff with low overhead - private insurance, cash and MediCal approx. 40% - mostly Hispanic patients.

### #1536 West L.A.

**General Practice** - Beautiful top notch private practice, specializing in Holistic Dentistry - Dr. retiring but will stay for transition - 5 modern operatories - grosses over \$70,000/mo on 5 days/week - no HMO/CAP or DentiCal.

### #1552 Irvine

General practice with 4 operatories plus 2 add'l plumbed in strip shopping center - grosses over \$35,000/mo - small staff with low overhead - private insurance, cash and approx. \$2500/mo Cap checks - prime location - very modern.

### #1544 San Gabriel Valley

**Orthodontic Practice** - private insurance and cash - 4 ops in open bay grosses over \$30,000/mo on 2 days/week - long term lease with option to buy building - Digital xrays including Panorex & Ceph -Dr. selling for health reasons.

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**General practice** - Dr. retiring after 28 yrs in same location in strip center - 4 operatories in 1200 sq ft - grosses over \$300,000/yr on 2 1/2 days/week only 2 employees plus a hygienist 2 days/wk.

### #1546 Montebello

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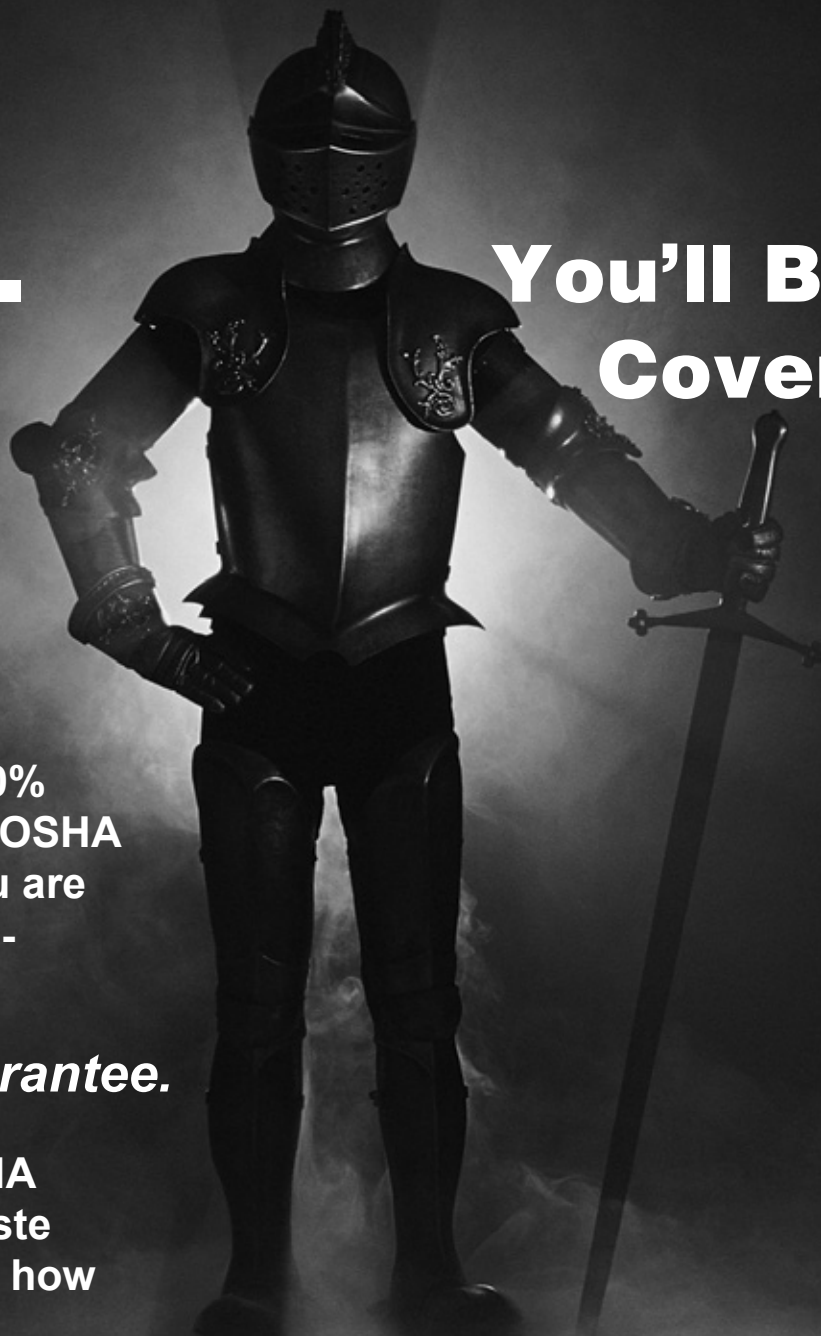
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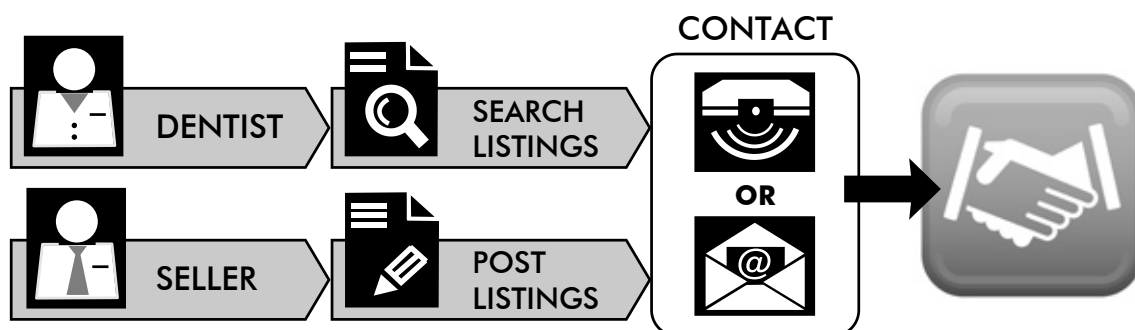
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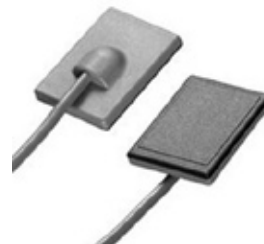
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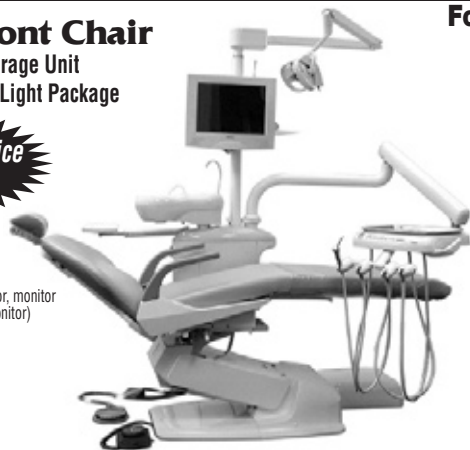
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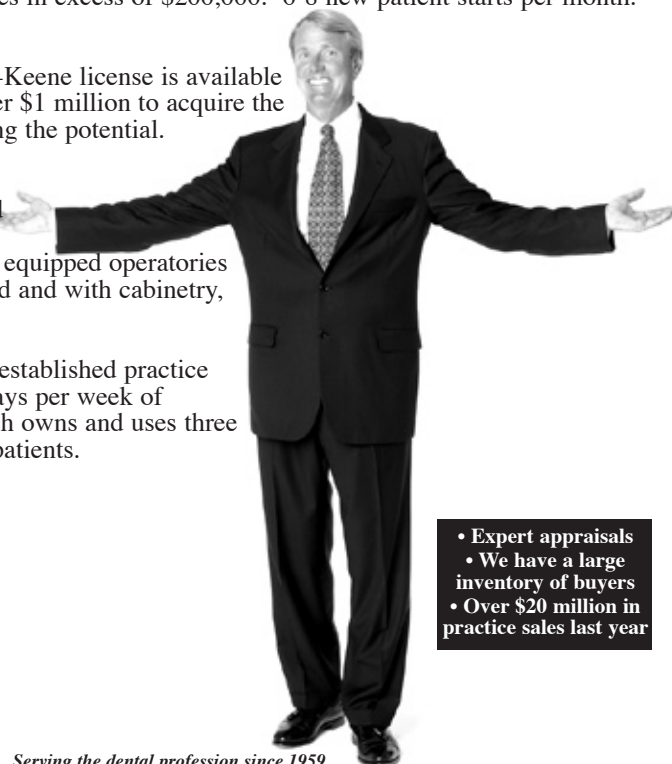
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**LA QUINTA** - 6 eq ops., in a 2,000 sq. ft. office located in one story shopping center. Well Designed. Computerized office with Intra Oral Camera. 60% insurance & 40% cash. 5 day/wk practice with 4 day/wk hygiene. Approx. 70-80 new patients/mo. Projecting approx. 1,153,806 for 2008. **BUYER'S NET OF \$383,846.** Property ID#1491.

