

## Rogerson Business Services

Broker: Andrew Rogerson CA BRE# 01757166

Reference: LKCCOBAR (916) 570-2674

P&L Fed Tax Sales Tx F&E Lease

### PRICE AND TERMS

Cash Flow: \$ 383,000  
 Business Price: \$ 539,000  
 Med Supplies: \$ 11,000  
 Real Estate: Available  
 TOTAL LISTING: 550,000  
 Buyer Cash Required:  
 SBA loan prequalified: Yes

### ESTIMATED VALUES

Fixtures & Equipment: Included  
 Leasehold Improvements: Included  
 Real Estate: Available  
 Est. Med Supplies: \$ 11,000

### OPERATIONS INFO

Ownership form: S Corporation  
 Years established: Since 1985  
 By present owner: Since 1985  
 Reason For Selling: Retirement  
 Number days open: Five  
 Business hours open: 8:00am - 5:00pm  
 License required: CA Med Board

### LEASE INFO

Total Rent: \$ 5,750  
 Deposits: Not applicable  
 Square Feet: 2,200 Sq. Ft.  
 Lease Expires: Not applicable  
 Options to Renew: Not applicable  
 Parking:

### EMPLOYEE INFO

Number of owners work: One  
 Hours worked weekly: 32  
 Number of managers: 1  
 Manager's Salary:  
 Total payroll/wages: \$ 380,000  
 Employees full time: 6 Part: 1



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

Confidential OBGYN practice Confidential  
 Riverside County, CA Confidential

### REMARKS

Wonderful OBGYN practice for sale in Riverside County, CA. Seller started the practice in 1985 and now its time to retire. To read confidential information about this practice for sale, please complete the Non Disclosure Agreement and Agency Disclosure.

Buyer must be licensed with Medical Board of California  
 Seller Cash Flow in 2023 = \$383,000.

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

Real Estate is also available for \$775,000.

### SUMMARY OF INCOME

Period	2023	2022	2021	2020
	P&L	Tax Return	Tax Return	Tax Return
<b>Gross Income</b>	1,311,462	1,297,633	1,453,492	1,510,370
<b>Cost of Goods</b>	153,565			1,073
<b>Gross Profit</b>	1,157,897	1,297,633	1,453,492	1,509,297
Profit Margin	88.3%	100.0%	100.0%	99.9%
<b>Other Income</b>		4,570		
<b>Expenses</b>	1,002,939	1,164,730	1,217,974	1,111,072
<b>Net Before Tax</b>	154,958	137,473	235,518	398,225
<b>ADD BACK:</b>				
Officers Comp	148,500	170,000	221,000	204,000
Payroll taxes	11,647	11,866	12,345	11,782
Owner benefits	68,200	77,900	60,472	56,800
Depreciation		3,420	627	6,546
<b>Cash Flow (SDE)</b>	383,305	400,659	529,962	677,353

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.