

Business Overview FOR SALE

Ref No: 9117

Printed: 09-10-08

Confidential Business Profile

Address: SUNSHINE COAST

Business Activity: GENERAL DENTAL PRACTICE

Business Age: 11.5 years **Period Owned By Present Owner:** 11 years

Reason For Selling: HEALTH ISSUES

FINANCIAL DETAILS*		OPERATIONAL DETAILS*	
Approx total price inc stock:	\$ 195,000	Opening Hours:	7:30AM TO 4:30PM MON TO FRI
Yearly Turnover:	\$ 286,148	Owner Working Hours:	45
Gross Profit:	\$ 286,148	Partner Working Hours:	0
Adjusted Net:*	\$ 154,827	Trading Days Per Week:	5
Approximate Stock Value:	\$ 5,000	Staffing: Casual:	2
Fixt/Fittings & Plant/Equip:	\$ 100,000	Weekly Wage Bill:	\$ 1,170
		Permanent:	0

Main Specialty: GENERAL DENTAL WORK WITH NO ORAL SURGERY

Business is Better Because: STRONG PRACTICE WITH A WIDE RANGE OF CLIENTEL OF VARYING AGE

Main Location Advantages are: FAST GROWING PART OF THE SUNSHINE COAST WITH EXCELLENT PARKING

OCCUPANCY DETAILS	LEASE DETAILS
Shop/Shed Area: APPROX 50 sqm	4 months remaining on the present term.
Construction: BLOCK/IRON ROOF	Future Options are: 3 + 3 YEARS
Age: APPROX 20 years	Stamped and Registered:
General Condition: GOOD	Monthly Rental: \$ 1,136 PLUS \$3310 pa OUTGOINGS
Residence Adjoining: NO	Special Conditions:

General Notes:

IDEAL FOR A DENTIST WANTING AN ESTABLISHED GENERAL PRACTICE

The Major Selling Points Of This Business Are:

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|-------------------------------|------------------------------------|
| WELL ESTABLISHED | GREAT LOCATION |
| EXCELLENT REPUTATION | HIGH REPEAT BUSINESS |
| WELL FITTED OUT | VERY GOOD STAFF AND EASY TO MANAGE |
| TOP QUALITY EQUIPMENT | FAST GROWING POPULATION |
| EXCELLENT DATABASE OF CLIENTS | ENJOY THE SUNSHINE COAST LIFESTYLE |

*1. The above Adjusted Net assumes a partnership buying the business, and makes allowances for any personal expenses which are peculiar to the Vendor. A Purchaser investigating the business should take these points into consideration and according to personal circumstances make necessary adjustments in their evaluation of the business.

*2. In the event that the financial information held on the file is for a period less than a full twelve months the Financial Details shown above are annualized using a simple time basis. i.e. 9 months figures would be multiplied by 12/9 to obtain an annualized result.

*3. The Operational Details shown above are that which have been provided to us by the Vendors as the current operating situation within the business and may differ with the historical financial figures presented.