**SAN DIEGO** - Group Solo Office - 4 fully eq ops., 1,600 sq. ft office located in a two story, free standing, dental building with a separate rental units. Buyer to purchase ½ interest in real estate. Computerized with Intra Oral Camera & Digital X-ray. 70% insurance & 30% cash. 2 ½ day/wk practice with 1 days/wk of hygiene. Near downtown with luxury condos across the street. Projecting approx. \$399,096 for 2008. **BUYER'S NET OF \$97,272.** Property ID #1701.

**SAN DIEGO** - 6 fully eq ops., 2,750 sq. ft. office located in a busy shopping center. Computerized with Intra Oral Camera & Digital X-ray. 80% insurance & 20% cash. Approx. 20-25 new patients/mo. 4 day/wk practice with 5 days/wk of hygiene. Projecting approx. \$1,114,224 for 2008. **BUYER'S NET OF \$408,828.** Property ID #1691.

**SANTA ANA GP** - 4 eq ops., 1 plumbed not eq. op., in a 1,100 sq. ft. office located in single story shopping center. Computerized office with Intra Oral Camera. 80% insurance & 20% cash. 4 day/wk practice. Approx. 18-20 new patients/mo. **BUYER'S NET OF \$144,456.** Property ID #1741.

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**CHULA VISTA** – 3 fully eq ops., 1,500 sq. ft. suite located in a two story Medical/Dental building. Cosmetic State of the Art office with Intra Oral Camera & Digital X-ray. 80% insurance & 20% cash. Approx. 20-22 new patients/mo. 4 day/wk practice with 4 days/wk of hygiene. Collected approx. \$599,992 in 2007.

**BUYER'S NET OF \$ 127,728. Property ID #1621.**



**GRANADA HILLS** - 3 eq. ops., 1 plumbed, not eq op; 1,400 sq. ft. suite located in a two story medical/dental building. Computerized suite with Intra Oral Camera. Seller works 2 1/2 days a week. Collected approx. \$217,240 for 2007. Projecting approx. \$190,164 for 2008.

**BUYER'S NET OF \$51,033. Property ID #1311.**



**NEWPORT BEACH / STATE OF THE ART PRACTICE** - 5 fully equipped ops., 2,310 sq. ft. suite located in a one story Medical/Dental building. 50% insurance & 50% cash. Computerized, Intra-Oral Camera & digital X-ray. 4 day/wk practice with 2 day/wk of hygiene. Excellent Location!!

**Property ID #1761.**



Alice C. King, V.P.



