

Rogerson Business Services

Broker: Andrew Rogerson CA BRE# 01757166

Reference: DRWPCR (916) 570-2674

P&L Fed Tax Sales Tx F&E Lease

☒☒☐☒☒**PRICE AND TERMS**

2025 Cash Flow: \$ 296,984
 Business Price: \$ 699,000
 Med Supplies: None
 Real Estate: None
 TOTAL LISTING: 699,000
 Buyer Cash Required: 699,000
 SBA loan prequalified: Yes

ESTIMATED VALUES

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

OPERATIONS INFO

Ownership form: S Corporation
 Years established: 2013
 By present owner: 2013
 Reason For Selling: Retirement
 Number days open: 7 days
 Business hours open: 8:00am - 8:00pm
 License required: Licensed Psychologist

LEASE INFO

Rent per month: \$ 11,306
 Deposits: \$ 11,306
 Square Feet: 3,089 Sq. Ft.
 Lease Expires: March, 2027
 Options to Renew: 1
 Parking: Available

EMPLOYEE INFO

Number of owners work: One
 Hours worked weekly: 20
 Number of managers: Clinical Director
 Manager's Salary: 132,000
 Total payroll/wages: See P&L
 Employees full time: 11 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**Confidential**

**Psychotherapy Practice
 Northern California**

Confidential**Confidential****REMARKS**

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

Seller Cash Flow in 2025 = \$296,984.

This practice started in and is located in the Bay area of San Francisco. The owner is retiring and is looking for a practitioner experienced in psychotherapy and related practices. The practice is turnkey and ready to go.

Bring your \$100,000 downpayment, qualify for an SBA loan and now own your own Psychotherapy practice.

SUMMARY OF INCOME

Period	2026	2025	2024	2023
	P&L - April 30	Tax Return	Tax Return	Tax Return
Gross Income	483,231	1,524,703	2,100,879	2,043,755
Cost of Goods				
Gross Profit	483,231	1,524,703	2,100,879	2,043,755
Profit Margin	100.0%	100.0%	100.0%	100.0%
Other Income				
Expenses		1,458,677	1,897,058	1,845,525
Net Before Tax	483,231	66,026	203,821	198,230
ADD BACK:				
Officers Comp		135,384	179,845	160,000
Payroll taxes		10,644	13,435	12,527
Depreciation			3,903	3,862
Professional fees		10,250	17,905	12,593
Owner benefits		104,720	53,982	31,890
Adjustments		(30,400)		
Cash Flow (SDE)	483,231	296,624	472,891	419,102

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.