

CONFIDENTIAL BUSINESS OFFERING

PREMIER 2 UNIT MEDICAL SPA FRANCHISE Houston, TX

Description of business

This is your chance to own 2 open and operating franchised med spas. No need to hassle with building out and training staff. Be part of this growing team of franchise owners, with 11 locations and growing.

As a franchisee owner-operator, you'll receive over 120 hours of classroom and on-site training as well as your own personal business development manager. Your development manager will provide support in ongoing operational strategies such as digital advertising, email marketing, and use of our corporate mobile app (to name only a few).

This thriving medical spa network seamlessly combines the serene ambiance of a traditional spa with advanced dermatological treatments. Founded in Texas in 2011, the brand was officially trademarked and transitioned into a franchise concept in 2015 to fuel expansion beyond Austin. It has since been acquired by its current owners to accelerate ongoing growth in the industry.

Since then, the practice built a reputable name in the medical spa industry by offering a blend of clinical precision and client-focused hospitality.

Their expansion into wellness and weight loss treatments signals a forward-thinking approach to holistic beauty, making it a compelling option for anyone considering a modern spa experience with medical-grade outcomes.

Location 1 has been established since 2015.

Location 2 was opened in 2022.

Products & Services:

The business generates revenue through a combination of membership-based sales, facial services, medical services, and medical products.

The membership model provides consistent income and client retention, while facial services form a core part of the spa's offerings.

Additionally, medical services such as injectables or advanced skincare treatments contribute significantly to overall sales, alongside the retail of medical-grade skincare products.

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

Employee/personnel/payroll:

The business currently employs six part-time team members, four nurses and two technicians—who rotate between both locations.

While the owner is full-time, their presence on the floor has been limited recently due to parental responsibilities. As a result, there is an immediate need to hire a full-time manager to ensure consistent oversight and operational efficiency.

Both locations are staffed with a team that includes physicians, nurse practitioners, aestheticians, and front desk personnel.

Ownership info

The business is co-owned and operates as an LLC. Owner A has been actively involved for nine years, working full-time (40 hours per week) in a management role and receiving a monthly salary of \$7,500. While Owner A handles most managerial responsibilities, they perform only minimal provider-related duties.

Owner B has been involved for seven years and works approximately 20 hours per week as co-manager. They are on payroll with a monthly salary of \$1,000.

In 2022, after graduating from nurse practitioner school, Owner B expressed interest in taking over daily operations. Additionally, obtaining medical insurance for the family became a priority. However, the business could not sustain both salaries, and Owner A chose to return to a career in medical device sales, where they have since been exceeding performance targets.

Billing & Collections

These practices are paid on a cash basis. Insurance is not accepted.

The practice accepts payments via cash and credit/debit cards. There are no formal systems in place to manage healthcare receivables, payables, or financing, as these are not applicable. However, a payment plan is available to customers, subject to approval.

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

Annual Revenues and Profits:

	2025 YTD May	2024	2023
Gross Revenue	\$599,959.06	\$1,560,710.73	\$1,362,183
EBITDA		\$303,361	\$187,693

See attached financial statements.

**BUYER TO CONFIRM ALL NUMBERS AND ADVISED TO HIRE CPA TO REVIEW ALL FINANCIALS.
INFORMATION TAKEN FROM SELLER PROVIDED TAX RETURNS AND DOCUMENTS.**

Equipment

They are equipped with various devices and supplies, including HydraFacial, Sculp Facial, Ultherapy, and SkinPen, and utilize the Zanoliti EMR system. They also offer laboratory testing for weight loss at the facility.

Marketing:

The practice's marketing strategies include Google Ads, Yelp, and Facebook, with an annual advertising budget of \$12,000

Hours of operation

The practice operates Monday through Saturday from 9:30 AM to 8:00 PM, and on Sunday from 9:30 AM to 3:00 PM.

Real Estate

Location 1 has one year remaining on its lease at a monthly rate of \$10,000 for a 2,400 sq. ft. space. The rent is renewable by and is expiring in 2029

Location 2 has three years left on a similar lease with the same monthly rent and square footage. The rent 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

Other Information

The retail products sold are outsourced, and the business takes pride in its staff's expertise, ongoing training, and excellent customer service. Operations are conducted in accordance with franchise guidelines and standards.

For more information, 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.

Income Statement

For the period January 1, 2024 to December 31, 2024

January 1, 2024 to December 31, 2024

Revenues

Revenue	1,060,130.56
Revenue	523,985.32
Sales Revenue	1,376.60
Sales Tax Remitted	-24,781.75
Total Revenues	1,560,710.73

Cost of Sales

Cost of Goods Sold	162,281.94
Cost of Service	48,892.80
Total Cost of Sales	211,174.74

Gross Profit	1,349,535.99
---------------------	---------------------

Operating Expenses

Bank & ATM Fee Expense	23.66
Bank Closing Fees	1,875.00
Business Meals Expense	4,888.10
Charitable Contributions	197.02
Company Events Expense	199.00
Computer Equipment Expense	0.00
Construction Expense	39,010.00
Employee Benefits Expense	-214.03
Equipment Expense	22,539.49
Facility & Utilities Expense	16,583.31
Furniture & Fixtures Expense	5,061.76
Gas & Auto Expense	5,662.67
Gifts Expense	470.89
Health and Wellness Expense	3,001.68
Independent Contractor Expense	19,731.30
Insurance Expense - Auto	8,220.00
Insurance Expense - Business	8,752.28
Interest Expense	41,535.51

