

## Rogerson Business Services

Broker: Andrew Rogerson CA BRE# 01757166

Reference: (916) 570-2674

P&L Fed Tax Sales Tx F&E Lease

### PRICE AND TERMS

Cash Flow: \$ 350,000  
 Business Price: \$ 420,000  
 Med Supplies: None  
 Real Estate: None  
 TOTAL LISTING: 420,000  
 Buyer Cash Required: 420,000  
 SBA loan prequalified: Yes

### ESTIMATED VALUES

Fixtures & Equipment: Available  
 Leasehold Improvements: None  
 Real Estate: None  
 Est. Med Supplies: None

### OPERATIONS INFO

Ownership form: C Corporation  
 Years established: 53  
 By present owner: 53  
 Reason For Selling: Retirement  
 Number days open: Three  
 Business hours open: 8:00am to 5:00pm  
 License required: Med Board of CA

### LEASE INFO

Total Rent: \$ 1,800  
 Deposits:  
 Square Feet: 1,000 Sq. Ft.  
 Lease Expires:  
 Options to Renew: Negotiable  
 Parking: Available

### EMPLOYEE INFO

Number of owners work: One  
 Hours worked weekly: 25 to 30  
 Number of managers: None  
 Manager's Salary: None  
 Total payroll/wages: None  
 Employees full time: None Part: None



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**  
**Psychiatry Practice**  
**Los Angeles County, CA**  
**Confidential** **Confidential**

### REMARKS

To read confidential information about this business for sale, please visit this web page and complete the Non Disclosure Agreement and Agency Disclosure.

This psychiatry practice has been in operating for 53 years and has an active patient base of approximately 2,000 patients.

Seller Cash Flow in 2022 = \$339,000.

Bring your \$60,000 downpayment, qualify for an SBA loan and now own your own psychiatry practice.

### SUMMARY OF INCOME

Period		2022	2021	2020
	Tax Return			
<b>Gross Income</b>		483,468	491,447	487,111
<b>Cost of Goods</b>				
<b>Gross Profit</b>	-	483,468	491,447	487,111
Profit Margin	%	100.0%	100.0%	100.0%
<b>Other Income</b>				
<b>Expenses</b>		491,530	493,689	490,879
<b>Net Before Tax</b>	-	(8,062)	(2,242)	(3,768)
<b>ADD BACK:</b>				
Officers Comp		333,000	371,000	259,500
Payroll taxes		14,716	15,293	12,375
<b>Cash Flow (SDE)</b>	-	339,654	384,051	268,107

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.