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**BELLFLOWER – DENTAL PRACTICE & BUILDING** – 5 eq. ops., 1,875 sq. ft. suite located in a single story, three suite building. Computerized office with Intra Oral camera. 40% ins., 40% cash and 20% Cap. Seller works 3 ½ days/wk. Projecting approx. \$435,729 for 2008. **BUYER'S NET OF \$71,776**. Property ID #101.

**BEVERLY HILLS** - Leasehold Improvement & Equipment Only!! - 2 fully eq ops., 1 plumbed not eq. op., 1,536 sq. ft. suite located in a three story Medical/Dental building in prestigious Beverly Hills triangle. Computerized with Intra Oral Camera & Digital X-ray. Property ID #1601.

**BURBANK GP** – 3 eq. ops., 1,050 sq. ft. office in two-story medical/dental building. Computerized, intra-oral camera & digital x-ray. 65% insur. (20 PPO's), 25% cash & 10% medi-cal. Pleasing Décor; building has covered parking. Perfect first practice, satellite office or opportunity to merge with another practice. **BUYER'S NET OF \$59,418** Property ID #1171.

**COVINA GP** – 5 eq. ops., 1 plumbed not eq. in a 2,207 sq. ft. office in free-standing dental building available for sale with practice. Retiring Seller works 3 ½ days/wk. Hygienists work a total of 5 hyg. days/wk. Approx. 37 yrs. of goodwill. Long term staff members. Collections for the last fiscal year were approx. \$675,339. Property ID #1371.

**DOWNEY GP** – 3 eq. ops., 1 plumbed, not equipped, located in single story medical/dental building. Digital x-ray, intra-oral camera. 50% insurance & 50% cash. 20 years of goodwill. Seller purchased in 1999. 4 day/wk practice. Projecting approx. \$291,731 for 2008. **BUYER'S NET OF \$102,830**. Property ID #1381.

**ENCINO PEDO** – 3 eq. ops., 1,000 sq. ft. office in multi-story medical/dental building. Approx. 3 yr. old equipment. 3 day/wk office. 60% insur., 20% cash & 20% medi-cal. Estab. 2005. Seller retiring. Property ID #1401.

**GRANADA HILLS** - 3 eq. ops., 1 plumbed, not eq op; 1,400 sq. ft. suite located in a two story medical/dental building. Computerized suite with Intra Oral Camera. Seller works 2 1/2 days a week. Collected approx. \$217,240 for 2007. Projecting approx. \$190,164 for 2008. **BUYER'S NET OF \$51,033**. Property ID #1311.

**LAWNDALE** – 3 eq. ops., 1 partially equipped op; 1,500 sq. ft. store-front office. Approx. 38 years goodwill. Seller works part time, has two offices. Long term staff. Middle class, blue collar area. 3 yrs. left on lease with five year option. Low rent. Turn-key office with less than start-up price. Property ID #1331.

**LONG BEACH GP** – 4 eq. ops., plumbed staff lounge, 1,490 sq. ft. office in multi-suite, two story building for sale with practice. Good location near downtown area with room to expand to a multi-specialty office or have rental income. 3 yr old equip. with digital x-ray. 70% insur. ( PPO's), 30% cash practice & one cap plan. 3 day/wk practice. Projecting approx. \$495,110 for 2008. **BUYER'S NET OF \$102,958**. Property ID #1321.

**NORTHRIDGE GP** – 3 eq. ops., 1 plumbed not eq. in a 1,400 sq. ft. suite located in a one story medical/dental building. Computerized suite with Intra Oral Camera & Digital X-ray. 60% insurance and 40% cash. Seller works 3 days/wk. Collected approx. \$252,310 for 2007. Projecting approx. \$241,925 for 2008. Property ID #1291.

**RESEDA** - 4 eq. ops, approx. 1,400 sq. ft. office located in four-story, medical/dental building. Equipment is approx. 3 yrs. old. Reasonable lease includes utilities and cleaning. Seller is relocating practice. Very busy medical/dental center located on corner of major Cross Street. Property ID #701.

# PRACTICE SALES, INC.

## and Appraising of Dental Practices



Maria Silva, V.P.

**TORRANCE GP/SPEC** – 12 eq. ops., 3 plumbed, not equipped., 4,000 sq. ft. office located in free-standing building with excellent street visibility. Highly organized, absentee owned practice. 60% insur. (15-20 PPO's), 30% cash & 10% capitation (approx. \$10,000/month). Collected approx. \$1,556,121 in 2007 and projecting approx. \$1,419,970 for 2008. **BUYER'S NET OF \$307,638.** Property ID #1671.

**WALNUT - GP/SPEC** – LEASEHOLD IMPROVEMENTS & EQUIPMENT ONLY! 2 eq. ops., private office plumbed for 3rd. 1,000 sq. ft. office in busy shopping center with anchor stores. Excellent location. Seller moving practice to nearby community. Property ID #1161.

**WALNUT GP/SPEC** – Leasehold Improvements & Equipment! Seller moving to a condo suite. 3 eq. ops., 3 plumbed, not equipped. 1,327 sq. ft. office. Large shopping center with Albertson's and Firestone Tires. 10 year lease with two (5 yr) options. Property ID #1611.

### ORANGE COUNTY

**COSTA MESA** - Leasehold Improvements & Equipment Only! 3 fully eq. ops., 1 plumbed not eq., in a 1,200 sq. ft. suite located in a two story Dental / Medical Building. Seller moving to a larger office. Property ID #1681.

**FULLERTON GP** - 7 fully equipped ops., 3 chairs in oper. bay, 8 plumbed not eq ops., in a large 5,213 sq. ft. office located in a one story free standing building. 45% insurance 10% cash & 5% capitation. 4 day/wk practice. Approx. 30-40 new patients/mo. Projecting approx. \$629,496 for 2008. **BUYER'S NET OF \$253,432.** Property ID #1561.