Lease Payments - Ascentium Capital	5,706.76
Lease Payments - M2 Equipment Finance	14,708.56
License & Fee Expense	290.00
Marketing & Advertising Expense	14,760.43
Office Kitchen Expense	13,689.77
Office Supply Expense	21,062.36
Parking & Tolls Expense	1,700.00
Payroll Expense - Administration	9,102.00
Payroll Expense - Payroll Tax	53,912.60
Payroll Expense - Salary & Wage - [REDACTED]	440,111.51
Payroll Expense - Salary & Wage - [REDACTED]	208,182.34
Payroll Expense - Salary & Wage - Other	3,483.25
Phone & Internet Expense	10,746.70
Postage & Shipping Expense	90.89
Professional Service Expense	4,106.28
Recruiting & HR Expense	2,275.35
Rent or Lease Expense	233,813.33
Royalty Fees Expense	113,351.06
Software & Web Hosting Expense	2,278.88
Taxes Paid	548.46
Travel & Transportation Expense	661.22
Uniforms Expense	598.98
Total Operating Expenses	1,332,718.37
Total Expenses	1,543,893.11
Net Profit	16,817.62

Total with owner add back: \$303,361

Department of the Treasury
Internal Revenue Service

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

2023

Go to www.irs.gov/Form1065 for instructions and the latest information.

A Principal business activity	Type or Print	Name of partnership [REDACTED]	D Employer identification number [REDACTED]
B Principal product or service FACIAL PRODUCTS		Number, street, and room or suite no. If a P.O. box, see instructions. [REDACTED]	E Date business started [REDACTED]
C Business code number [REDACTED]		City or town, state or province, country, and ZIP or foreign postal code CYPRESS, TX 77433	F Total assets (see instructions) \$ 83,178

G Check applicable boxes: (1) ☐ Initial return (2) ☐ Final return (3) ☐ Name change (4) ☐ Address change (5) ☐ Amended return

H Check accounting method: (1) ☒ Cash (2) ☐ Accrual (3) ☐ Other (specify): _____

I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year: 2

J Check if Schedules C and M-3 are attached ☐

K Check if partnership: (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 23 below. See the instructions for more information.

Income	1 a Gross receipts or sales	1,497,501	b Less returns and allowances	135,318	c Balance	1c	1,362,183
	2 Cost of goods sold (attach Form 1125-A)					2	
	3 Gross profit. Subtract line 2 from line 1c					3	1,362,183
	4 Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)					4	
	5 Net farm profit (loss) (attach Schedule F (Form 1040))					5	
	6 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)					6	
	7 Other income (loss) (attach statement)					7	
	8 Total income (loss). Combine lines 3 through 7					8	1,362,183
Deductions (see instructions for limitations)	9 Salaries and wages (other than to partners) (less employment credits)					9	549,801
	10 Guaranteed payments to partners					10	
	11 Repairs and maintenance					11	
	12 Bad debts					12	
	13 Rent					13	224,364
	14 Taxes and licenses					14	51,278
	15 Interest (see instructions)					15	30,767
	16a Depreciation (if required, attach Form 4562)	16a	2,300				
	b Less depreciation reported on Form 1125-A and elsewhere on return	16b				16c	2,300
	17 Depletion (Do not deduct oil and gas depletion.)					17	
	18 Retirement plans, etc.					18	
	19 Employee benefit programs					19	
	20 Energy efficient commercial buildings deduction (attach Form 7205)					20	
	21 Other deductions (attach statement)					21	519,047
22 Total deductions. Add the amounts shown in the far right column for lines 9 through 21					22	1,377,557	
23 Ordinary business income (loss). Subtract line 22 from line 8					23	(15,374)	
Tax and Payment	24 Interest due under the look-back method - completed long-term contracts (attach Form 8697)					24	
	25 Interest due under the look-back method - income forecast method (attach Form 8866)					25	Total with add backs
	26 BBA AAR imputed underpayment (see instructions)					26	\$187,693
	27 Other taxes (see instructions)					27	
	28 Total balance due. Add lines 24 through 27					28	
	29 Elective payment election amount from Form 3800					29	
	30 Payment (see instructions)					30	
	31 Amount owed. If the sum of line 29 and line 30 is smaller than line 28, enter amount owed					31	
	32 Overpayment. If the sum of line 29 and line 30 is larger than line 28, enter overpayment					32	

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 partner or limited liability company member) is based on all information of which preparer has any knowledge.

Signature of partner or limited liability company member

Date

May the IRS discuss this return with the preparer shown below? See instructions. ☒ Yes ☐ No

Paid Preparer Use Only

Print/Type preparer's name

Preparer's signature

Date

Check ☐ if self-employed

PTIN

Firm's name

Firm's EIN

Firm's address

Phone no.

Houston, TX 77092

Federal Supporting Statements

2023 PG01

Name(s) as shown on return

Tax ID Number

Form 1065 - Line 21 - Other Deductions

Statement #4

<u>Description</u>	<u>Amount</u>
Automobile and truck expense	4,261
Bank Charges	1,937
Education and training	25
Gifts	260
Independent Contractor	18,110
Insurance	6,223
Insurance - Liability	5,544
Legal and professional	5,237
Marketing	21,086
Meetings	2,751
Office expense	17,894
Parking fees and tolls	1,700
Postage/Shipping	539
Recruiting	1,420
Supplies	19,945
Travel	628
Uniforms	235
WEB HOSTING EXPENSES	4,068
TELEPHONE AND INTERNET	11,773
ROYALTY FEES PAID	106,959
PURCHASES	185,297
LINENS EXPENSE	57
LICENSE AND FEES EXPENSE	121
HEALTH AND WELLNESS EXPENSE	2,893
FACILITY AND UTILITY EXPENSE	25,382
EQUIPMENT SERVICE COSTS	43,400
COST OF SERVICE	31,302
Total	<u><u>519,047</u></u>