

CONFIDENTIAL BUSINESS OFFERING

TOP RANKING TWO-UNIT FRANCHISED MED SPAS

Milwaukee, WI

Description of business

This is your chance to own 2 up and running franchised med spas. Why go through the headaches of opening 2 locations when all the hard work has already been done? This franchise started in 2014 launching the first location in Texas. Since then, there are currently 14 locations and growing. Be part of this strong network of franchisees. Full training and support provided.

Initially, the focus was on recovery treatments and IV therapy. Since then, they have expanded to offer a comprehensive range of wellness services, including cryotherapy, infrared sauna, Exosome IV Therapy, and more. The business has built a strong reputation, boasting over 4,000 five-star reviews and delivering more than 200,000 freeze sessions and 100,000 shots and IV treatments.

From the start, the owners played a key role in developing recovery and IV therapy protocols, which laid the foundation for the services now offered across the franchise. The practice caters to athletes, individuals with chronic pain, autoimmune or neurodegenerative conditions, and those seeking enhanced physical performance or anti-aging benefits.

Ownership info

The owners are a husband and wife team. The wife is a nurse practitioner.

The owners welcomed a child, later in their professional careers. Three years ago, the husband transitioned into a medical related sales role, while the wife faced a challenging pregnancy and chose to prioritize motherhood.

At present, neither owner is actively involved in the day-to-day operations of the business.

They are available to remain during the transition and training period, and the marketing campaign can be reactivated during this time.

Training is provided by the franchisor and is on site for a week in the amount of \$2,500.

All information contained within this document and in all other materials was furnished by either the buyer or seller of the business. Purchasing a business involves risk and all parties are advised to seek legal and financial advice. Pacific Reliance has not and will not verify the accuracy or completeness of this information.

CONFIDENTIAL BUSINESS OFFERING

Products & Services:

Product/Service	Description	Sales %
Whole Body Cryotherapy	3 Minute Cryotherapy with multiple benefits	10%
IV Therapy	The fastest, most efficient way to restore hydration and wellness. At bioworX, you can select from our signature IV formulas or create a custom blend tailored to your health goals.	30%
Compression Boots		3%
Infrared Sauna with Red Light	Infrared light and red light to help detox and push out toxins	5%
Exosome Therapy	Cellular messenger that supports repair and recovery	10%
NAD+	Coenzyme essential to energy brain function and longevity	10%
IV Injectables	Absorption of vitamins & supplements without losing any efficacy in digestion	20%
Ozone Therapy	Promotes healing and detoxification from the inside out	10%
Salt Room	For Respiratory conditions and skin conditions	2%

Employee/personnel/payroll:

The business is fully staffed with 4 nurses and 2 technicians that work at both locations.

The owner manages the business remotely due to child rearing. The business is absentee run, but will greatly benefit with a strong manager running the business.

All information contained within this document and in all other materials was furnished by either the buyer or seller of the business. Purchasing a business involves risk and all parties are advised to seek legal and financial advice. Pacific Reliance has not and will not verify the accuracy or completeness of this information.

CONFIDENTIAL BUSINESS OFFERING

Title/Position	Salary
NP/owner	\$65K/year
Tech-sales Manager	\$25/hr
Nurse	\$30/hr

Billings/collection/revenue sources

This is an all cash business. Insurance is not accepted.

They accept multiple forms of payment, including cash, credit cards, CareCredit, Cherry, Vagaro, and HSA cards.

EMR used: Practice Fusion and Vagaro.

Revenue and Profit:

**BUYER TO CONFIRM ALL NUMBERS AND ADVISED TO HIRE CPA TO REVIEW ALL FINANCIALS.
 INFORMATION TAKEN FROM SELLER PROVIDED TAX RETURNS AND DOCUMENTS. PRBB DOES NOT
 WARRANTY THE INFORMATION PROVIDED, BUT MERELY SHARES INFORMATION RECEIVED FROM
 SELLER.**

	Year to Date June 2025	2024	2023	2022
Gross Revenue	345,993	\$ 1,052,129	\$ 965,364	\$1,174,624
Net Profit		\$ 89,140	\$ 249,830	\$ 331,199

Profit dropped in 2024 due to owner stepping away from business to attend to newborn baby full time. The business was not managed properly with labor and cost of goods not being monitored well.

All information contained within this document and in all other materials was furnished by either the buyer or seller of the business. Purchasing a business involves risk and all parties are advised to seek legal and financial advice. Pacific Reliance has not and will not verify the accuracy or completeness of this information.

