



# Pacific Professionals Inc.

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

RIVERSIDE CO., SOUTH. A wealth of recreational opportunities including championship golf courses, horse country, & award winning wineries. This area is centrally located in ideal climate less than 1 hour from coast. Highly rated educational system & strong sense of public safety. A wonderful place to work & raise a family. Pet Spending Index is 48% higher than the national average. Newer, leased facility ~2,000 sq.ft. w/ estimated 2011 gross of \$300K. Ideal for quality DVM w/ excellent communication skills. PX PRICE only \$150,000!! NEW LISTING!

SANTA BARBARA. The American Riviera, home to beautiful beaches, majestic mountains, colorful culture & outstanding educational institutions. Attractive building is ~1,400 sq. ft. & includes 2 exam rooms & 30 cages. Even with extensive upgrading needed, the 2010 gross of ~\$542,300 was produced with very limited Dr. hours, with no weekend or emergency services provided. ASKING PRICE ONLY: \$220,000.

SONOMA CO., RUSSIAN RIVER VALLEY. Located in a family-oriented community with an exceptional quality of life. Location offers a wide variety of services, recreation, outstanding climate, & breathtaking panorama. ~1 hr. north of San Francisco, the area is home to rolling hills, beautiful vineyards, hundreds of wineries & tasting rooms. Pet Spending Potential ~70% higher than national avg. 2010 gross of \$540,765 should improve w/ increased dr hrs & medical services. Attractive & exceptional facility: ~2,400 sq.ft. PX PRICE: \$440,000. NEW LISTING!!!

SAN FRANCISCO, BAY AREA. Exciting metropolis, cosmopolitan appeal with awesome amenities: culture, sports, shopping, eateries... Great location. The Pet Spending Potential Index for the immediate surrounding area is 93% higher than the national average. Exclusively feline practice!!! This efficient facility includes 2 exam rooms (w/ optional 3<sup>rd</sup>). Gross of \$1,200,000 in 2010 and 2011 is ~\$1,311,500. PRACTICE PRICE: \$850,000. Real Estate is available for \$750,000.

GREATER LAKE TAHOE. Mountains, trees, rivers, lakes, world renowned for its wide variety of recreational activities - skiing, hiking, biking, golf, fishing, all equal a great lifestyle. Upscale, growing community. Well-equipped, newer facility of ~3,135 sq. ft. including an apartment on a large parcel. Pet Spending Potential Index is 68% higher than the national average. Recent 12 month gross ~\$1,150,000. PRACTICE PRICE: \$795,000. Real Estate available for purchase or lease/option.

EAST BAY. Urban center with small town feel. Extraordinary, active, small-business district within the big city. Practice drawing region includes local residents who appreciate the high quality of medicine offered. Two-doctor practice excels at providing first-class services, with high client satisfaction. Well-equipped practice has been producing a stable gross income of greater than \$1.2 million for the past five years. Recently renovated facility with very good utility. Motivated Seller. PRACTICE PRICE: \$995,000. NEW LISTING!

MONTEREY COUNTY COASTAL. A one-of-a-kind hospital blending w/ the local, historic region, which provides everything that's great about CA: seaside restaurants with great wines, hilly vineyards, & redwood groves. Single DVM practice, with revenues greater than \$600,000. Is well-equipped and was extensively remodeled w/ many attractive features. Real estate available for purchase or lease/option. PRACTICE PRICE only \$399,000! NEW LISTING!

GREATER SACRAMENTO, SIERRA FOOTHILLS. An easy drive to extensive summer and winter recreation. Local clients love their pets & are willing to pay for quality services, having a Pet Spending Index 89% greater than the national average. Well-established & well-equipped, two-doctor practice is continually growing with revenues greater than \$1.4 million in 2010. Attractive real estate available. PRICE PENDING! NEW LISTING!

SO. CALIFORNIA, WEST SAN FERNANDO VALLEY. Boasting a family-oriented environment, outstanding schools, low crime rate, with many recreational options. Excellent bedroom community, close to all of Los Angeles' amenities with a Pet Spending Potential Index for the immediate surrounding area is 59% higher than national average. Leased facility, located in active strip center. This unique practice is very profitable & well managed. Currently operated as a busy single-DVM practice with a 2010 gross of \$1,025,000. PRACTICE PRICE : \$900,000.

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