**LAGUNA NIGUEL** - Ortho Practice - 4 chairs in ortho bay, custom chairs and side units, 1,180 sq. ft. office in two story medical/dental building. 18 years goodwill. 50% insur., 45% cash & 5% cap. 3 – 4 new starts/month. 3 day/wk practice. Projecting approx. \$241,986 for 2008. "Beautiful office". Good location. Property ID #1521.

**NEWPORT BEACH / STATE OF THE ART PRACTICE** - 5 fully equipped ops., 2,310 sq. ft. suite located in a one story Medical/Dental building. 50% insurance & 50% cash. Computerized, Intra-Oral Camera & digital X-ray. 4 day/wk practice with 2 day/wk of hygiene. Excellent Location!! Property ID #1761.

**ORANGE** - Leasehold Improvements & Equipment Only! 3 fully eq. ops. and 1 plumbed, not eq. in a 1,000 sq. ft. suite. Located in a one story, medical / dental building. Great location. Property ID #1421.

**SANTA ANA GP** - 4 fully eq ops., 1,300 sq. ft. suite located in a one story shopping center. Computerized with Intra Oral Camera & Digital X-ray. 60% insurance & 40% cash. Approx. 30-40 new patients/mo. Collected \$1,149,590 for 2007. **BUYER'S NET OF \$433,616.** Property ID #1570.

**SANTA ANA GP** - 4 eq ops., 1 plumbed not eq. op. in a 1,200 sq. ft. office located in single story shopping center. Computerized office with Intra Oral Camera. 80% insurance & 20% cash. 4 day/wk practice. Approx. 18-20 new patients/mo. **BUYER'S NET OF \$144,456.** Property ID #1741.

**SANTA ANA** – Leasehold Improvement & Equipment - 2 Fully equipped ops., 2 plumbed not equipped op., 2,047 sq. ft. office located in a one story store front building; Retail Area. Approx. 6-7 year old equipment. Property ID #1751.

**TUSTIN** - Leasehold Improvements & Equipment Only!! 3 Fully equipped ops., 1 plumbed not equipped op., 1,200 sq. ft. suite located in a single story Medical/Dental complex. Approx. 1-2 year old equipment. Seller relocated to a new practice. Practice has been remodel with new paint, baseboard, carpet, and flooring. Beautiful Practice!! Property ID # 1651.

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## RIVERSIDE & SAN BERNARDINO COUNTIES

**CORONA** – Price Reduction!! Leasehold Improvements & Equipment Only! 4 fully eq. ops., in a 1,104 sq. ft. suite located in a one story dental building. Computerized office with Intra Oral Camera & Digital X-ray. Seller moving to a larger office. Property ID #1431.

**CORONA** - Leasehold Improvements & Equipment Only! 2 plumbed ops., not eq., in a 1,000 sq. ft. suite located in a Medical Building, next to a Pediatrician. Seller relocated practice to a larger office. Property ID #1441.

**FONTANA** - 7 eq. ops., located in free-standing 3,000 sq. ft. dental building. Building available with practice. Two Doctor office, 18 -25 new patients/month. 15 – 20 PPG's 35% insur. & 15% cash; Each partner works 4 days/wk with 7 days/wk of hygiene. One partner will stay & assoc. 2/days/wk for 5 years. **BUYER'S NET OF \$552,567**  
Property ID #1551.

**HEMET GP** – 4 eq. ops, in a 1,252 sq. ft. office located in a one story medical/dental building. 38% insurance and 62% cash. 37 years of Goodwill. Seller Retiring. Projecting approx. \$382,047 for 2008. **BUYER'S NET OF \$97,833.**  
Property ID #1301.

**HEMET GP** – 3 eq. ops., in a 1,920 sq. ft. office located in a one story free standing building. Computerized office with Intra Oral Camera & Digital X-ray. 50% insurance and 50% cash. Seller works 3 ½ day/wk. Projecting approx. \$428,131 for 2008. **BUYER'S NET OF \$129,072.** Property ID #1261.

**HEMET** - Leasehold Improvements & Equipment Only! 1 eq. ops, 2,400 sq. ft. office located in a strip shopping center. Seller purchased a building. Property ID # 1731.

**LA QUINTA** - 6 eq ops., in a 2,000 sq. ft. office located in one story shopping center. Well Designed. Computerized office with Intra Oral Camera. 60% insurance & 40% cash. 5 day/wk practice with 4 day/wk hygiene. Approx. 70-80 new patients/mo. Projecting approx. 1,153,806 for 2008. **BUYER'S NET OF \$383,846.** Property ID#1491

**MORENO VALLEY** – Price Reduction!! Leasehold Improvements & Equipment, 900 sq. ft. office with 2 eq. ops, 1 plumbed not eq. Shopping Center Location. Only dental practice in center. 20 years of Goodwill. Property ID #1241.

**PALM DESERT GP** – 4 eq. ops., in a 1,550 sq. ft. suite located in a one story shopping center. 3 year old equipment. Cosmetic practice with Intra Oral Camera & Digital X-ray. 40% insurance and 60% cash. Average 20-21 new patients/month. Projecting approx. \$1,129,968 for 2008. **BUYER'S NET OF \$355,410.** Property ID #1091.

**UPLAND** - 3 fully eq. ops., 2 plumbed not eq., in a 1,070 sq. ft. highly upgraded office located in a major Shopping Center. Seller relocating practice 2 1/2 miles away. Property ID# 1721.

