



### Broker Info



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LIC# 1220802

### Background

**General Location:** Los Angeles, CA  
**Category:** Consumer Services  
(B2C)  
Healthcare  
**Years in Business:** 2  
**Under Present Owner:** 2  
**Hours of Operation:** 24/7  
**Owner Hours:** Varies  
**Training:** 4 weeks @ 30 hours  
**Organization Type:** S-Corp  
**Lease Expiration:** 2033  
**Lease Options:** buyer to sign new lease  
or purchase  
**Building Size:** 2,900  
**Employees:** 14  
**Reason for Sale:** Other Opportunities

### Financials

**Asking Price:** \$8,500,000  
**Down Payment:** Negotiable  
**Gross Sales:** \$8,000,000  
**Discretionary Cash Flow:** \$3,000,000  
**FF&E:** \$50,000  
**Inventory Included?** Yes  
**Inventory:** \$5,000  
**Min. Operating Capital:** \$300,000  
**Real Estate Available?** Yes  
**Rent:** \$15,750  
**Payroll:** \$60,000

### Summary

Residential Drug and Alcohol Treatment Facility in Los Angeles. Very Well Known and Profitable.

- 6 Bed Licensed Property
- Various Treatment Options
- Beautifully Uniquely Decorated House
- Property Also Available for Purchase to a Buyer
- \$8,000,000 estimated 2025 Revenue with \$3,000,000 in Net Income

This facility was opened in 2024 for patients and has already generated huge revenue and high profits. The owners have spared no expense to create a unique and peaceful environment for it's clients. They have attracted top professionals in the industry and have created numerous, treatment options to ensure patients stay focused on recovery.

The sellers are open for a feasible transaction with a possible seller note for a qualified buyer group. No SBA Financing Available due to short time in operation. Proof of Funds Required.