CONFIDENTIAL BUSINESS OFFERING

Equipment

Cryo machine 2017
Cryo machine 2022
Infrared Sauna 2017
Infrared Sauna 2020
Halo Machine 2022

Approximate Wholesale Value of Inventory is at \$20,000

Marketing:

RRB2 is used for the marketing campaign, which costs \$2,000 annually. They were, by far, the fastest-growing and highest-volume franchise among other locations. However, challenges arose on the human resource side, which ultimately impacted operations.

Franchise:

The franchise has a transfer fee of \$15,000. Royalties are 7%, with 1% allocated to marketing, and are due bimonthly. There are no additional fees associated with the franchise at this time, and there are no expected increases in royalties in the near future.

Facilities: hours of operation, location, size, rent, terms of lease

Hours of operation are Open from Monday through Friday from 9:00 AM to 6:00 PM, and Saturday from 10:00 AM to 4:00 PM.

Real Estate

Location 1 occupies 2,000 sq ft at a monthly rent of \$4,600, with the potential to expand by 15%. Lease expires in 2029 and is renewable.

Location 2 also covers 2,000 sq ft, with a monthly rent of \$4,560 and a 30% expansion potential. Lease expires in 2027 and is renewable.

All information contained within this document and in all other materials was furnished by either the buyer or seller of the business. Purchasing a business involves risk and all parties are advised to seek legal and financial advice. Pacific Reliance has not and will not verify the accuracy or completeness of this information.

CONFIDENTIAL BUSINESS OFFERING

Areas of opportunity:

The business is absentee run due to family commitments. The business is lacking focus and direction from it's owners due to outside commitments.

An active owner can bring the profits to prior year 25% -30% profit margin.

Don't miss this opportunity to step in a high income producing 2 unit franchised business.

For more information on this business, contact us at Info@pacificrb.com or call (949) 229-2464.

All information contained within this document and in all other materials was furnished by either the buyer or seller of the business. Purchasing a business involves risk and all parties are advised to seek legal and financial advice. Pacific Reliance has not and will not verify the accuracy or completeness of this information.

