



*Specialists in the
Sale of Dental Practices
Since 1969*

P.O. Box 175 • Bodega Bay, CA 94923-0175
(415) 899-8585 Desk (415)328-4235 Cell
www.AlphaPracticeSales.com

615 SAN FRANCISCO'S EAST BAY

Pedestal Opportunity for Growing Group

**Enviably location with in-your-face signage and a large monument
with well-branded fictitious business name fronting busy stop light intersection.**

**7-year old traffic count recorded 33,055 vehicles
driving through this intersection daily.**

Population within 5-radial miles is 250,000. 10-mile radius is 400,000+.

This platform consists of 12-operatories with a 13th available.

13-days of Hygiene per week with 3,500+ Hygiene patients seen in 2025.

476-New Patients in 2025 with 5,665-Patient Visits.

**Collections in 2025 topped \$2.5M.
Available Profits before Owner's compensation was \$750K.
Owner religiously takes off 8+ weeks a year.
2026 is Trending \$3M+ in Collections.**

**This practice has satisfied the financial needs of the Owner
and has positioned him for an early retirement.**

**Successor shall expand upon this footprint
by capturing procedures being referred and opening on Saturdays.**

**Our Client owns the building.
He shall extend a 10-year Lease with four 5-year Options.
Long-term tenancy is a non-issue.**

**If further interested,
execute the attached Confidentiality & Non-Disclosure Agreement
and return to Ray@AlphaPracticeSales.com.**

Upon receipt, the Prospectus shall be emailed for your review.

If you prefer that we send the CNDA to you via DocuSign, simply send an email.

**Ray Irving
415-328-4235 Cell
Ray@AlphaPracticeSales.com**



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Thank you for your interest in **615 SAN FRANCISCO'S EAST BAY.**

In order to maintain the requisite discretion and prevent rumors circulating in the dental community, a Confidentiality & Non-Disclosure Agreement (**CNDA**) is required to safeguard our Client and the practice, with said Agreement attached.

I ask that you:

print your name at the top of Page 1

initial the bottom of Page 1

complete, date and sign Page 2

Return the Agreement to Ray@AlphaPracticeSales.com.

If you would like us to send the CNDA to you via DocuSign, simply send us an email with your name, address and cell phone.

If you have any questions, please phone or text my cell which is 415-328-4235.

Sincerely,

A handwritten signature in black ink that reads "Ray" with a large, sweeping flourish extending to the right.

Raymond N. Irving

RNI:pt
attachments

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

615 SAN FRANCISCO'S EAST BAY

THIS AGREEMENT is entered between _____

_____ (hereinafter referred to as "Prospect") and Alpha Practice Sales (hereinafter referred to as "Broker"), California real estate license being #01422122.

WHEREAS Prospect wishes to investigate the possible purchase of the dental practice referenced as **615 SAN FRANCISCO'S EAST BAY (hereinafter referred to as "Practice")** and which is listed with Broker, and

WHEREAS Prospect would like to learn more about the Practice to determine if Prospect would like to explore this opportunity further, and

WHEREAS Prospect may wish to contact the Owner for the purpose of discussing Owner's practice, touring the offices, discussing mutual interests and determining compatibilities, and

WHEREAS Prospect may request detailed information including Tax Returns, Profit & Loss Statements, computer reports and other data concerning the Practice (**hereinafter referred to as "Confidential Information"**) for the purpose of performing an preliminary assessment of the Practice as it regards Prospect's interest in its possible purchase;

AND WHEREAS this Confidential Information shall be furnished to Prospect by Broker on behalf of the Owner in order to assist and facilitate Prospect's evaluation of Owner's Practice,

THE PARTIES AGREE AS FOLLOWS: (a) Upon receipt of the executed Confidentiality & Non-Disclosure Agreement, Broker's Agent Raymond Irving (**hereinafter referred to as "Agent"**) shall provide Prospect with preliminary information which shall contain certain confidential and proprietary data which Prospect agrees to hold in confidence for Prospect's own benefit and based upon the warranties set forth herein, and (b) if requested, Agent shall follow-up with Prospect's interest on the following conditions:

1. General Warranties Prospect agrees to maintain confidential that this Practice is "For Sale". Further, Prospect agrees to hold confidential all information made available and only used in the context of the contemplated purchase by Prospect, and as such it shall not be used for any other purpose or disclosed to any Third Party outside of Prospect's acquisition team, Board of Directors, legal counsel and third party due diligence advisors. At the conclusion of discussions between the Parties, and if a purchase has not been completed, all information including written notes and documentation shall be retained in complete confidence, shall not be made available to third parties and shall not be used against Owner to obtain a competitive advantage.

2. No Contact Prospect shall not make contact to Owner's employees, area dentists, local dental society, vendors or professional referral sources regarding Prospect's investigation of the Practice.

3. Patient Records In the event that Owner allows Prospect to review patient charts and records, Prospect represents that the review of such records shall be for the sole purpose of determining the type of work performed, the watches noted, the frequency of visits, where the patients work or reside and other information that such patient chart review shall reveal. In consideration of being allowed to view such information, Prospect and Signature agrees that: **a)** all such information contained in the patient charts is confidential and shall not be reproduced in any manner; **b)** there shall be no violation of any patient information per the Health Insurance Portability and Accountability Act **and c)** Signature will not use any such information in any way other than to evaluate the possible purchase of the practice.

Prospect's Initials _____
Page 1

Agent's Initials 

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

615 SAN FRANCISCO'S EAST BAY

4. Public Disclosure Could Harm Practice Prospect acknowledges that any public disclosure concerning Owner having placed the practice "For Sale" would be detrimental to the well-being of **615 SAN FRANCISCO'S EAST BAY**. If any such public disclosure is made by Prospect which harms Owner's Practice, Owner may bring an action against Prospect for such disclosure.

5. Third Party Beneficiary Although Owner is not a direct party to this Agreement, Owner is the Third-Party Beneficiary of this Agreement. As such, Owner shall be entitled to enforce the provisions of this Agreement in the event it is violated by Prospect.

6. Equitable Relief Prospect acknowledges and agrees that any breach of this Agreement will result in irreparable harm to Owner, Broker and Agent for which monetary damages would be an inadequate remedy. Therefore, in the event of such a breach, in addition to the rights and remedies otherwise available at law; Owner, Broker and Agent shall be entitled to equitable relief including without limitation an injunction.

7. Governing Law This Agreement shall be construed and interpreted under the laws of the State of California.

8. Attorney Fees If any litigation, arbitration or other proceeding by which one party seeks to enforce its rights under this Agreement or seeks a declaration of any rights or obligations under this Agreement, the prevailing party will be awarded reasonable attorney fees together with any costs and expenses incurred to resolve the dispute and to enforce the final judgment.

IN WITNESS HEREOF, the Parties enter into this Agreement.

PROSPECT

Dated _____

Sign

Sign


Names _____

Address _____

City _____ **State & Zip** _____

Email _____ **Cell Phone** _____

AGENT



Raymond N. Irving
 California Real Estate License #00523584
 Alpha Practice Sales
 P.O. Box 175 (1040 Sea Eagle Loop)
 Bodega Bay CA 94923
 415-328-4235 Cell
Ray@AlphaPracticeSales.com