## SAN DIEGO COUNTY

**CHULA VISTA** – 3 fully eq ops., 1,500 sq. ft. suite located in a two story Medical/Dental building. Cosmetic State of the Art office with Intra Oral Camera & Digital X-ray. 80% insurance & 20% cash. Approx. 20-22 new patients/mo. 4 day/wk practice with 4 days/wk of hygiene. Collected approx. \$599,992 in 2007. **BUYER'S NET OF \$ 127,728.**  
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**SAN DIEGO** - 6 fully eq ops., 1 plumbed not eq. op., 2,049 sq. ft. suite located in a one story shopping center. Computerized & Intra-oral camera. 5 day practice. 32% insurance, 25% cash & 9% capitation. Approx. 15-16 patients/day and approx. 57 new patients/mo. Projecting approx. \$1,024,638 for 2008. Property ID #1541.

**SAN DIEGO** - Group Solo Office - 4 fully eq ops., 1,600 sq. ft. office located in a two story, free standing, dental building with a separate rental units. Buyer to purchase ½ interest in real estate. Computerized with Intra Oral Camera & Digital X-ray. 70% insurance & 30% cash. 2 ½ day/wk practice with 1 days/wk of hygiene. Near downtown with luxury condos across the street. Projecting approx. \$399,096 for 2008. **BUYER'S NET OF \$97,272.** Property ID #1701.

**SAN DIEGO** - 6 fully eq ops., 2,750 sq. ft. office located in a busy shopping center. Computerized with Intra Oral Camera & Digital X-ray. 80% insurance & 20% cash. Approx. 20-25 new patients/mo. 4 day/wk practice with 5 days/wk of hygiene. Projecting approx. \$1,114,224 for 2008. **BUYER'S NET OF \$408,828.** Property ID #1691.

### VENTURA, SANTA BARBARA & SAN LUIS OBISPO COUNTY

**OJAI VALLEY / GP** - Beautiful Ojai Valley, Its amazing how many people know Ojai because of "The Tennis Tournament" (oldest in the country), "The Music Festival", and last but not least "The 6 Million Dollar Bionic Woman". 4 eq. ops., 1,525 sq. ft. office. Computerized office with Intra Oral Camera & Digital X-ray. 75% insurance & 25% cash. Approx. 10-15 new patients/month. 4 day/wk practice with 3 days/wk of hygiene. Seller retiring. Projecting approx. \$497,774 for 2008. **BUYER'S NET OF \$168,272.** Property ID #1471.

**SAN LUIS OBISPO GP** - 3 eq. ops., 1,400 sq. ft. office in free-standing building. 4 day/wk practice with 3 ½ days/wk of hygiene. Approx. 60 new patients/month. 64% insur., 35% cash and 1% Capitation. 4 ½ yr. old equip. with digital x-ray & intra-oral camera. Projecting \$707,966 for 2008. **BUYER'S NET OF \$199,166.** Property ID #1451.

**THOUSAND OAKS GP or SPEC** - 3 eq. ops., 1,235 sq. ft. office in free-standing medical/dental building. 2-5 year old equipment. Rent includes utilities. Seller relocating to larger office. Leasehold Improvements and Equipment only! 5 years lease with 5 year option. Property ID #1411.

**THOUSAND OAKS** - 4 fully eq ops., 1,023 sq. ft. suite located in a three story Medical/Dental building. Computerized with Intra Oral Camera & Digital X-ray. 100% cash. Approx. 15-20 new patients/mo. 3 ½ day/wk practice with 4 days/wk of hygiene. Projecting approx. \$1,192,843 for 2008. **BUYER'S NET OF \$404,829.** Property ID #1591.

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Greg Beamer- [gbeamer@calpracticesales.com](mailto:gbeamer@calpracticesales.com)

Tina Ochoa- [tochoa@calpracticesales.com](mailto:tochoa@calpracticesales.com)

Maria Silva- [msilva@calpracticesales.com](mailto:msilva@calpracticesales.com)

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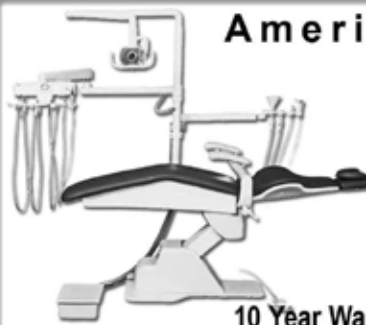
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**680 CORRIDOR-WALNUT CREEK AREA:** - For Sale General Dentistry Practice. This practice is located in a stable, growing, affluent area. Collections for 2007 were \$593K with adjusted net income of \$225K, 61% overhead. Office has 990 sq. ft., 3 equipped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

**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 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, Dentrax 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 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.

**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, Dentrax 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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5831 Stoddard Road, Ste.808 Modesto, CA 95356**Henry Schein PPT Inc., Real Estate Agents**

and Transitions Consultants

Dr. Tom Wagner (916) 812-3255 N. Calif. Dr. Steve Rizer (805) 405-6568 S. Calif.  
Kelly Macdonald (831) 588-6029 N. Calif. Mario Molina (323) 974-4592 S. Calif.  
Hallie Johnson (209) 545-2491 N. Calif.**NORTHERN AND CENTRAL CALIFORNIA** (con't)

**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 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 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 operatory 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 1,400 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 operatory 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 treatment rooms, Dentrix software, laser, intra-oral camera, and pano. Entire staff certified in Invisalign.

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Walk-in Register**FRIDAY, NOVEMBER 7, 2008**  
**"How to Avoid Pitfalls of  
Buying and Selling"**5595 Winfield Blvd., Suite 107  
San Jose, CA 95123  
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RSVP By Nov. 5th  
Valerie Higgins (408) 227-0566  
Ext. 10 or  
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**PRACTICE FOR SALE** #3057 - Riverside - HMO/GP. State of art office. Grossing \$1,000,000 plus. Great opportunity to grow to \$2,000,000. R.E. available also. Call P.P.S., (714) 832-0230.

