

- **Sector:** Private Healthcare / Clinical Diagnostics
- **Transaction:** Sale of 100% equity

- **Stage:** Operating, cash-flow positive
- **Reason:** Founder retirement

## COMPANY OVERVIEW

The Company is a well-established private medical clinic located in Monterrey, Mexico specializing in integrated preventive check-ups, serving individuals, corporations, insurance companies, and financial institutions.

With over 30 years of continuous operation, the platform combines medical consultations, laboratory services, and diagnostic imaging under a single operating model, generating recurring and diversified revenue streams.

## TRANSACTION SUMMARY

- 100% Equity Sale
- Private transaction
- Debt-free company
- Operating assets included
- Real estate available under lease agreement

## KEY COMPONENTS OF STRATEGIC UPSIDE

- **Geographic Replication:** roll-out of the clinic model into additional metropolitan areas.
- **B2B Contract Expansion:** scaling existing relationships with insurers and corporates.
- **Operational Institutionalization:** professional management, governance, and reporting.
- **Service Line Expansion:** new diagnostic services.

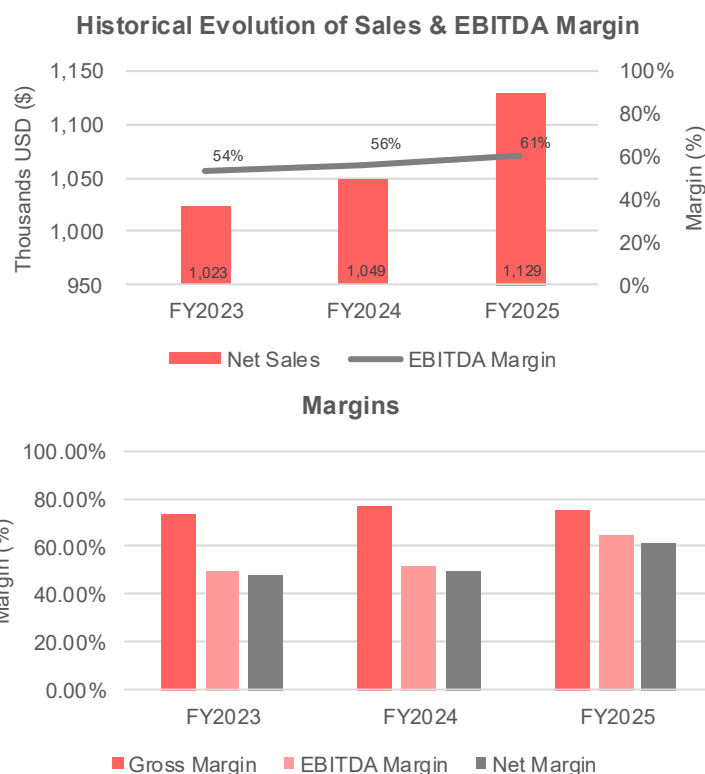
## MAIN OPERATING METRICS

INDICADOR	ACTUAL
Years of Operation	+30
Employees	~18
Relevant Asset Base	<ul style="list-style-type: none"> <li>○ Own medical equipment with an approximate value of MXN \$5 million, including:                             <ul style="list-style-type: none"> <li>• Fully equipped clinical laboratory</li> <li>• Digital X-ray system</li> <li>• Ultrasound equipment</li> <li>• Electrocardiogram systems (resting and stress testing)</li> </ul> </li> <li>○ Specialized preventive diagnostic equipment</li> <li>○ Installed operating infrastructure, allowing for scalability without significant short-term capital expenditures.</li> <li>○ Proprietary operational software and standardized processes.</li> </ul>
Debt	None
Revenue Mix	Highly diversified
Capex Intensity	Low (assets already in place)

## KEY INVESTMENT HIGHLIGHTS

- **Established Market Position:** over three decades of brand recognition in preventive healthcare and corporate medical services.
- **Integrated Medical Platform:** one-stop-shop model combining consultations, lab testing, and diagnostic imaging.
- **Recurring & Diversified Revenue Base:** balanced mix of private patients, corporates, insurers, and financial institutions.
- **Strong Operating Margins:** efficient cost structure and optimized use of owned medical equipment.
- **Defensive & Non-Cyclical Sector:** healthcare demand resilient across economic cycles.

## SNAPSHOT OF FINANCIAL PERFORMANCE & MARGINS (MXN)



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