

Rogerson Business Services

Broker: Andrew Rogerson CA BRE# 01757166

Reference: PHVCDRSSO (916) 570-2674

P&L Fed Tax Sales Tx F&E Lease

PRICE AND TERMS

Cash Flow: \$ 268,000
 Business Price: \$ 480,000
 Med Supplies: \$ 40,000
 Real Estate: Lease
 TOTAL LISTING: 520,000
 Buyer Downpayment Required: 75,000
 SBA loan prequalified: Yes

ESTIMATED VALUES

Fixtures & Equipment: Included
 Leasehold Improvements: Included
 Real Estate: Not applicable
 Est. Med Supplies: \$ 40,000

OPERATIONS INFO

Ownership form: S Corporation
 Years established: 14
 By present owner: 14
 Reason For Selling: Retirement
 Number days open: 4
 Business hours open: 4 days per week
 License required: Med Board of CA

LEASE INFO

Total Rent: \$5000 per month
 Deposits: \$ 4,000
 Square Feet: 2,000 Sq. Ft.
 Lease Expires: Renewed annually
 Options to Renew: Negotiable
 Parking: Available

EMPLOYEE INFO

Number of owners work: One
 Hours worked weekly: 45
 Number of managers: One
 Manager's Salary: \$104,000 pa
 Total payroll/wages: \$ 275,000
 Employees full time: 4 Part: 2



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**
Internal Medicine Heart and Vein
Central Coast, California
Confidential **Confidential**

REMARKS

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

The practice is located on the Central Coast of California near San Luis Obispo, CA, a beautiful beach town.

Seller Cash Flow in 2022 = \$268,951.

Bring your \$45,000 downpayment, qualify for an SBA loan and now own your own medical/**cardiology/phlebology/concierge** practice.

SUMMARY OF INCOME

| Period | 2022 | 2021 | 2020 | 2019 |
|------------------------|------------|------------|------------|------------|
| | Tax Return | Tax Return | Tax Return | Tax Return |
| Gross Income | 1,165,804 | 1,383,800 | 1,392,472 | 1,478,088 |
| Cost of Goods | | | | |
| Gross Profit | 1,165,804 | 1,383,800 | 1,392,472 | 1,478,088 |
| Profit Margin | 100.0% | 100.0% | 100.0% | 100.0% |
| Other Income | 8,732 | 8,087 | 5,040 | |
| Expenses | 1,189,337 | 1,388,446 | 1,271,498 | 1,434,856 |
| Net Before Tax | (14,801) | 3,441 | 126,014 | 43,232 |
| ADD BACK: | | | | |
| Officers Comp | 181,267 | 186,716 | 186,716 | 227,268 |
| Payroll Taxes | 10,895 | 10,974 | 10,974 | 11,562 |
| Depreciation | 1,554 | 3,256 | 44,184 | 32,995 |
| Auto leases | 34,427 | 2,443 | 20,350 | |
| Insurances | 38,414 | 37,747 | 36,120 | 37,186 |
| Owner benefits | 17,195 | 10,627 | 38,782 | 42,426 |
| Cash Flow (SDE) | 268,951 | 255,204 | 463,140 | 394,669 |

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.