**SANTA BARBARA CITY AREA** GENERAL DENTIST WANTED. 1-3days/wk(4-6hrs/day), short/long term? CALL 805-965-8141 M-F 10-6 POSSIBLE BUY-IN.

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**PRACTICE FOR SALE** #3134 - Canoga Park - Established 1944. Grossing \$200k. 1,500 sq.ft., 5 Op, 4 equipped. Full Price \$175k. Lots of work to do. Call P.P.S. (714) 832-0230.

**MARINA DEL REY OFFICE FOR SALE** Outstanding location. Marina views from all 6 ops. New equipment, new leaseholds. No patients. Asking \$200,000. Call Kurt Skarin 818-991-6552.

**DENTAL EQUIPMENT** FOR IMMEDIATE SALE - 2 SDS 1750 Biscayne Chairs, DELight Tissue Laser, Belmont XRay. (858)481-7701 for details!



**EAST SAN FERNANDO VALLEY** 40 year old practice FOR SALE, original practice in this city. 1 owner. Ideal for HMO/PPO, mostly private patients currently. Retiring. All networked, Dentrax, 10 computers, intraoral cameras, digital x-rays, was lasers and microscope enhanced for years. 818-896-3100.

**LEGAL TIP** Does your attorney offer flat rate legal fees? Attorney Robert W. Olson, Jr., 805.963.1120, [www.transdental.com](http://www.transdental.com).

**NAPA COUNTY GP** in spacious, state-of-the-art 3 op. facility with mostly fee-for-service pts. 2007 GR \$420K with just 2 doctor-days. Owner re-locating out of Napa County. Established practice, fully-equipped facility with laser, intra-oral camera, digital x-rays, and computerized ops. Trained staff and sound patient base ready to bear fruit for the right buyer. Asking \$350K. Contact Carroll & Company (650) 403-1010 [www.carrollandco.info](http://www.carrollandco.info).

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**ANAHEIM PRACTICE FOR SALE** 3 operatories + 2 plumbed, gross collections over \$20,000/mo –private insurance, PPO's and cash and \$3500/mo Cap chks (HMO's) – open 2 days/wk Thomas & Fees Practice Sales (714) 544-4341.

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**PRACTICE FOR SALE** #3058 - San Bernardino - with immediate potential to do Great. Located near local hospital on "Healing arts row", in excellent professional building.- Very nice, state of art facility, lots of referral potential in building. \$110k. Call PPS (714) 832-0230.

**WANTED DENTSPLY CAVIJETS** in workable condition. Call 818-515-3051 or 818-896-3100.

**PALM DESERT DENTAL PRACTICE** looking to fill Front Office Position. Mature, motivated, dental experience helpful. Call Dennise 760) 772-2082.

**EAST LA 3 OPERATORY** 1500 sq ft office for sale by owner. New equipment. Great lease terms. \$55k. (310)801-0403, (213)718-9911.

**SOUTH GATE AREA, CA** (Dental Building) – 1,854 sq. ft., one-story dental building comprised of two suites: 3 op (2 equipped) GP & beauty salon. Practice Transition Partners, (888) 789-1085, [www.practicetransitions.com](http://www.practicetransitions.com).

**PRACTICE FOR SALE** LV-676 FACILITY—LAS VEGAS - Seller relocating-leaving behind all equipment and leasehold improvements! 1900 sf office-5 ops + 1 add'l op. Would cost twice as much to duplicate. Offered at \$150k Timothy Giroux, DDS/Broker 800.641.4179.

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## Current Listings

### SOUTHERN SAN DIEGO - *New Listing!*

A newly renovated building houses this 4 op (3 equipped) GP located in a highly desirable area of the city. The doctor's suite featuring spacious operatories with great views is also available for purchase. Collections in 2007 exceeded \$530k.

### MODESTO - *New Listing!*

Stunning 5 op GP located in a freestanding single-story building. Dual monitors and computers in each operatory, internet digital radio, digital X-Ray, and flat screen monitors in consultation rooms. Strong patient base and 60 years of goodwill. Collections in 2007 exceeded \$1 million.

### LOS ANGELES (Ortho) - *New Listing!*

3 equipped op (2 plumbed) orthodontic practice located in a medical/dental building near a major freeway. The building was completely renovated in 2003. Steady patient base and low overhead! Collections in 2007 exceeded \$296,000.

### CENTRAL ORANGE COUNTY

Three op GP with a convenient location in one of Orange County's premier medical and business centers. Practice enjoys 52 years of goodwill.

### WESTERN SAN BERNARDINO COUNTY

Four op GP located in a dental complex in a stand alone building. Collections \$577,000+.

**SOUTH LOS ANGELES COUNTY (Multi-location Ortho Practice)** Well established multi-location ortho practice with 51 years of goodwill. Opportunity to purchase the primary dental office suite. 51 years of goodwill. Collections in 2007 exceeded \$424,000.

### LOS ANGELES COUNTY

Stunning 3,300 sq. ft. GP with nine operatories. The doctor is relocating out of the area.

### INYO COUNTY

Located in a highly desirable area with an abundance of opportunities, this 3 op GP is located in a free standing building.

### SOUTH GATE AREA (Dental Building)

Great opportunity to acquire a 1,854 square foot, one-story dental building comprised of two suites: a 3 op (2 equipped) GP and beauty salon.

### RIVERSIDE COUNTY - *Price Reduction!*

Spacious, 7 op GP in a new medical/dental building. Strong patient flow & well trained staff. 2007 collections over \$1,200,000.

**LAGUNA NIGUEL (Facility Only) - Price Reduction!** Three op, 1,119 sq. ft. dental facility located in a strip mall. Excellent opportunity!

### NORTH SAN DIEGO COASTAL COMMUNITY

**Price Reduction!** Spectacular four op GP in a high-end medical/dental building. Practice enjoys state-of-the-art equipment & plasma televisions. Collections exceeded \$959,000.

