

**Background****General Location:** San Fernando Valley, CA**Category:** Other Personal Services
Health, Medical & Dental**Years in Business:** 3**Under Present Owner:** 3**Hours of Operation:** 24/7**Owner Hours:** 30 per week**Training:** 4 weeks @ 20 hours**Organization Type:** S-Corp**Lease Expiration:** Buyer to sign new lease**Lease Options:** Yes**Building Size:** 3930**Employees:** 7**Reason for Sale:** Personal Reasons**Financials****Asking Price:** \$2,850,000**Down Payment:** Negotiable**Gross Sales:** \$4,000,000**Discretionary Cash Flow:** \$3,000,000**FF&E:** \$50,000**Inventory Included?** Yes**Inventory:** \$1,000**Min. Operating Capital:** TBD**Real Estate Available?** Yes**Rent:** \$6,600**Payroll:** \$14,000**Financing:** Other**Broker Info**

Dan Higgins
Sales Manager
(310) 882-2200 x 166
LIC#



Eric Mellem
Business Broker/ M&A Advisor
(310) 882-2200 x 146
LIC# 01220802

Summary**Residential Drug and Alcohol Detox Treatment Facility in LA with HUGE INCOME POTENTIAL**

This luxury 4,000 sq. ft. six bed facility in San Fernando Valley has been licensed to operate since 2018. The facility is on a 1/2 acre lot in a high-end residential neighborhood and is well appointed, well run and offers plenty of space for their patients to isolate and recover.

This is a very high-barrier to enter industry with a huge demand for services. We recently *Listed for Sale* a similar company and received numerous offers for close to \$8,000,000.

Note: the Annual Revenue and Net Income listed is projected, not current 2020s due to COVID shut-down for months. The business is open and operating with great success. We can document another similar company's Income Statement showing \$600,000 average monthly revenue with a 80% profit margin.

Huge Potential: the company is set-up to increase occupancy and revenue immediately. A professional, seasoned staff is in place. A similar 6 bed facility in the area has generated \$3,000,000 in Net Income for 6 months in 2020. A business minded buyer can quickly maximize profits with a stronger marketing plan, which the sellers can help create.

The owners have extensive experience with drug and alcohol counselling and are willing to offer a reasonable post close transition period.

For more information, you must complete the buyer registration at <https://www.bizex.net/buy-business/register>.