Profit and Loss by Month

January 1-July 8, 2025

DISTRIBUTION ACCOUNT	JANUARY 2025	FEBRUARY 2025	MARCH 2025	APRIL 2025	MAY 2025	JUNE 2025	JUL 1 - JUL 8 2025	TOTAL
Income								
302 Services	59,913.89	62,265.55	93,927.91	51,626.59	39,851.65	38,410.94	10,002.09	355,998.62
Total for Income	59,913.89	62,265.55	93,927.91	51,626.59	39,851.65	38,410.94	10,002.09	\$355,998.62
Cost of Goods Sold								
402 Medical Supplies					-329.65			-329.65
403 Vaccines and Medicines	16,098.32	13,794.43	30,182.97	16,976.74	11,007.38	9,103.48	1,807.48	98,970.80
404 Nitrogen	605.44	1,147.44	5,502.54	2,246.67	2,597.73	1,109.64		13,209.46
Total for Cost of Goods Sold	16,703.76	14,941.87	35,685.51	19,223.41	13,275.46	10,213.12	1,807.48	\$111,850.61
Gross Profit	43,210.13	47,323.68	58,242.40	32,403.18	26,576.19	28,197.82	8,194.61	\$244,148.01
Expenses								
512 Postage & Shipping		52.19			55.91	28.57		136.67
520 Rent Expense	9,281.17	9,307.04	9,281.17	9,282.56	9,282.56	9,282.56	9,402.20	65,119.26
526 Utilities	851.70	857.41	2,329.18	113.26	1,155.14			5,306.69
528 Computer Expenses			1,000.00					1,000.00
529 Telephone Expense	804.81	788.34	778.14	813.18	805.94	769.48	200.00	4,959.89
531 Janitorial Expense	57.00	51.00	51.00	51.00	51.00	51.00		312.00
532 Waste Removal						69.20	69.20	138.40
534 Advertising and Promotion	3,131.50	2,050.30	4,362.07	3,718.98	2,767.08	2,462.04		18,491.97
535 Insurance Expense	763.25	763.25	326.65	1,227.33	326.65	207.65	210.80	3,825.58
539 Meals (50%)	159.10		41.47	123.35		59.83		383.75
540 Payroll Expenses								0
541 Payroll Wages-Officers	8,653.86	5,769.24	5,769.24	6,269.24	5,769.24			32,230.82
542 Payroll Wages-Staff	27,433.08	13,293.50	14,396.00	18,581.20	15,033.54	11,379.25	4,596.25	104,712.82
545 Payroll Taxes	3,719.90	1,901.64	1,813.41	2,224.05	1,811.38	996.06	383.29	12,849.73
Total for 540 Payroll Expenses	39,806.84	20,964.38	21,978.65	27,074.49	22,614.16	12,375.31	4,979.54	\$149,793.37
548 Business Licenses and Permits		51.00		10.00				61.00
552 Automobile Expense	764.54	764.54	775.52	764.54	764.54	764.54		4,598.22
564 Professional Fees								0
564.1 Accounting Fees	800.00	1,126.00	2,000.00	900.00	900.00	900.00		6,626.00
Total for 564 Professional Fees	800.00	1,126.00	2,000.00	900.00	900.00	900.00	0	\$6,626.00
566 Office Supplies	2,481.46	1,523.40	1,736.21	1,601.64	624.00	323.30	227.30	8,517.31
571 Royalties	5,963.54	5,088.74	4,487.81	5,364.27	4,229.78	2,783.45	991.55	28,909.14
580 Dues & subscriptions	1,140.95	1,429.71	1,389.78	813.67	1,412.90	1,481.22	324.00	7,992.23
581 Uniforms					412.00			412.00
Recruitment Exp	5.25							5.25
Total for Expenses	66,011.11	44,817.30	50,537.65	51,858.27	45,401.66	31,558.15	16,404.59	\$306,588.73
Net Operating Income	-22,800.98	2,506.38	7,704.75	-19,455.09	-18,825.47	-3,360.33	-8,209.98	-\$62,440.72
Other Income								
Interest Earned	0.15	0.08	0.09	0.07				0.39
Total for Other Income	0.15	0.08	0.09	0.07	0	0	0	\$0.39
Other Expenses								
905 Bank Service Charges	10.00	87.00	80.00	1,068.00	522.25	222.00	124.79	2,114.04
907 Merchant Fees	2,699.70	1,765.95	1,977.72	2,465.01	915.48	583.80	781.10	11,188.76
909 Late Fees						28.00		28.00
950 Interest Expense	587.91	854.59	992.11	890.09	1,269.52	1,414.34	446.75	6,455.31
Total for Other Expenses	3,297.61	2,707.54	3,049.83	4,423.10	2,707.25	2,248.14	1,352.64	\$19,786.11
Net Other Income	-3,297.46	-2,707.46	-3,049.74	-4,423.03	-2,707.25	-2,248.14	-1,352.64	-\$19,785.72
Net Income	-26,098.44	-201.08	4,655.01	-23,878.12	-21,532.72	-5,608.47	-9,562.62	-\$82,226.44

For calendar year 2024 or tax year beginning , 2024, ending , 20

A S election effective date 01/01/2022	TYPE OR PRINT	Name [REDACTED]	D Employer identification number [REDACTED]
B Business activity code number (see instructions) [REDACTED]		Number, street, and room or suite no. If a P.O. box, see instructions. [REDACTED]	E Date incorporated 01/25/2017
C Check if Sch. M-3 attached <input type="checkbox"/>		City or town, state or province, country, and ZIP or foreign postal code New Berlin, WI 53151	F Total assets (see instructions) \$ 144,817.

G Is the corporation electing to be an S corporation beginning with this tax year? See instructions. ☐ Yes ☒ No

H Check if: (1) ☐ Final return (2) ☐ Name change (3) ☐ Address change (4) ☐ Amended return (5) ☐ S election termination

I Enter the number of shareholders who were shareholders during any part of the tax year. 1

J Check if corporation: (1) ☐ Aggregated activities for section 465 at-risk purposes (2) ☐ Grouped activities for section 469 passive activity purposes

Caution: Include **only** trade or business income and expenses on lines 1a through 22. See the instructions for more information.