### EAST CONTRA COSTA COUNTY

Four operatory (3 equipped) general practice. 2007 collections over \$340,000.

### SOUTHERN SAN DIEGO (Perio)

3 op periodontal practice in a convenient, medical/dental building. Collections in 2007 over \$299,000 on two doctor days/week.

### ARTESIA (Facility Only)

Three operatory, 920 square foot dental facility located in a strip mall along a very busy street.

### MONTEREY COUNTY

Efficiently designed 3 op office with a convenient location and great accessibility.

### CALIFORNIA CENTRAL VALLEY

Well-maintained, 6 op GP with a prime medical complex location. Long-term dedicated staff and loyal patient base. Collections in 2007 \$782k+.

### NORTHERN CENTRAL COAST

Well established, 3 op GP located in a popular medical complex. Gross \$619k+.

### NORTHERN CALIFORNIA COAST

Five op GP with collections in 2007 exceeding \$1 million. Building is also available for purchase.

### SAN GABRIEL VALLEY

Four op, start-up dental practice opportunity. Dentist works 1 day/week. Great growth potential.

### SOUTH ORANGE COUNTY (Ortho/Pedo)

Beautiful, 7 op (six open bay) ortho/pedo practice located in a nice area with unlimited potential.

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*Having attempted to sell the practice myself, now I can look back and say, "What the heck was I thinking?" You (Kerri), Don, Bob, Sue, Shawnee and Katie made the process so much easier and pleasant for me. Thank you for always being on top of things, for being ever so patient, and for always answering when I needed you. I'm glad that I kept your phone number from YEARS ago. You've always been honest and your integrity separated you from the rest. Again, thank you for a job well done. Now I can retire in peace."*

~ Ann Nguyen, DDS - Newport Beach, California

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**PRACTICE FOR SALE** UPLAND 3eq ops, 1,070 sq ft ste California Practice Sales, Inc. Phone: 714-639-2775

**ALTURAS** Doctor retiring. \$652,400 projected for 2008, \$550,000 in 2007. Only Asking \$220,000! Bette Robin, Select Practice Services, 877-DR-ROBIN.

**BILINGUAL ENGLISH-SPANISH** office manager needed for new orthodontic office Riverside, CA. Prefer experience in HMO, PPO, Medi-Cal, and billing. Contact-714-803-4846.

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**ANAHEIM HILLS** Chino Hills, Yorba Linda, Diamond Bar, Corona areas Looking to purchase existing office or lease-holds only office. Please fax to 949-613-8334 or email elitedentalpartners@gmail.com.

**ENDODONTIST** with 6 years experience looking for part time position in arcadia, pasadena and san bernardino area. Will bring instruments 626-446-9048.

**PRACTICE FOR SALE** #3029 – Montebello/Whittier/Pico Rivera – Super Hi identity location within a super shopping center with low rent and great lease. 6 ops, 4 equipped in 1,500 sq.ft.. Only \$285k (a bargain), a great opportunity for GP and Orthodontist. Call P.P.S., (714) 832-0230.

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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**

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**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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##### Wednesday, November 5

Orthodontics  
Moderator: Thomas Bietsch, DDS

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**Friday, October 10**

Infection Control & Dental Practice Act

**Wednesday, November 5**

Orthodontics

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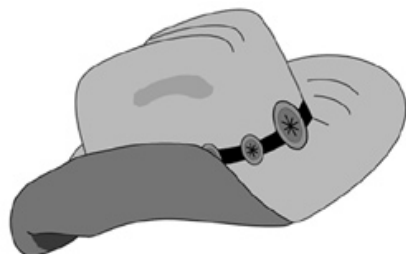


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Calif. Dental License #: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

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**Please mail to above address or fax this form to 949-498-1198 on or before the 1st of the month.**

**For faster filing, submit this form online at [www.thedentaltrader.com](http://www.thedentaltrader.com)**

**FOR SALE** #3107 – West side Pavilion GP Grossing \$850k to \$900k with valuable R.E. 2,400 sq.ft. building. Seller moving out of area – divorce – 5 ops – Heavy traffic intersection – All Fee for service, few PPO's. Ample opportunity to expand and increase practice. Call PPS (714) 832-0230 Tom Fitterer.

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- 5918 - Metro Sacramento – Highly recognized practice. Located near upscale neighborhood. Beautiful office. Averaged \$1.5 mil/yr. Seller will work back for Buyer.
- 5928 - Oakland's Pill Hill – Seeks Female DDS – Relaxed practice collects \$250k/yr Since 2000. Ideal part time practice.
- 5929 - Southern Sonoma County. 6 days of Hygiene. Great staff. Shall collect \$1.1+ mil in 07' with profits of \$430k+
- 5930 - Berkeley's Alta Bates Medical Village– Beautiful new dental suite. Computerized ops & digitized radiography.
- 5932 - Monterey. 3 day week practice shall collect \$375k+ in 2007. Previous 3 years have averaged \$454,500/yr
- 5933 - Santa Cruz Soquel – Practice & Building. Phenomenal location on Soquel Drive. Nearby Dentist should buy practice and building, and relocate here, Building has rental income and suite can be expanded.
- 5934 - San Francisco's 450 Sutter Street – Young practice shall collect \$300k+ in 2007 with profits of \$100k+. 3 ops. Great views.
- 5935 - San Joaquin County – This is a special opportunity. No competition, growing community and great school system. Shall collect \$570k in 07.
- 5936 - Sierra Foothills Highway 50 – Placerville area. Lifestyle opportunity to acquire busy practice in country setting. 2007 collected \$560k, with profits of \$260k, 4 days of Hygiene.
- 5937 - Folsom – Located in Broadstone Marketplace. Turnkey office includes Safeguard DMO plan, and new patient flow of 10+/month.
- 5938 - So. Humboldt County Hwy 101 – Great opportunity in beautiful NO. CA setting and far away from busy cities. Consistent \$300k+/yr on a 3 day week with 4 days of Hygiene. Wants to do more.
- 5939 - Fremont – Prime location off Mission Blvd. 6+ days of Hygiene per week. Great office design w/4 Ops & 5th available. Collected \$637k in 07.
- 5940 - San Francisco East Bay – Highly desirable location. Well managed & efficient, produced \$690k and collected \$667k in 07. Profits exceed 50%.
- 5941 - Stockton – Located next to Weberstown mall. 15 yr old practice in new 3 Op dental suite with great exposure. Collected \$465k+ in 07. F.P. \$250k.

