

# Standard Drug Rehab Valuation Report

America In Rehab

**Valuation Date:** April 30, 2024

**Report Date:** May 23, 2024

These are some highlights  
from a 40 page Report



## Informational Report

This report provides insights to support internal business planning decisions.

# About Your Report

May 23, 2024

VIA ELECTRONIC MAIL

Mr. James Peake  
3230 Southgate Circle  
Suite 91  
Sarasota, Florida 34239

**Re: Standard Valuation Report of America In Rehab**

Dear Mr. Peake,

We are delighted to provide you with our Standard Valuation Report on America In Rehab ('AIR' or the 'Company').

You will also find a financial summary and a benchmark analysis of your company's performance relative to its industry. This analysis includes a comparative analysis of the company's financial statements as well as key financial ratios, which are a good measure of the relative health of the Company.

The report also includes an analysis on loan payment affordability and, in general, serves as a valuable tool for planning purposes; however, this report does not take the place of a certified appraisal should you anticipate requiring a valuation for a different purpose in the future.

You can contact us directly should you have any questions.

Best regards,

*Addiction-Rep*

Addiction-Rep



# Table of Contents

01	About Your Standard Valuation Report
----	--------------------------------------

04
----

02	Valuation of America In Rehab
----	-------------------------------

08
----

03	Financial Overview
----	--------------------

24
----

04	Industry Benchmarking
----	-----------------------

29
----

05	About Certified Valuations
----	----------------------------

36
----

06	Contact Information
----	---------------------

39
----

# 1

# About Your Report

Overview of the report contents

# ABOUT YOUR VALUATION

The purpose of this valuation and analysis is to provide you with a valuation based on the financial information you supplied as well as market-based information we obtained from subscription services, including comparable transactions and industry benchmarking.

You can use this report for strategic planning, especially when contemplating selling or buying a business. Its insights can provide valuable guidance in your decision-making process. This report is also a useful tool for assessing potential market positions and identifying areas for improvement. However, it's essential to note that this report is not 'certified' and cannot be used for IRS or legal purposes.

## ***What Premise of Value was assumed for my valuation?***

The premise of value is an assumption regarding the most likely set of transactional circumstances that may be applicable to the valuation of the Company (e.g., going concern, liquidation). This report was prepared using the premise that the Company is a going concern, signifying that the business is an actively operating enterprise poised for continued operations into the foreseeable future.

## **Were there any assumptions and limiting conditions?**

Yes, we assumed the financial information and all other data you provided us was true and accurate. We did not verify the information. This is the same assumption we placed on the data retrieved from subscription data services and/or publicly available information used for this report. This valuation provides insight and information regarding your company's value and should be insightful for planning purposes.

## *So, what's my business worth?*

Well, that's the million-dollar question, and this report is designed to equip you with valuable information to make informed decisions.

In Section 2 of this report, you are shown a valuation range for the Company; this range is based upon three valuation approaches (market, income and asset) as well as various valuation methods. You can find a description of each valuation method in Section 2.

The value of the Company will almost certainly fall within this range, but there is no guarantee. You will also see a "likely" or "suggested" price based on the median value of the comparable transactions as well as past earnings, but it's important that you also look at the profitability of the Company and how it benchmarks to the industry (see Section 4); this can influence the Company's valuation.

