



**Broker Info**



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**Background**

**General Location:** Los Angeles, CA  
**Category:** Health, Medical & Dental  
 Consumer Services (B2C)  
**Years in Business:** 35  
**Under Present Owner:** all  
**Hours of Operation:** 25  
**Owner Hours:** 20 to 25 hours  
**Training:** 8 weeks @ 4 to 5 hours  
**Organization Type:** S-Corp  
**Lease Expiration:** April 1st 2025  
**Lease Options:** Extension available  
**Building Size:** Commercial 3-Story  
**Employees:** 4  
**Reason for Sale:** Retirement

**Financials**

**Asking Price:** \$4,800,000  
**Down Payment:** Negotiable  
**Gross Sales:** \$2,407,468  
**Discretionary Cash Flow:** \$1,598,350  
**FF&E:** \$45,000  
**Inventory Included?** No  
**Inventory:** \$50,000  
**Min. Operating Capital:**  
**Real Estate Available?** No  
**Rent:** \$5,870  
**Payroll:** \$141,333  
**Financing:** SBA

Year	2023	2022	2021
Gross Sales	\$ 2,407,468	\$ 2,230,206	\$ 2,116,892
Gross Profit	\$ 1,958,770	\$ 1,829,511	\$ 1,734,252
Disc. Earnings	\$ 1,598,350	\$ 1,494,490	\$ 1,433,674

**Summary**

This Dermatology practice has been serving an affluent area of Los Angeles since 1989. The owner works 20 to 25 hours per week, excluding vacations and holidays. A top-rated medical practice, their core beliefs include customer satisfaction and safety. The practice is General and Cosmetic Dermatology providing medical dermatology, wrinkle treatments, sclerotherapy, dermal fillers, skin checkups, and other services. The practice is owned by the onsite doctor and is supported by 3 employees. Owner willing stay on post sale 6 months up to 2 years in current part-time basis. Seller's Discretionary Earnings were 1.6M in 2023 with an adjusted EBITDA of 1.2M. The practice has been growing steadily. It is SBA pre-approved Growth opportunities are accepting insurance, marketing (none today), expanding the services hours to a traditional 40-hour week.

- Owner's part-time hours: 20 to 25/week, and she is the sole doctor at the practice
- 2023 Seller's Discretionary Earning 1.6M
- 2023 Adjusted EBITDA 1.2M
- Business currently does not accept insurance - intentional strategy to keep margins high
- SBA pre-approved
- Offered at 4.8M

For more information, visit Bizex.net to complete the Buyer Registration & NDA Contact: Steve Lukes at 773-972-0302 - slukes@bizex.net