

ProMed Financial, Inc. presents...



**Chiropractic Practice  
& Building for Sale**

**Orange County, California**

**Ref. #DC-955** –The practice has been established for 31 years and located in a one story professional/medical building which is on a major street and close to freeways. The 1,980 sq ft office consists of a recep/waiting room (seats 9), business office, Dr.'s office, x-ray, 2 Physical therapy rooms, 3 treatment rooms, 2 storages, and 3 restrooms. Practice rents for \$5,000/month. This is a 100% Diversified practice with 5% Nutrition. Seller is retiring and is asking \$155,000 for the practice and \$585,000 for the building.

**Gross Income:**  
 5/08-9/08 = \$154,807  
 5/07-4/08 = \$298,805  
 5/06-4/07 = \$354,510  
 5/05-4/06 = \$326,415

**Patient Info:**  
 Patient Visits: Monthly = 430      New Pts/Mo = 5  
 Patient Demographics: 25% = High Income    50% = Middle Income    25% = Low Income  
 Patient Sources: 100% = Patient Referrals  
 Payment Method: 70% = Cash; 10% = Insurance; 15% = PI; 5% = WC

**Staff Profile:** 1 PT Receptionist

**Office/Seller Hours:**  
 Monday / Wednesday 9:00-12:30~ 2:30-6:00  
 Tuesday, Thursday, Friday 9:00-12:30, Saturday 10:00-12:00

**Equipment:** Average Age is 10 years

*All information has been provided to the best of Seller's knowledge and is deemed reliable but not guaranteed by ProMed Financial, Inc*

**888 277 6633**

[Info@promed-financial.com](mailto:Info@promed-financial.com)

(Licensed Real Estate Broker)

[www.promed-financial.com](http://www.promed-financial.com)

**100% FINANCING AVAILABLE FOR ACQUISITIONS**

Other Financing: Debt Cons., Eqmmt, Real Estate, Refinancing, Start-up, Working Cap  
 Associate Positions Available

Visit our website for all Listings



888-277-6633

888-577-6633

Please return to [Brian@promed-financial.com](mailto:Brian@promed-financial.com)

**CHIROPRACTIC  
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:**

DC Ref # \_\_\_\_\_

**Other Description:**

Gross  Net Income: \$ \_\_\_\_\_

**Lease or Buy**

Real Estate  Lease

**Preferred Locations**

States

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Counties

\_\_\_\_\_  
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Cities

\_\_\_\_\_  
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 \_\_\_\_\_

**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 Chiropractic Buyer Confidentiality Agreement.

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Cell # \_\_\_\_\_ Email: \_\_\_\_\_