Income	1 a Gross receipts or sales	1,052,129	b Less returns and allowances		c Balance	1c	1,052,129.
	2 Cost of goods sold (attach Form 1125-A).					2	287,776.
	3 Gross profit. Subtract line 2 from line 1c					3	764,353.
	4 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)					4	
	5 Other income (loss) (see instructions - attach statement)					5	2.
	6 Total income (loss). Add lines 3 through 5.					6	764,355.
Deductions (see instructions for limitations)	7 Compensation of officers (see instructions - attach Form 1125-E)					7	76,708.
	8 Salaries and wages (less employment credits)					8	275,353.
	9 Repairs and maintenance					9	2,210.
	10 Bad debts					10	
	11 Rents					11	120,197.
	12 Taxes and licenses					12	30,582.
	13 Interest (see instructions)					13	15,048.
	14 Depreciation from Form 4562 not claimed on Form 1125-A or elsewhere on return (attach Form 4562)					14	10,520.
	15 Depletion (do not deduct oil and gas depletion.)					15	
	16 Advertising					16	83,845.
	17 Pension, profit-sharing, etc., plans					17	
	18 Employee benefit programs					18	
	19 Energy efficient commercial buildings deduction (attach Form 7205)					19	
	20 Other deductions (attach statement)					20	183,619.
	21 Total deductions. Add lines 7 through 20					21	798,082.
	22 Ordinary business income (loss). Subtract line 21 from line 6					22	-33,727.
Tax and Payments	23 a Excess net passive income or LIFO recapture tax (see instructions)	23a				23c	0.
	b Tax from Schedule D (Form 1120-S)	23b					
	c Add lines 23a and 23b (see instructions for additional taxes)						
	24 a Current year's estimated tax payments and preceding year's overpayment credited to the current year	24a				24z	
	b Tax deposited with Form 7004	24b					
	c Credit for federal tax paid on fuels (attach Form 4136)	24c					
	d Elective payment election amount from Form 3800	24d					
	z Add lines 24a through 24d.						
	25 Estimated tax penalty (see instructions). Check if Form 2220 is attached.					25	
	26 Amount owed. If line 24z is smaller than the total of lines 23c and 25, enter amount owed.					26	0.
27 Overpayment. If line 24z is larger than the total of lines 23c and 25, enter amount overpaid.					27		
28 Enter amount from line 27: Credited to 2025 estimated tax Refunded					28	0.	

Sign Here	Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.	May the IRS discuss this return with the preparer shown below? See instructions. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Signature of officer _____ Date _____ Title _____	

Paid Preparer Use Only	Print/Type preparer's name [REDACTED]	Preparer's signature [REDACTED]	Date [REDACTED]	Check <input type="checkbox"/> if self-employed	PTIN [REDACTED]
	Firm's name [REDACTED]	Firm's EIN [REDACTED]			
	Firm's address S98W13766 Jay Dr , Muskego, WI 53150	Phone no. [REDACTED]			

2024 Other Deductions - Supporting Details for Form 1120-S, Line 20

Name(s) shown on return	Employer identifying number

1. Accounting fees	1	11,700.
Amortization	2	3,345.
3. Bank fees	3	123.
4. Credit card convenience fees	4	29,431.
5. Insurance	5	10,388.
6. Janitorial	6	754.
7. Postage	7	1,004.
8. Professional dues and subscriptions	8	11,607.
9. Supplies	9	12,918.
10. Telephone	10	9,313.
11. Utilities	11	10,327.
12. Vehicle expense	12	5,639.
13. Royalties	13	76,582.
14. Computer Expenses	14	248.
15. Business Licenses and Permits	15	103.
16. Recruitment Exp	16	137.
17.	17	
18.	18	
19.	19	
20.	20	
21.	21	
22.	22	
23.	23	
24.	24	
25.	25	
26.	26	
27.	27	
28.	28	
29.	29	
30.	30	
31.	31	
32.	32	
33.	33	
34.	34	
35.	35	
36.	36	
37.	37	
38.	38	
39.	39	
40.	40	
41.	41	
42.	42	
43.	43	
44.	44	
45.	45	
46.	46	
47.	47	
48.	48	
49.	49	
50.	50	
51.	51	
52.	52	
53.	53	
54.	54	
Total Other Deductions		183,619.

For calendar year 2023 or tax year beginning , 2023, ending , 20

A S election effective date 01/01/2022	TYPE OR PRINT	Name [REDACTED]	D Employer identification number [REDACTED]
B Business activity code number (see instructions) [REDACTED]		Number, street, and room or suite no. If a P.O. box, see instructions. [REDACTED]	E Date incorporated 01/25/2017
C Check if Sch. M-3 attached <input type="checkbox"/>		City or town, state or province, country, and ZIP or foreign postal code New Berlin, WI 53151	F Total assets (see instructions) \$ 140,528.

G Is the corporation electing to be an S corporation beginning with this tax year? See instructions. ☐ Yes ☒ No

H Check if: (1) ☐ Final return (2) ☐ Name change (3) ☐ Address change (4) ☐ Amended return (5) ☐ S election termination

I Enter the number of shareholders who were shareholders during any part of the tax year. **2**

J Check if corporation: (1) ☐ Aggregated activities for section 465 at-risk purposes (2) ☐ Grouped activities for section 469 passive activity purposes

Caution: Include **only** trade or business income and expenses on lines 1a through 22. See the instructions for more information.

