



COMMERCIAL PROPERTIES
&
BUSINESS BROKERAGE

9130 Galleria Court • Naples, Florida 34109

Phone (239) 404-3294

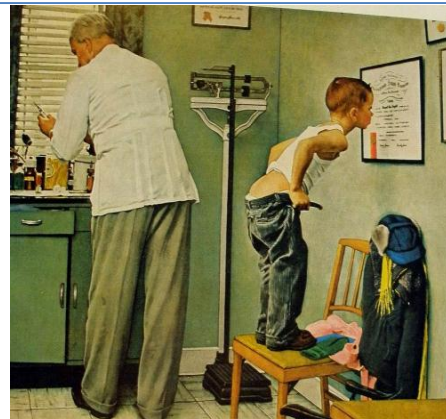
FAX 1-(866) 848-5898

www.SAGEFLA.com

**BUSINESS
for
SALE**

FAMILY MEDICAL PRACTICE in Naples FL

AFLBB#: 9400793



DESCRIPTION :

Family medical practice in Naples, Florida, established for twelve years. Over 5,000 patients in data base. 3200SF facility fully equipped, including 8 exam rooms, x-ray room, surgery, lab, three doctors' offices, admin office, and comfortable waiting room and reception area. High visibility free-standing building on 1/2 acre--available to lease or purchase. 32 parking places in parking lot. Located on main traffic artery with 20,000 cars/day traffic count. Staff includes physician's assistant, physical therapist, ultrasound tech, and x-ray maintenance tech. Straight shot to nearest hospital (on same road). NOTE: May be purchased by non-physician, but must have physician on staff. 13 weeks training. Color brochure with demographic analysis by e-mail.

FINANCIAL:

	2011 Projection	2010 tax return	2009 tax return	2008 tax return
Revenues	\$380,688	\$362,560	\$350,229	\$381,373
Owner's Benefit:	\$100,952	\$90,030	\$88,949	\$129,856

GENERAL:

Inventory:	\$5,000	<< included in price
Furniture, Fixtures & Equipment (FFE)	\$240,000	<< included in price
Total Assets:	\$245,000	<< included in price

List Price: \$199,900

Down Payment: \$199,900

Building type: Free-Standing Building on .46A

Square Feet: 3,200

Premises for Sale or Leased?: lease or purchase

CONTACT:

Dick Naedel

(239) 250-3133

Dick@SAGEFLA.com

IF YOU WOULD LIKE TO RECEIVE MORE DETAILS OR A PROSPECTUS ON THIS BUSINESS INCLUDING FINANCIAL DATA, PHOTOS, etc. BY RETURN E-MAIL—

Please fill-in the Confidentiality Agreement (next page) :

- ① Print name(s) of Prospect(s)
- ② Signature(s)
- ③ Date signed
- ④ Telephone number (cell phone if preferred)
- ⑤ Street Address, City, State, Zip
- ⑥ E-mail address (important)

FAX back to: **1-(866) 848-5898**

(no cover sheet necessary)

TO: Dick Naedel, Business Broker

FAX: 1-(866) 848-5898



FLORIDA BUSINESS BROKERS ASSOCIATION
STANDARD CONFIDENTIALITY / DISCLOSURE STATEMENT
TRANSACTION BROKER

1 (print name) and/or assigns,

herein known as PROSPECT, acknowledges and agrees that PROSPECT approached Dick Naedel of SAGE Commercial Properties & Business Brokerage, Inc., 9130 Galleria Court, Naples, FL 34109, a TRANSACTION BROKER (BROKER), and that BROKER was the first to advise PROSPECT of the availability of and details concerning the following business opportunities and real properties:

Table with 3 columns: LISTING #, BUSINESS TYPE, BUSINESS DESCRIPTION. Row 1: 9400793, Professional Services, Family Medical Practice in Naples FL

PROSPECT understands and agrees that all dealings concerning said business opportunity will be handled through BROKER and that BROKER HAS ENTERED INTO AN AGREEMENT FOR PAYMENT OF A COMMISSION WITH THE SELLER. PROSPECT further agrees that information received with respect to the above-mentioned opportunity will be kept in strict confidence...

All data on business opportunities are provided for information purposes only. No representation is made by BROKER as to the accuracy of the data provided. BROKER encourages PROSPECT to thoroughly review and independently verify to PROSPECT'S own satisfaction that the data provided are substantially representative of the business activity of the SELLER...

In the event that PROSPECT discloses the availability of said designated business opportunity of SELLER to any third party and this third party purchases the business without the BROKER, then PROSPECT, in addition to the remedies specified herein above, will also be responsible for the payment of BROKER'S compensation which would have been payable on the listed selling price or minimum compensation, whichever is greater.

PROSPECT agrees that he will not within two years from this date deal directly or indirectly with the SELLER without the BROKER'S written consent and should the PROSPECT do so directly or indirectly and a sale, management agreement, lease or other financial arrangement, including leasing the SELLER'S premises from the SELLER or Landlord is consummated, the PROSPECT shall be liable for all and any damages which the BROKER may suffer...

This Contract shall be governed by the laws of the State of Florida and the parties and the Broker specifically agree as a matter of substance and express their intention to submit any controversy or claim arising out of or relating to this contract, or the breach thereof, to resolution by taking any controversy or claim to a Court of Competent Jurisdiction and to file a suit at law and/or in equity.

The SELLER is the intended beneficiary of all covenants of Prospect, which benefit the SELLER, including without limitation, the covenants concerning the use of information disclosed to Prospect, and may bring an appropriate action to enforce such covenants.

Signature and contact information fields for PROSPECT (1) and BROKER. Includes fields for Signature, DATE, TELEPHONE NUMBER, STREET, CITY, STATE, ZIP, and E-MAIL.