



*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

Thank you for your interest in **618 UTAH**.

In order to maintain the requisite discretion and prevent rumors circulating in the dental community, a Non-Disclosure Agreement (**NDA**) 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 NDA 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, appearing to read "Ray N. Irving", written over a horizontal line.

Raymond N. Irving

RNI:pt
attachments



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618 UTAH

Tremendous Opportunity for Growing Organization

Holistic Dentistry is on a tremendous uptick. More consumers now seek integrative wellness and a whole-body health approach to their oral health.

What happens in the mouth has a huge impact on one's overall health!

**Highly regarded locally and acknowledged nationally
per its well-earned reputation on providing oral healthcare themed with biologic wellness.**

Through extensive CE, research, tremendous investment in technology and developed protocols, this practice provides a comprehensive treatment philosophy integrating advanced diagnostics, minimally invasive surgical techniques and regenerative protocols through every stage of patient care. This approach is designed to deliver a highly personalized treatment experience while emphasizing patient education, comprehensive treatment planning and recovery support which optimizes long-term patient outcomes.

**Driven by increasing patient demand,
Revenues have increased from \$2.7M in 2023 to \$3.1M in 2025.**

100% Fee-for-Service.

Open 4-days a week. Closed 6-weeks per year.

**Beautiful stand-alone building with 6-operatories.
Long-term tenancy not a problem as building is owned by our Client.**

This is a scalable model whereby the clinical protocols, training methodologies, patient experience standards and operational infrastructure can be replicated across major markets throughout the United States.

This growing segment in oral health care presents a compelling opportunity to build a nationally recognized brand while maintaining consistency in clinical outcomes and patient care.

**If interested in learning more about this opportunity,
execute and return the attached Non-Disclosure Agreement.
We shall then forward the Prospectus for your review.**

If requested, we shall send the NDA to you via DocuSign.

Ray Irving

415-328-4235 Cell

Ray@AlphaPracticeSales.com

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

618 UTAH

THIS AGREEMENT is entered between _____,

_____ and on behalf of _____

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

WHEREAS Prospect desires to investigate the possible purchase of that Practice referenced as 618 UTAH (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 office, discussing mutual interests and determining compatibilities, and

WHEREAS Prospect may request detailed information including Tax Returns, Financial Statements, computer reports and other data concerning the Practice (hereinafter referred to as "Confidential Information") for the purpose of performing a 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 after Prospect and Owner have talked and the Parties mutually agree to continue Prospect's investigation 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 Offering Summary 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 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) Prospect will not use any such information in any way other than to evaluate the possible purchase of the practice.

Prospect's Initials _____ Agent's Initials 

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

618 UTAH

3. Patient Records In the event Prospect reviews patient lists and records; Prospect shall abide by those standards outlined by the Health Insurance Portability and Accountability Act otherwise known as HIPPA. The review of any such records is for the sole purpose of determining the type of work performed, the frequency of visits, where the patients work or reside and other information that such patient charts shall reveal. In consideration of being allowed to review such information, Prospect agrees that: **a)** no information shall be copied nor any notes made concerning any particular patients; **b)** all such information contained in the patient charts is confidential and proprietary; **c)** Prospect will not use any such information in any way other than to evaluate any decision regarding the purchase of the practice.

4. 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.

5. 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.

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

7. 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 _____

Name & Title _____

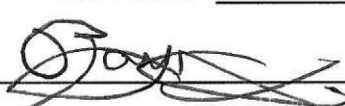
Corporate Name _____

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