



CONFIDENTIAL BUSINESS PROFILE

Fully Equipped Medical Spa with Premier Location in Houston Texas

Presented: Pacific Reliance Medical Business Brokers

Description:

This fully equipped medical spa located in Houston is set up for success. Established for over 10 years this spa has become well known in the area. This innovative aesthetics center is dedicated to providing clients with medical grade skin care using the latest technology and most advanced procedures. Here you will find a variety of treatments and procedures such as Botox, chemical peels, cool sculpting, microdermabrasion and more along with skin care products.

This beautifully built medical spa is in a MILLION DOLLAR location in a nice upscale part of Houston Texas. This establishment sits right along a major road with 6 lanes, making it very visible to those passing by. As soon as you drive up to the entrance of this Class A medical plaza the first practice you will see is this one. It sits right at the corner with signage that is comparably larger than all the other tenants. You would not miss it due how recognizable and distinct it is from all the other businesses. Not only is the signage noticeable on the building it is very apparent on the plaza's monument signage. When looking at the monument signage the first business you will see is this medical spa. It has the largest lettering and takes up the most space on the monument sign. Surrounding businesses include a gas station, dental practice, pediatric center, pharmacy, restaurants and more. Parking is ample and free in the plaza.

Overhead costs are unbeatable. Facility is very spacious with 5 exam rooms and 2,400 square feet. Rent is very low at \$3,300 a month.

The current owner is selling because they already have two high producing medical spas outside of the area. They do not have the time to give the attention this spa deserves. It can EASILY be a high producing medical spa. Prior to COVID this spa had 3,700 active charts. In 2020 this spa was shut down most of the year and now only open 2 days a week.

To buildout a great medical spa and start from scratch is easily a \$300,000 investment. The process to do it yourself isn't a fast one either. Purchasing this business would be a fraction of that cost. It is almost a no brainer. You are would be walking into a fully equipped spa with a clientele list, cool sculpting machines, skin pens, furniture, artwork, etc. Not to mention this location is unmatched for the price.

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 Business Brokers has not and will not verify the accuracy or completeness of this information.



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Products & Services:

| Aesthetic Treatments | Body Contouring | Facial Rejuvenation | Laser Treatments |
|----------------------|-------------------|---------------------|---------------------|
| Chemical Peels | Liposonix® | Belotero | Clear + Brilliant |
| Micro-Needling | UltraShape Power® | Botox | Skin Resurfacing |
| Microdermabrasion | VelaShape® | Dysport | Skin Tightening |
| Ultherapy | Zeltiq | Juvederm | Laser Hair Removal |
| | CoolSculpting | Kybella® | LaserGenesis |
| | | Radiesse | Photo Genesis (IPL) |
| | | Restylane® | |
| | | Secret RF | |
| | | Volbella-Juvéderm® | |
| | | Voluma | |
| | | Xeomin | |

*** Highest income producers are Cool Sculpting and Botox procedures

Asset Purchase List:

Rooms/Furnitures:

| Room 1 | Room 2 | Room 3 | Room 4 | Room 5 |
|--------------|--------------|--------------|--------------|--------------|
| Electric bed |



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| | | | | |
|--|--------------------|-----------------------|---------------|---------------|
| Light fixture lamp | Light fixture lamp | Small table and hutch | Storage hutch | Storage hutch |
| Small side table and tall wooden hutch | Metal cart (2) | Lamp | Lamp | Lamp |
| Metal cart | | | Metal cart | |

Body Contouring Equipment:

| Equipment | Value | Highlights |
|---------------------------|---------------------------------------|--|
| Lipotron 3000 (2) | When new this machine sold for \$95K | In GREAT condition Includes body and face attachments along with base plates |
| Cool Sculpting by ZELTIQ™ | Machine is being sold for up to \$50K | Excellent condition High return per procedure With all applicators and disposables |
| UltraShape Power | Machine is being sold for up to \$45K | The only FDA-cleared, non-invasive body-shaping procedure |
| Velashape | \$10K- 20K | High return on investment |
| Syneron Trushape | Up to \$30K | |

Aesthetic Equipment:

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| Equipment | Value | Highlights |
|---------------------------------|----------------------------|----------------------|
| Microdermabrasion - Skin Pen II | Used ones selling for \$3K | With all disposables |
| Skin Pen | | With 5 kits |
| PRP Centrifuge | \$1K -\$5K | |

Skin Care Products:

| Neocutis | Skin Ceuticals | Miscellaneous |
|---------------|------------------|---------------|
| Novelle | Retinol .5 | Sunscreens |
| Journee Riche | H.A Intensifier | |
| Micro Day | Phloretin | |
| Micro Night | Hydrating Masque | |
| Micro Neck | | |

Miscellaneous Equipment:

- Towel warmers
- Steamer
- Magnifying Lamp
- All Artworks
- Medical Supplies i.e.; syringes, needles, etc.
- Sheets, towels and blankets
- Numbing Creams

Employee/personnel/payroll

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- Nurse is contracted \$36/hr. with 5% commissions
 - o Only at spa one day a week at the moment
- Medical Director willing to stay on board for a whole year

Financials

(Buyer to confirm all numbers and advised to hire CPA to review all financials)

Annual revenues:

2017: \$366,087

2018: \$348,617

2019: \$238,273

***Only open 2 days a week

Ownership Info

The business ownership is an S-corporation. Practice should be owned by someone with a medical license. Current owner has 2 other medical high producing medical businesses out of the area and as such does not have the time to focus on this location.

Billings/collection/revenue sources

- All Cash transactions

Marketing:

- Marketing is based on word of mouth
- Social medias are in place
- Yelp reviews – 5 stars!
- 3,700 active charts before COVID

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

Hours of Operation:

- Currently only open 2 days a week

Location:

- Street visibility on a 6-lane busy road
- Located in a medical plaza
- Located on a strip of all medical based businesses

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- Close by a shopping mall
- In proximity of many hospitals
- Ample Free Parking
- Bike Parking
- Located in an affluent area
- Large signage
- Has the best location in plaza with a corner unit right at the entrance of plaza
- Has the largest display on Monument signage in the medical plaza it is placed

Size:

- 2,400 sf
- 5 treatment rooms fully equipped and furnished
- Separate office in the back with separate bathroom
- Patients have their own bathroom as well

Rent:

- \$ 3,300 /month

Terms Lease:

- 4-year lease

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PACIFIC RELIANCE
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