Income	1 a Gross receipts or sales 965,364	b Less Returns and allowances	c Balance	1c	965,364.
	2 Cost of goods sold (attach Form 1125-A)			2	149,815.
	3 Gross profit. Subtract line 2 from line 1c			3	815,549.
	4 Net gain (loss) from Form 4797, line 17 (attach Form 4797)			4	
	5 Other income (loss) (see instructions - attach statement)			5	9,281.
	6 Total income (loss). Add lines 3 through 5.			6	824,830.
Deductions (see instructions for limitations)	7 Compensation of officers (see instructions - attach Form 1125-E)			7	101,524.
	8 Salaries and wages (less employment credits)			8	254,590.
	9 Repairs and maintenance			9	3,012.
	10 Bad debts			10	
	11 Rents			11	108,195.
	12 Taxes and licenses Add back 30k			12	35,592.
	13 Interest (see instructions)			13	21,116.
	14 Depreciation from Form 4562 not claimed on Form 1125-A or elsewhere on return (attach Form 4562)			14	12,847.
	15 Depletion (Do not deduct oil and gas depletion.)			15	
	16 Advertising			16	41,102.
	17 Pension, profit-sharing, etc., plans			17	
	18 Employee benefit programs			18	
	19 Energy efficient commercial buildings deduction (attach Form 7205)			19	
	20 Other deductions (attach statement)			20	174,962.
	21 Total deductions. Add lines 7 through 20			21	752,940.
	22 Ordinary business income (loss). Subtract line 21 from line 6			22	71,890.
Tax and Payments	23 a Excess net passive income or LIFO recapture tax (see instructions)	23a		23c	\$244,238
	b Tax from Schedule D (Form 1120-S)	23b			
	c Add lines 23a and 23b (see instructions for additional taxes)		0.		
	24 a Current year's estimated tax payments and preceding year's overpayment credited to the current year	24a		24z	
	b Tax deposited with Form 7004	24b			
	c Credit for federal tax paid on fuels (attach Form 4136)	24c			
	d Elective payment election amount from Form 3800	24d			
	z Add lines 24a through 24d.				
25 Estimated tax penalty (see instructions). Check if Form 2220 is attached. <input type="checkbox"/>			25		
26 Amount owed. If line 24z is smaller than the total of lines 23c and 25, enter amount owed.			26	0.	
27 Overpayment. If line 24z is larger than the total of lines 23c and 25, enter amount overpaid			27		
28 Enter amount from line 27: Credited to 2024 estimated tax Refunded			28	0.	

Sign Here	Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.			May the IRS discuss this return with the preparer shown below? See instructions. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Signature of officer	Date	Title		

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	Firm's name	Firm's EIN			
	Firm's address	Phone no.			

2023 Other Deductions - Supporting Details for Form 1120-S, Line 20

Name(s) shown on return
[REDACTED]

Employer identifying number
[REDACTED]

1.	Accounting fees	1	9,585.
2.	Amortization	2	4,415.
3.	Bank fees	3	1,157.
4.	Credit card convenience fees	4	21,197.
5.	Insurance	5	11,236.
6.	Janitorial	6	2,076.
7.	Legal and professional fees	7	3,976.
8.	Postage	8	133.
9.	Professional dues and subscriptions	9	15,152.
10.	Supplies	10	9,468.
11.	Telephone	11	9,204.
12.	Deductible non-entertainment meals exp. subject to limits	12	701.
13.	Travel and non-entertainment meals expense not subject to limits	13	1,745.
14.	Utilities	14	10,150.
15.	Royalties	15	68,460.
16.	Education/Referance Materials	16	789.
17.	Computer Expenses	17	834.
18.	Business Licenses and Permits	18	61.
19.	Uniforms	19	485.
20.	Recruitment Exp	20	1,053.
21.	Mileage Reimbursement	21	1,023.
22.	Store Supplies	22	2,062.
23.		23	
24.		24	\$6861
25.		25	
26.		26	
27.		27	
28.		28	
29.		29	
30.		30	
31.		31	
32.		32	
33.		33	
34.		34	
35.		35	
36.		36	
37.		37	
38.		38	
39.		39	
40.		40	
41.		41	
42.		42	
43.		43	
44.		44	
45.		45	
46.		46	
47.		47	
48.		48	
49.		49	
50.		50	
51.		51	
52.		52	
53.		53	
54.		54	
Total Other Deductions			174,962.