



Brokers and Appraisers
Practice and Real Estate Sales
Transition Specialists
Practice Appraisals
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Rick Wattles, DVM

GREATER LOS ANGELES. Located on major thoroughfare in thriving, attractive, multi-cultural city, situated 20 minutes from downtown LA & offers pro-business attitude, quality education & a low crime rate. Well-established, spacious, free standing, ~ 4,421 sq. ft. facility w/plentiful parking. Exceptionally equipped. 2009 gross of ~ \$1,345,000 produced w/~2 DVMs & no weekend hrs. Exceptional cash flow to a new owner of \$250,000+, after paying a F.T assoc. Dr. & after 100% debt service. **PX PRICE: \$1,210,500. NEW LISTING!**

SAN DIEGO COUNTY. Centrally located in the San Diego Metro region. Easy access to retail, commercial areas, beach cities & outdoor activities. Well-established, well-managed practice located in attractive neighborhood center. The facility has ~ 2,700 sq. ft. w/4 exam rooms. The 2009 gross of ~\$783,000 was produced w/limited Friday hrs, no weekends. Real estate is available & includes several rental units. **PRACTICE PRICE: \$625,000. Possible Seller financing assistance for Real Estate for qualified buyer. NEW LISTING!**

VENTURA COUNTY, Inland. Outstanding, upscale, family friendly community w/excellent schools, parks & a strong economic base. Attractive, ~ 1,800 sq. ft. leased facility in a thriving center. Well-equipped, including ultrasound & laser surgical unit. Currently only ~ 28 Dr. hrs/wk. 2009 gross ~ \$400,000. **Practice Price is based on cost to start-up a new practice. PRICE REDUCED TO \$290,000. NEW LISTING!**

VENTURA COUNTY, Coastal. Located in a beautiful coastal city, just 60 miles north of LA & near the gorgeous city of Santa Barbara. Amenities include pristine beaches, gorgeous sunsets, a national park & endless outdoor activities. Other advantages offered by this city are excellent schools, a business friendly city hall, a diverse economic base & consistent growth. The ~2,900 sq. ft. SA facility includes 2 exam rooms. Significant opportunity for future growth. **PRICE PENDING! RE available for lease, lease/option or purchase. NEW LISTING!**

MONTEREY PENINSULA. Unique community which highlights everything that's best about CA; the beauty of the coast, redwood groves & the highest quality of life, w/rich culture, strong business & industry & unmatched hospitality. This well established, SA practice boasts an attractive ~2,100 sq. ft. facility, including 2 exam rooms, 30 cages, 5 runs & extensive equipment. 2009 gross of ~\$1,150,000 produced primarily w/1 DVM & limited hrs. No wknd hrs. **CALL FOR PRACTICE PRICE. RE available for lease, lease/option. NEW LISTING!**

NORTHERN CA. WINE REGION. ~ 2 hrs No. of San Francisco. Enjoy clean air & many recreational options: horses, golf, water sports, etc. Growing wine industry adds strength to the economic base. Affordable housing, friendly rural community. Attractive, freestanding facility on large lot. 2009 gross \$1,265,000. Pre-tax cash flow of ~ \$190,000 after 100% debt service. Multi Dr. practice w/excellent experienced staff. **PX REDUCED: \$20,000. New Practice Price: \$930,000. REAL ESTATE PRICE, only: \$500,000. Seller financing for qualified Buyers.**

SAN FRANCISCO. A unique, breathtaking, seaside metropolis with cosmopolitan appeal and exciting neighborhood niches. Enjoy cool, changeable climate, storied history & ardent culture. Large facility w/excellent parking. Quality, multi Doctor, "paperless" practice includes ultrasound. Excellent dedicated staff. 2009 gross ~\$910,000. **PRACTICE PRICE: \$685,000. REAL ESTATE AVAILABLE includes rental property. NEW LISTING!**

SONOMA COUNTY. Beautiful, wine country. Friendly town close to many amenities. Practice provides personalized, quality care w/an exceptional staff. Excellent associate Dr. available, if desired. Well-equipped, good cash flow w/many options to increase income. Practice facility of ~1,800 sq. ft. Recent remodel provides a very attractive and professional facility. **REAL ESTATE is available. 2009 Practice gross ~ \$778,705. NEW LISTING! PRICE PENDING!**

CENTRAL VALLEY. Modesto, about 90 miles to the Bay Area Sacramento or Yosemite National Park. Very affordable housing. ~3,000 sq. ft. facility with 40 cages & 20 runs on a large lot. Practice located on major thoroughfare. 2009 gross of ~\$300,000 produced with very limited hours. **PRACTICE PRICE: \$200,000. REAL ESTATE PRICE: \$400,000. NEW LISTING!**

SANTA CRUZ COUNTY, The Monterey Bay Area. Friendly, semi-rural community w/healthy, unique quality of life & endless recreation. Boasts pristine beaches, coastal redwoods & Mediterranean climate. Technological & agricultural industries provide strong economic base. Newer, attractive, roomy, ~ 3,700 sq. ft. S/A leased, freestanding facility. Minimal competition, well-equipped, exceptional staff. 2009 gross ~ \$1,035,000. **PRACTICE PRICE: \$788,000.**

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