

PRACTICE SUMMARY SHEET

CODE NUMBER **MO364 &
KS223**

GENERAL LOCATION **St. Joseph, MO & Troy, KS**

YEAR ESTABLISHED **1982 & 1975** **YEARS OPERATED BY THIS DOCTOR** **7 and 43**

YEARS OPERATED AT THIS LOCATION **36 and 43**

SIZE OF SPACE **Approx 2000 ea.** **NUMBER OF OPERATORIES** **Six & Five**

RENT **\$4850 total** **UTILITIES** **included in St. Joseph, \$572 - Troy**

CONDITION OF THE EQUIPMENT **Older, functional**

STAFF **10 including four Hygienists**

TOTAL FILES **27,581** **PATIENTS IN RECALL** **963** **NEW PATIENTS/MO** **59**

ACTIVE FILES 18 MONTHS **2519**

FEES **Above average**

HYGIENE REVENUE **\$**

AVAILABLE CASH AFTER ADJUSTMENTS **\$585,902**

SPECIALTIES REFERRED OUT **Some endo, some extractions**

ASKING PRICE **\$774,000**

ESTIMATED ASSET ALLOCATION*

Building and Land	\$125,000*	
Equipment and Furnishings	\$ 178,000	
Instruments	\$ 20,000	
Supplies (Dental & Office)	\$ 33,000	ANNUAL COLLECTIONS
Leasehold Improvements	N/A	2015 \$1,209,194
Accounts Receivables	Not included	2016 \$1,293,952
Space Lease	N/A	2017 \$1,408,877
Intangibles, (records, goodwill, covenant, management contract)	\$543,000	Estimated 2018 \$
PRACTICE TOTAL	\$774,000	

COMMENTS The recent death of our client, Dennis T. Myers, DDS causes the need for an immediate sale of his dental practice with offices in St. Joseph, MO ad Troy, KS. The Troy office is the only practice in Doniphan County and has been in operation for over 40 years. The large building housing the practice stands on a prime corner of the city square and is also available for immediate sale. *The asking price of the building is NOT included in the Practice Total. Both offices have digital radiography. The St. Joseph office is located on the top floor of a US Bank building near the intersection of 169 Highway and the historic Lover’s Lane. An associate doctor is in place and would be available to stay as a producer (especially in the Troy office) after closing. It is our intent to sell the practices and building as a package. This is an excellent financial opportunity as the practice has net income in excess of \$500,000. Please note that \$774,000 is the Asking Price and that reasonable offers will be considered.

This information has been provided by the seller and is deemed reliable but has not been verified by ADS MidAmerica Dental Practice Sales and should be verified by the purchaser.

** Asset allocations are merely an estimate for discussion purposes and may be changed by the accountants, and are based on the summation of the assets method of analysis.*