

## Rogerson Business Services

Broker: Andrew Rogerson CA BRE# 01861204  
 Reference: DGGLMC (916) 570-2674  
 P&L Fed Tax Sales Tx F&E Lease



### PRICE AND TERMS

Cash Flow: \$ 480,000  
 Business Price: \$ 1,100,000  
 Inventory/Med Supplies: Included  
 Real Estate: Available  
 TOTAL LISTING: 1,100,000  
 Buyer Cash Required: 1,100,000  
 Debt Service, approx:

**Caution: You could be held liable for disclosing confidential information to unauthorized parties which results in damages to the owner or their brokers**

**Confidential** **Confidential**  
**Wonderful Family Medical Practice**  
**Placer County, CA**  
**Confidential** **Confidential**

### ESTIMATED VALUES

Fixtures & Equipment: Included  
 Leasehold Improvements: Included  
 Real Estate: Available  
 Est. Inventory at Cost: Not applicable

### REMARKS

This is a great opportunity to own and operate an upmarket and intimate health provider for patients with a need of family medicine. It's not unusual for the practice to provide urgent care as there is a very close relationship with the local community as they are the only provider. The practice is located in Placer County and only about a 20 minute drive from downtown Sacramento, CA. The owner of the practice started it in 1983 and has now decided its time to retire. The practice is completely turnkey with two established Nurse Practitioners in place as well as other support staff. This includes an Electronic Health Records system.

### OPERATIONS INFO

Ownership form: Sole Proprietor  
 Years established: 38  
 By present owner: 38  
 Reason For Selling: Retirement  
 Number days open: 5  
 Practice hours open: 9am - 5pm  
 License required: Med Board of CA

### LEASE INFO

Total Rent: \$3100 per month NNN  
 Deposits: None  
 Square Feet: 2,500 Sq. Ft.  
 Lease Expires: Not applicable  
 Options to Renew: Not applicable  
 Parking: 42

### SUMMARY OF INCOME

Period	2021	2020	2019	2018
	9 months	Tax Return	Tax Return	Tax Return
<b>Gross Income</b>	891,274	1,214,084	1,085,634	1,077,827
<b>Cost of Goods</b>		910		
<b>Gross Profit</b>	891,274	1,213,174	1,085,634	1,077,827
Profit Margin	100.0%	99.9%	100.0%	100.0%
<b>Other Income</b>				20,338
<b>Expenses</b>	535,993	727,876	698,893	709,682
<b>Net Before Tax</b>	355,281	485,298	386,741	388,483
<b>ADD BACK:</b>				
Interest	861	1,248	5	150
Depreciation		1,163	1,163	4,005
<b>Cash Flow (SDE)</b>	356,142	487,709	387,909	392,638

### EMPLOYEE INFO

Number of owners work: One  
 Hours worked weekly: 30  
 Number of managers: One  
 Manager's Salary: \$ 28,800  
 Total payroll/wages: \$ 480,000  
 Employees full time 8 Part:

The above information has been obtained from the owner of the respective business, and while it is deemed reliable, it is not warranted as to its accuracy or completeness. Buyer must make his/her own independent investigation of the business. THIS INFORMATION IS PROVIDED TO YOU WITH THE UNDERSTANDING YOU WILL NOT DISTURB OR TALK TO THE OWNER, CUSTOMERS OR EMPLOYEES WHILE EVALUATING THIS BUSINESS.