

SAGECOMMERCIAL
RE
BROKERAGE

11983 Tamiami Trail N. • Naples, Florida 34110

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FAX 1-(866) 848-5898

www.SAGEFLA.com

SBA-Lender Pre-Qualified**BUSINESS
for
SALE****VEIN PRACTICE
with MEDICAL
BUILDING/SURGERY
in SW FL****AFLBB#: 9400930****DESCRIPTION :**

Vein medical practice in Southwest Florida, established for 24 years. 3000SF building with offices, exam rooms and surgery center included. Ultrasound and laser surgery. Varicose vein closure. Significant cosmetic vein segment including sclerotherapy, treatment of facial veins and treatment of hand veins. Also treats long-standing prior patients for vascular surgical problems. Over 3,000 active patient charts. National and international patient base. Pre-qualified for financing by SBA-backed Lender. E-2 visa candidate. Fully equipped, Free-standing building/surgery has upscale waiting room and reception area, as well as an ultrasound room, 2 exam rooms, lead-lined operating room, doctors' office, office manager's office, admin office/chart room, sterilization room, spare office, and patient parking. Staff includes office manager, admin assistant (scheduling, admitting, ordering), ultrasound tech, certified medical assistant, lymphedema massage therapist, subcontractor billing service. NOTE: May be purchased by non-physician, but must have licensed physician on staff. Ideal turnkey opportunity for vein practice-trained physician or vascular surgeon. Free training. Color brochure with demographic analysis by e-mail.

FINANCIAL:

	2021 Projection	2020 P&L	2019 tax return	2018 tax return
Revenues	\$1,512,507	\$1,213,460	\$1,427,600	\$1,546,246
Owner's Benefit:	\$571,024	\$356,064	\$419,062	\$416,710

GENERAL:

Inventory:	\$50,000	<< included in price
Furniture, Fixtures & Equipment (FFE):	\$150,000	<< included in price
Total Assets:	\$200,000	<< included in price

Business List Price:	\$395,000	
Building List Price:	\$1,900,000	
Total:	\$2,295,000	
Total Project Amount:	\$2,367,000	<< includes fees & closing costs
Buyer Down Payment:	\$236,700	<< 10%
Total Loan Amount:	\$2,130,300	
Interest Rate (based on current prime):	prime + TBD	
Monthly Payment:	\$13,082	<< 25 years, fully amortized
Additional Working Capital Included:	TBD	

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

(no cover sheet necessary)

TO: Dick Naedel, Business Broker

FAX: 1-(866) 848-5898

dick@sagefla.com



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., 11983 Tamiami Trail N., Naples, FL 34110, 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: 9400930, Medical Services, Vein Medical Practice with Offices/Surgery Center Building—SW 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, will not be used to compete with the SELLER and that PROSPECT shall not disclose this information to any person, excluding those parties specifically involved in the transaction itself and the PROSPECT'S sole purpose in seeking information about the business is to purchase a business.

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 and can be relied upon when considering the purchase of said business opportunity of 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, including but not limited to the compensation which would have been payable on the listed selling price or minimum compensation, whichever is greater and PROSPECT further agrees in terms of Section 475.42(1)(j) of the Florida Statutes, the BROKER at BUYER'S expense shall have the right to place any appropriate lien and encumbrance on the business and real estate or both, necessary to collect any compensation and this shall be the necessary authorization and consent as is required by the Statute.

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 parties agree that jurisdiction and venue with venue for the entry of judgment upon said judgment shall be in Collier County, Florida. The court is directed to award the expenses of the lawsuit, all reasonable attorney's fees and costs, to the prevailing party in the lawsuit.

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. The Prospect acknowledges receiving a copy of this document. An electronic transmission of this document and any signatures shall be considered for all purposes as originals.

Signature and contact information fields for PROSPECT (1) and BROKER (2). Includes fields for Signature, DATE, TELEPHONE NUMBER, STREET, CITY, STATE, ZIP, and E-MAIL.



**FINANCIAL PROFILE
STRICTLY CONFIDENTIAL**

Name(s):

Street Address:

City : State: Zip Code :

Assets

Cash on Hand and in Bank	
U.S. Government Securities	
Account, Loans and Notes Receivable	
Cash Surrender Value of Life Insurance	
Value of Business owned	
Other Stocks and Bonds	
Real Estate	
Automobile – Number	
Household furnishings & other personal effects	
Other Assets (Itemized)	

Total Assets

Liabilities and Net Worth

Notes Payable	
Liens on Real Estate	
Other Liabilities (itemize)	

**Total Liabilities
Net Worth**

Source of Income

Salary after tax	
Dividends and Interest	
Bonus and Commissions	
Real Estate Income	
Other Income	

Total Income

You have permission to contact my Banker for verification:

Bank _____ Contact _____
PH _____

The undersigned certifies that this information was provided by him/her and is true and correct.

Signature(s) _____ PH _____

_____ Date _____