

ProMed Financial, Inc. Presents

## FAMILY PRACTICE FOR SALE (Ref #MD946)



### San Bernardino County, CALIFORNIA

**Asking \$210,000 for Practice and \$310,000 for Office Condominium**

High desert community accommodates this established practice of 7+ years. The office condo is located on a major highway and is very visible. This 1,400 sq. ft. office condo includes 3 exam rooms, reception/waiting area (seats 9 but can accom more), 1 doctor's office, laboratory, storage and 2 restrooms. Seller is moving.

<b><u>Gross Income:</u></b>	2009(9mo) = \$250k,	2008 = \$340k,	2007 = \$330k
<b><u>Patient Information:</u></b>			
Visits:	Sees 340 patients/ month of which 7-8 are new patients		
Age Breakdown:	10% = under 20yrs    40% = 21-59 yrs,    50% = over 60 yrs		
Demographics:	10% = High                      80% = Middle            10% = Low		
Payment Method:	55% Capitation,            35% Ins                      5% ea: Cash, HMO		
Treatments:	80% Exams,    15% Minor Surgery, 5% Refer out		
<b><u>Marketing:</u></b>	75% Patient Referrals, 10% ea: Insurance, Newspaper, 5% other Drs.		
<b><u>Staff:</u></b>	(1 FT) Recept, (1 FT) BO		
<b><u>Office Hours:</u></b>	Mon/ Tue/Thurs/Fri 8:30 - 12:00 ~ 1:00-5:00, Wed - 8:30 - 12:00		
<b><u>Seller Hours:</u></b>	Mon/Thurs - 10:00-12:00~1:00-5:00, Tues/Fri - 9:00-12:00~ 1:00 - 5:00 Wed - Off		

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

Email: [info@promed-financial.com](mailto:info@promed-financial.com) or **888 277 6633**

Visit our website [www.promed-financial.com](http://www.promed-financial.com) - Licensed Real Estate Broker

**100% FINANCING AVAILABLE FOR ACQUISITION**

Other Financing: Debt Cons, Equipment, Real Estate, Start-up, Working Capital

**ASSOCIATE POSITIONS AVAILABLE**