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Website - So. CA [www.PPSdental.com](http://www.PPSdental.com)

- 1017 - Palm Springs/La Quinta area- Estab 40 yrs. New owner 14 yrs. Like new 9 Ops. Hi tech office. Grosses \$180k+/mo. Seller to work back for Buyer. Adding new DDS can achieve \$2.5mil first year.
- 1094 - 2 Practices near Bakersfield. Gross \$1,000,000+. Bargain.
- 3012 - Apple Valley area – HMO - \$20k Cap checks per month. R.E. in newly renovated office available at \$1.5k. Practice \$950k.
- 3022 - Riverside – G.P. Professional bldg. Grossing \$400K plus. 4 Ops. FP \$350k
- 3029 - Montebello/Whittier/Pico Rivera – Super hi identity location within super market shopping center with low rent. 6 Ops, 4 equipped.
- 3047 - Korean G.P.@ 101 & Vermont. Est 30+ yrs. Senior Seller refers out a lot.
- 3057 - Riverside HMO/GP. State of art office. Grossing \$1mil+. Great opportunity to grow to \$2mil. R.E. available.
- 3058 - San Bernardino area Practice. Across from large local hospital. 1,316 sq. ft., 3 operatories, 2 equipped. Office is modern with digital X-ray and camera.
- 3071 - No. San Diego. G.P. Est. '90's. 85% PPO & Ins. Booked ahead, 6 Hygiene days.
- 3082 - Escondido Area– DDS Partnership on Sure – fire success.
- 3087 - No. Hollywood – Valley Village. Emergency sale. 3 Ops. Free standing building. Established many years. Gross \$400k+, F.P. \$260k. Make offer

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- 3094 - Santa Monica/Palisesades – Grossing \$400k+ in 3 days. FP \$350k.
- 3098 - South San Diego – GP. State of art. 3 ops, room for more. Grossing \$647k. 4 day hygiene. Upscale office and clientel. Net \$200k plus.
- 3099 - San Diego ORTHO. High fees. Upscale office. Low overhead. Gross \$450k.
- 3101 - So. O.C, HMO/GP. State of art equipped paperless office. Absentee Seller.
- 3107 - West side Pavillion GP. Grossing \$850k to \$900k with valuable R.E.
- 3108 - Palm Springs/Palm Desert GP. Grossing \$1.2mil. 4 Ops. F.P. 50% \$600k
- 3109 - Pico/Wilshire near Hoover. GP Grossing \$100k. Hispanic area. 4 Ops.
- 3113 - Corona – GP. Grossing \$400k+.
- 3114 - Orthodontist – Grossing \$800k, net \$400k. LA area.
- 3118 - Santa Monica. Estab 1940. Grosses \$260k in 3 days. Very conservative.
- 3119 - Riverside - HMO \$8k/mo. Grossing \$1.1mil in 9 Ops. State of art.
- 3120 - Riverside/Corona – Hi visibility. New location 8 – 9 Ops grossing \$300k
- 3125 - Redlands. Hi visibility Shopping ctr. Beautiful 4 Ops. Grossing \$60k/mo.
- 3126 - Hemet – Shopping center. Some HMO – 4 Ops – First class.
- 3127 - Bakersfield-GP. Net profit \$500k plus first year.
- 3130 - Covina/Azusa – GP. Est many yrs. Shopping center. 1,500 sq.ft. 6 Ops.
- 3131 - Anaheim. Est 40 yrs. 1,800 sq.ft., Grossing \$400k+
- 3133 - South Bay – Grossing \$2,000,000 more volume available. By adding Specialties. Full Price \$2,500,000
- 3134 - Canoga Park – Established 1944. Grossing \$200k. 1,500sq.ft.
- 3135 - Los Angeles-Wilshire near La Brea. Grossing \$150k+ 3 Ops. Low rent
- 3136 - West LA. GP \$3,000,000. Established 20 yrs. HMO \$15k month.
- 3137 - Chino Hills. New shopping ctr. Absolutely gorgeous. \$450k make offer.
- 3138 - Hollister . Near NO. CA. Grossing \$350k plus. Beautiful area.
- 3139 - Riverside Canyon Crest area. Absolutely gorgeous. 5 Ops. Shopping ctr
- 3140 - San Marino – Pasadena/Arcadia. Grossing \$850k. Est. 36 yrs. Classic Crown and Bridge. 6 Ops. 2,220 sq.ft. Free standing building
- 3142 - La Habra/Brea–GP–Since 1939. Pres. Nixon was patient. Gross \$600k
- 3143 - Palmdale/Lancaster – Grossing \$50k- \$60k. \$1 million practice within 36 months. Fantastic location. \$550k
- 3144 - Coming up! Costa Mesa Great Location. Register your interest.
- 3146 - Westminster – Moving out of state. Gross \$35k/month. In heart of city.
- 3147 - Fantastic Location. \$1 million for sure within 36 months.
- 3148 - So. Bay/Torrance area. PT time. \$15k/mo. Est. 10 yrs.
- 3149 - Riverside/Moreno Valley GP. Grossing \$1mil+. Group practice.

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