

# TURNKEY ACCREDITED SURGICAL CENTER + REAL ESTATE

## *Confidential Offering Memorandum*

|                        |                                  |
|------------------------|----------------------------------|
| <b>Asking Price</b>    | <b>\$5,000,000</b>               |
| Building Size          | 4,900 SF                         |
| Monthly Rent           | \$12,500                         |
| <b>Annual Rent</b>     | <b>\$150,000</b>                 |
| Business Gross Revenue | \$890,000                        |
| Asset Type             | Real Estate + Operating Business |

Rare opportunity to acquire a fully operational accredited surgical center with the real estate, business operation, and income stream included in the sale. The offering combines an established medical operation with in-place rent economics and immediate operational capability.

**Key Rent Detail:** The property is currently underwritten at **\$12,500 per month**, or **\$150,000 annually** in rent equivalent, which is incorporated into the combined valuation analysis.

## Combined Financial Overview

The following summary reflects both the operating business and the real estate component. Rent has been specifically included below because the sale includes the building together with the business.

| Category   | Amount           |
|--|------------------|
| <b>Monthly Rent</b>                              | <b>\$12,500</b>  |
| <b>Annual Rent</b>                               | <b>\$150,000</b> |
| Business Gross Revenue                           | \$890,000        |
| Estimated Operating Expenses (~60%)              | \$534,000        |
| Business EBITDA                                  | \$356,000        |
| <b>Combined Economic Benefit (Rent + EBITDA)</b> | <b>\$506,000</b> |

Combined economic benefit is shown as business EBITDA plus annual rent equivalent. This framing is useful for strategic buyers evaluating both real estate control and operating income in one acquisition.

## Valuation Analysis

| Component   | Value Range            |
|---|------------------------|
| Business Value (5x - 7x EBITDA)                   | \$1.78M - \$2.49M      |
| Real Estate Value Using \$150,000 Rent Equivalent | \$2.50M+               |
| <b>Combined Indicative Value Range</b>            | <b>\$4.3M - \$6.2M</b> |

The asking price of \$5,000,000 is supported by the combined value of the surgical center business and the underlying real estate. The annual rent equivalent of \$150,000 is explicitly included in this underwriting.

## **Investment Highlights**

- Fully operational accredited surgical facility
- Real estate and business included in one transaction
- Current rent equivalent of \$12,500 per month / \$150,000 annually
- Immediate cash flow and operational continuity
- High barriers to entry from licensing, build-out, and compliance
- Strong fit for surgical groups, owner-users, or strategic healthcare buyers

## **Contact Information**

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Disclaimer: Financial information is based on seller-provided figures. Buyer shall independently verify rent, income, expenses, licensing, transferability, equipment, and all material facts.