

Dermatology Practice for Sale



Los Angeles County South Bay CALIFORNIA



Ref # MD 950
Asking \$5,000,000

This City is located in the South Bay region of Los Angeles County. This well established high grossing practice of 20 years is highly visible and on a major street. The practice is located in a 2 story prof/med bldg with 5,000 sq ft. Lease terminates in 2016 and has renewable options. There are 13 exam rms, 2 recept /waiting areas (seats 22), bus off, dr's office, lab, sterilization rm, 2 minor surgery rms, staff lounge, 3 restrms and storage. Seller is willing to stay or will offer a transition.

GROSS INCOME: 2008 = \$4,440,456 2007 = \$4,319,137 2006 = \$3,931,221

Patient Information:

Visits: 2000 / month 280 are new / month
Treated: Seller sees 1200, PA sees 500, Assoc sees 300

Age Breakdown: 30% = < 20 yrs 40% = 21-59 yrs 30% = > 60 yrs.
Payments Rec'd: 40% = Insurance 30% ea = Reduced Fee Plan, Cash

MARKETING: 70% = Patient Referrals 25% = Other Drs 5% = Yellow Pages
Has recall system and sends out birthday cards

PROCEDURES: 30% = Exams 10% ea = Acne, Microabrasion, Laser, Botox
28% = Minor Surgery (1% Mohls) 1% = Psoriasis

STAFF: **Full Time:** 5 Receptionists, 5 MA's, 2 Secretaries, 2 NP's
Part Time: 1 NP 3 Resident Physicians, 1 Business Manager

HOURS: Monday – Friday 9 am – 5 pm, Saturday 9 am – 11:30 am
Seller: Tuesday - Thursday 10 am – 5 pm, Friday 9 am – 3 pm

EQUIPMENT: Average is 3 years old

All information has been provided by Seller and is deemed to be accurate and reliable but not guaranteed by ProMed Financial, Inc.

888-277-6633

info@promed-financial.com

Licensed Real Estate Broker

www.promed-financial.com

100% FINANCING AVAILABLE

Acquisition ~ Debt Cons ~ Equip. ~ Expansion ~ RE ~ SBA ~ Start-up ~ Working Capital
ASSOCIATE POSITIONS AVAILABLE



888-277-6633

888-577-6633

Please return to Brian@promed-financial.com

MEDICAL
2009 - BUYER'S CONFIDENTIALITY AGREEMENT

In order to maintain the confidentiality and integrity of the practice sale, it is necessary to forward an executed and completed Buyer's Confidentiality Agreement ("Agreement") to ProMed Financial, Inc. (ProMed). Upon receipt, detailed information will be provided. Prior to scheduling an appointment, please fax a copy of your Curriculum Vitae.

Licensing:

Subspecialty: _____
 Yr Licensed: _____
 Sts Licensed : _____

Credit Status:

Score: _____
 BK Liens Judgment
 Foreclosure _____

Financing

Need 100% Financing
 Has Down Payment
 \$ _____

Practices:

MD Ref # _____

Other Description:

Gross Net Income: \$ _____

Lease or Buy

Real Estate Lease

Preferred Locations

States

Counties

Cities

Terms and Conditions of Agreement

Termination Date: This Agreement will apply to all sellers introduced and will terminate one (1) year from execution.

Confidentiality: (a) Buyer may only share confidential information with personal consultants (attorneys, CPA)
 (b) Buyer will refrain from contacting any of Seller or Seller's staff without permission

Offers (a) All offers shall be made directly to ProMed .

100% Financing ProMed shall have the first right to obtain 100% acquisition financing to Buyer's satisfaction.

Hold Harmless: ProMed shall be held harmless from all claims and causes of action by reason of any damage sustained as a result of information provided by Seller. Information is deemed to be reliable but not guaranteed by ProMed. Buyer is purchasing practice based upon their own judgment.

Original Document: A signed facsimile of this Agreement is considered to be an original and will be upheld in any court of law or by the American Arbitration Association in Orange County, California.

I, agree to abide by all the terms and conditions as stated in this Medical Buyer Confidentiality Agreement.

Print Name: _____

Signature: _____

Date: _____

Cell # _____ Email: _____