



## **DENTAL PRACTICE #312** **NOVEMBER 2007**

### **NORTH TEXAS:**

Pediatric dentistry practice available for sale. 3 private treatment operatories equipped. Single story professional building. Located on a major North South road in desirable community just outside Metroplex.

### **PHYSICAL FACILITIES:**

1,765 sq. ft. (approximate) office  
Lease rate (including CAM, electric, water) \$3,167 month  
Reserved parking for patients and staff  
3 private treatment operatories  
Private office, business office, sterilization area and reception  
Dentrix dental software- 4 workstations and a server.  
Gendex panoramic x-ray  
Physical assets valued at **\$32,300**

### **PRACTICE INFORMATION:**

Mixed patient base- Insurance, Medicaid & Fee for Service patients.  
Owner in office 4 days /week  
4 hygiene days/week  
6 staff members  
Staff members average 6 years of office tenure  
Average monthly collection for past 20 months is **\$46,900**  
Averaging **73** New Patients/month for past 12 months  
No extended hours or Saturdays

### **PRICE:**

**Seller offering at \$200,000**  
**Appraised @ \$241,000 in November 2007-**  
Price is exclusive of Accounts receivable