



*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 Mobile
www.AlphaPracticeSales.com

619 PREMIER PENNSYLVANIA OPPORTUNITY

Platform #1 - Multi-office network collected \$21.6M.

Platform #2 - Single office collected \$2.2M.

Collectively, 2025 collected \$23.8M with EBITDA of \$3.2M.

Hygiene contributed \$6.26M.

Close to 100K patient visits.

Geographically separated yet close enough to benefit from
shared operational expertise and best practice protocols.

Platform #1

65+ years of continuous growth.

Drive Time Synergies enable operational leverage per staffing, management oversight and shared services.

Demographics reflect affluent, family-oriented communities
supporting hygiene retention and specialty case conversion.

Legacy brand recognition serving a broad multi-generational patient base.

Proven, repeatable M&A Strategy per previous acquisitions having
collectively grown ~60% post-integration demonstrating a scalable playbook.

Strong Management Team led by highly regarded Clinician CEO
and long-termed Chief Operating Officer who is a Managing Partner.
COO's distinguished background has translated into a structured, metrics-driven operating framework.

Defined Growth Runway per strategic vision to expand to ~15 locations within its defined geography

Platform #2

45-years of serving this community.

Strong anchor offers expansion through strategic acquisitions.

Owner is a Platform #1 Partner.

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

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

Ray Irving

415-328-4235 Cell

Ray@AlphaPracticeSales.com



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Thank you for your interest in **619 PREMIER PENNSYLVANIA OPPORTUNITY.**

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. Once signed and returned, the Offering Summary shall be provided.

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", is written over the printed name "Raymond N. Irving".

Raymond N. Irving

RNI:pt
attachments

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

619 PREMIER PENNSYLVANIA OPPORTUNITY

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 Opportunity referenced as **619 PREMIER PENNSYLVANIA OPPORTUNITY** (hereinafter referred to as "Opportunity") and which is listed with Broker, and

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

WHEREAS Prospect may wish to contact the Owners for the purpose of discussing the Owners' Opportunity, 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 Opportunity (hereinafter referred to as "Confidential Information") for the purpose of performing a preliminary assessment as it regards Prospect's interest in its possible purchase;

AND WHEREAS this Confidential Information shall be furnished to Prospect after Prospect and the Owners have talked and the Parties mutually agree to continue Prospect's investigation of the Opportunity.

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 Opportunity 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 Owners to obtain a competitive advantage.

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

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 RM

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

619 PREMIER PENNSYLVANIA OPPORTUNITY

4. Third Party Beneficiary Although Owners are not a direct party to this Agreement, Owners are the Third-Party Beneficiary of this Agreement. As such, Owners 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