



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

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. 2010 gross ~ \$757,500. **PRACTICE PRICE ONLY: \$600,000. REAL ESTATE PRICE: \$750,000 includes commercial and resident rental units.**

NORTHERN CA. WINE REGION. Close to the greater Bay Area, redwoods & the coast. Enjoy clean air & many recreational options: horses, golf, water sports, etc. Growing wine industry adds strength to the economic base. Affordable housing, friendly semi-rural community. Attractive, freestanding facility on a large lot. 2010 gross \$1,250,800. Multi Dr. practice w/excellent experienced staff. **PRACTICE PRICE REDUCED: \$20,000. New Practice Price: \$800,000. REAL ESTATE PRICE,** very affordable: \$450,000. Seller financing for qualified Buyers.

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 of 168 is 68% higher than the national avg. Recent 12 month gross ~\$1,150,000. **PRACTICE PRICE: \$830,000.** Real Estate available for lease/option or purchase.

EAST BAY. In the heart of the Bay Area. Adjacent to all of the amenities of San Francisco and Oakland. Friendly, diverse population with wide range of housing options and many parks. Well-established, recently updated approximately 2,200 square foot free-standing facility. Experienced staff including RVT. 2010 gross ~\$470,000. Real Estate available. **NEW LISTING! PRICE PENDING.**

SAN FRANCISCO. A unique, breathtaking, seaside metropolis with cosmopolitan appeal. Quality, multi Doctor, "paperless" practice includes ultrasound. Excellent dedicated staff. 2010 gross \$1,050,000. Many opportunities to expand. Practice has been recession proof & continues to grow yearly. **PX PRICE: \$685,000. RE PRICE: \$1,315,000 includes living quarters and adjacent rental unit.**

WHY SELL NOW?

- ◆ Buyer demand is high
- ◆ Tax rates are still favorable
- ◆ Lenders have excellent interest rates
- ◆ Limited number of practices on the market
- ◆ As Baby Boomers retire, there will be a dramatic increase in practices for sale

WE'VE GOT ANSWERS – LET'S TALK

June 30th in Anaheim. *Cocktails & Consultations* at the Hilton.

RSVP now for your complimentary individual consultation.

July 1st & 2nd in Anaheim. *PacVet Conference 2011.* Stop by booth #314.

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