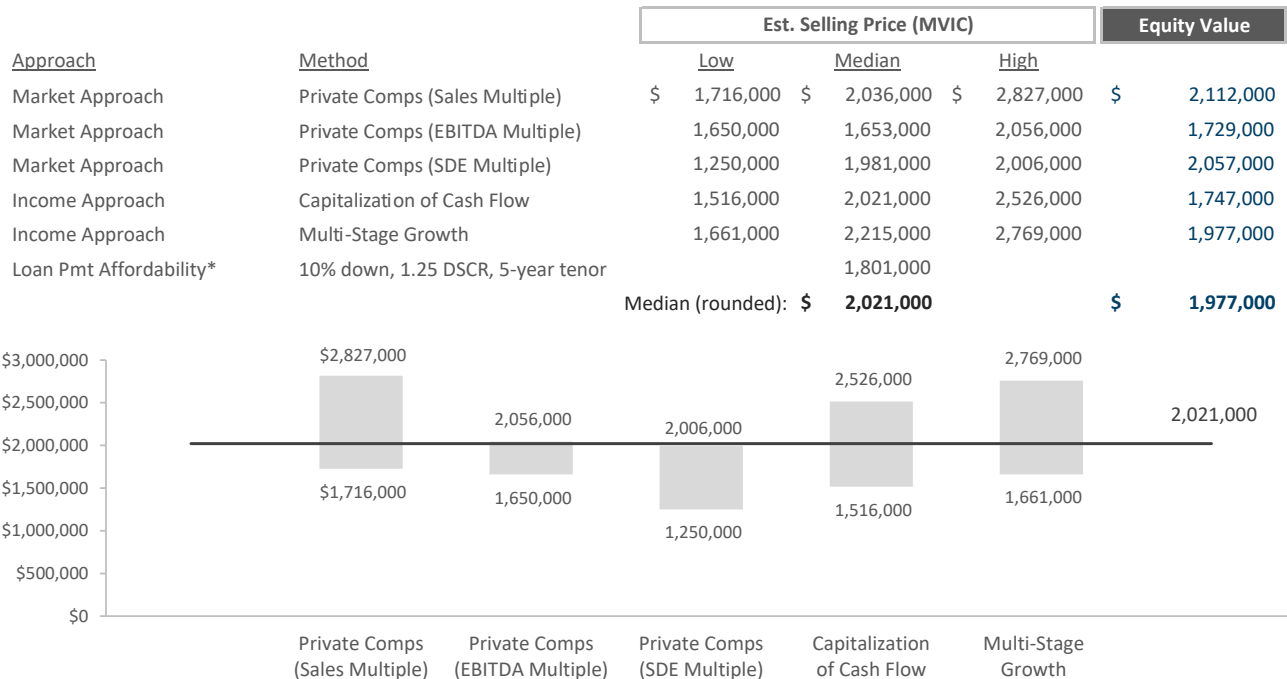
# 2 Valuation

America In Rehab

# VALUATION SUMMARY

The purpose of this Standard Valuation Report and analysis is to provide you with a valuation based on the financial information you supplied as well as market-based information we obtained from subscription services, including comparable transactions and industry benchmarking.

This report employs the income, market, and asset approaches to assess the market value of invested capital (MVIC), also known as the selling price. MVIC represents the total consideration paid to the seller, excluding real estate value. This assumes a debt-free sale, with proceeds received by the seller dedicated to debt settlement. In this valuation, MVIC excludes cash, debt, current assets, noncurrent assets, and current liabilities, aligning with industry norms. The equity value of the company is also provided in this report. Detailed calculations and explanations are provided for both MVIC and equity value on the following pages of Section 2. The graph below illustrates the "median value" on a rounded basis, along with the 25th and 75th percentiles of market approaches and the "low" and "high" values of income approaches. Considering current market conditions and industry performance, the Company's value may gravitate towards these extreme points.



\*Loan Payment Affordability is excluded from median value and graph

## VALUATION - MEDIAN OF APPROACHES

Based on the valuation approaches described in this report, below is the median value of AIR (excluding book value).

### Estimated Selling Price (rounded)

Median selling price based on multiple approaches, including loan eligibility analysis.

**\$2,021,000**

### Equity Value (rounded)

Value based on median of market and income approaches provided in this report.

**\$1,977,000**

3

# Industry Benchmarking

America In Rehab



# BENCHMARKING

## PROFITABILITY, ASSETS, & LIABILITIES

Benchmarking a company's financials to industry allows for a comparative analysis against similar businesses, providing insights into its performance relative to peers. The industry used for this benchmarking analysis is classified within NAICS Code: 621420. The Company's data for year 2023 was compared to the industry for year 2023.

	TTM 04/30/24		2023		2023	Industry P-Tile Rank
Adjusted Income	Revenue	\$ 2,644,392	100%	\$ 2,774,046	100%	100%
	COGS	-	0%	-	0%	0%
	Gross Profit	2,644,392	100%	2,774,046	100%	100%
	Operating Expenses	2,294,280	87%	2,257,189	81%	95%
	Operating Profit	350,112	13%	516,857	19%	6%
	Other Income/(Expenses)	5	0%	-	0%	0%
	Pre-Tax Income	350,118	13%	516,857	19%	6%
Adjusted Assets	Cash	\$ 133,256	59%	\$ 187,836	67%	43%
	Accounts Receivable	-	0%	-	0%	15%
	Inventory	-	0%	-	0%	0%
	Other Current Assets	-	0%	-	0%	2%
	Total Current Assets	133,256	59%	187,836	67%	60%
	Fixed Assets	67,547	30%	67,547	24%	16%
	Intangible Assets	-	0%	-	0%	7%
	Other Non-Current	23,590	11%	23,590	8%	16%
	TOTAL ASSETS	\$ 224,393	100%	\$ 278,973	100%	100%
Adjusted Liabilities & Equity	Accounts Payable	\$ -	0%	\$ -	0%	5%
	Short Term Notes Payable	-	0%	-	0%	3%
	Current Portion of LT Debt	-	0%	-	0%	5%
	Other Current Liabilities	-	0%	2,471	1%	16%
	Total Current Liabilities	-	0%	2,471	1%	29%
	Long Term (Bank) Debt	57,800	26%	65,023	23%	36%
	Other Non-Current	-	0%	-	0%	4%
	TOTAL LIABILITIES	\$ 57,800	26%	\$ 67,494	24%	
	TOTAL EQUITY	\$ 166,593	74%	\$ 211,479	76%	30%
	TOTAL LIABILITIES & EQUITY	\$ 224,393	100%	\$ 278,973	100%	100%

4

# Contact Information



## Contact Us

Thank you for choosing addiction-rep for your valuation needs!  
You can contact us anytime with questions about your Standard Valuation Report.

### Addiction-Rep

8601 Lunar Skye St.  
Sarasota, FL 34241  
[www.addiction-rep.com](http://www.addiction-rep.com)

### James Peake

[jim@jimpeake.com](mailto:jim@jimpeake.com)  
781-405-5815